

## **Appendix I - Drawing numbers**

The following drawings and associated documentation has been submitted by the applicant in support of application reference 20/2942:

EX01 Rev. B, PL04 Rev. D, PL08 Rev. B, PL12 Rev. C, PL13 Rev. A, PL14 Rev. B, PL15 Rev. B, PL16, Rev. B, Daylight and Sunlight Report – June 2021 and Covering Letter – June 2021.

## **Appendix 2 - Conditions and Informative(s)**

ITEM NO: 6

### **Condition 1**

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning from 26/11/201.

**Reason:** As required by Section 91 of the Town and Country Planning Act 1990.

### **Condition 2**

The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

EX01 Rev B, EX02 Rev A, EX03, EX04, EX05, PL01 Rev C, PL02 REV C, PL03 Rev C, PL04 Rev D, PL05 Rev C, PL06 REV A, PL07 Rev A, PL08 Rev B, PL09 Rev A, PL10, PL11 Rev B, PL12 Rev C, PL13 Rev. A, PL14 Rev B, PL15 Rev B, PL16 Rev B, Ecology Assessment, Planning Statement, Energy and Sustainability Statement, Air Quality Assessment, Flood Risk Assessment, Archaeological Desk- Based Assessment, Design and Access Statement, Daylight and Sunlight Report – June 2021 and Covering Letter – June 2021.

**Reason:** In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

### **Condition 3**

No development shall commence on site until a detailed schedule and specifications of all external materials and finishes/windows and external doors to be used on the buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D3 of the London Plan (2021) and Policies DH1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 4**

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- d. A preliminary risk assessment which has identified:
- all previous uses
  - potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

**Reason:** For the protection of Controlled Waters. The site is located over a Principal Aquifer and it is unknown if the site may be affected by historic contamination and ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 5**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**Reason:** To reduce risk to controlled waters and ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 6**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

**Reason:** To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework (2021).

### **Condition 7**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and therefore complies with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014). Piling and investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways.

### **Condition 8**

Prior to construction works commencing; a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development.

This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority:

- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and intended dates of operation;
- Bonfire policy;

- Proposals for monitoring dust and preventing or controlling unacceptable releases;
- Wheel washing facilities, location and facilities for discharging the water.

Reference shall be made to: The Mayor of London's 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance <https://www.london.gov.uk/file/18750/download?token=zV3ZKTpP>: BRE four part Pollution Control Guide, Part I Pre-project planning and effective management; 'Controlling particles, vapour and noise pollution from construction sites'.

The plan should also include a management scheme to control and minimise noise and vibration attributable to construction on the development site, and include:

- Haulage routes
- Measures to ensure the footway and carriageway on Blackwall Lane is not blocked, including buses.
- Hours of work
- Likely noise levels to be generated from plant and construction works
- Details of any noise screening measures
- Proposals for monitoring noise and procedures for controlling excessive noise and vibration
- Note: it is expected that vibration over 1mm/s measured as a peak particle velocity at residential properties would constitute unreasonable vibration.

Reference shall be made to: The Councils' Construction Site Noise Code of Practice [http://www.royalgreenwich.gov.uk/downloads/file/470/noise\\_from\\_major\\_construction\\_sites\\_leaflet](http://www.royalgreenwich.gov.uk/downloads/file/470/noise_from_major_construction_sites_leaflet)  
BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

**Reason:** In order to protect future residents from poor air quality local air quality, and to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, in compliance with Policy D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 9**

Prior to the commencement of the development; a Demolition and Construction Method shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air

pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority:

- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and intended dates of operation;
- Bonfire policy;
- Proposals for monitoring dust and preventing or controlling unacceptable releases;
- Wheel washing facilities, location and facilities for discharging the water.

**Reason:** In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policies 7.14 of the London Plan (2016) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 10**

Prior to the commencement of the development, a detailed Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include measures to dissuade construction workers from parking in the vicinity of the development. The CLP shall in all respects be implemented in accordance with the details approved pursuant to this condition. a. The development shall be carried out in accordance the approved details. Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (2016) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 11**

A minimum of 20 secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.

No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.

All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

**Reason:** To promote sustainable travel and to ensure compliance with Policy 6.9 of the London Plan (2016) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 12**

Prior to the commencement of ground works, a Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded. The scheme shall be implemented in accordance with the approved details

**Reason:** To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 7.19 of the London Plan (2016) and Policy OS (f) of the Core Strategy (2014).

### **Condition 13**

Prior to the commencement of the development hereby approved details of the sound attenuation to protect against externally generated (environmental) noise sources including road, rail, aircraft traffic so as to achieve the internal ambient noise levels detailed in Table 4 section 7.7.2 of BS8233:2014 and World Health Organisation Guidelines for Community. Noise shall be submitted to and approved in writing by, the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the facades most exposed to noise and any local sources of air pollution. For gardens and balconies the noise level shall not exceed the specified limit within BS8233:2014.

b) The approved works are to be completed prior to occupation of the development and retained for the lifetime of the development.

**Reason:** In order to ensure a good level of residential amenity for future occupants and to ensure compliance with Policy 3.5 of the London Plan (2016) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

#### **Condition 14**

- a. Prior to the commencement of the development, other than demolition and groundworks, details relating to privacy screening to the approved rear terraces shall be submitted to and agreed in writing by the Local Planning Authority.
- b. The agreed measures shall be implemented prior to the first occupation of the development and retained for the lifetime of the development.

**Reason:** To retain the residential amenity of occupants immediately to the east of the site and to accord with policy DH(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

#### **Condition 15**

Prior to the commencement of any works hereby approved including demolition a preliminary bat roost assessment shall be undertaken on buildings and mature trees on the subject site. If required a nocturnal emergence and dawn re-entry survey shall be undertaken in line with best practice survey guidelines during the bat activity season. The results shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of any works.

**Reason:** To ensure that the development does not adversely affect any bats on the site and ensure compliance with Policy 7.19 of the London Plan (2016) and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 16**

Prior to the commencement of earth works, a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves a

greenfield runoff rate. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

**Reason:** To prevent the increased risk of flooding, both on and off site and to ensure compliance with Policy 5.13 of the London Plan (2016)

### **Condition 17**

Notwithstanding approved document 'preliminary ecological appraisal' by Middlemarch Environmental, dated August 2018 full details of mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to ground works of the development hereby approved. a. The approved mitigation measures shall be implemented in full prior to occupation. Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy 7.19 of the London Plan (2016) and Policy OS4 of the Royal Greenwich Core Strategy and Detailed Policies 2014. Condition 18 b. A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works. The soft landscaping shall; a. Include one mature tree with a height at planting of a minimum of four metres, and a. Incorporate the recommendations of approved document 'preliminary ecological appraisal' by Middlemarch Environmental, dated August 2018. b. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 7.19 of the London Plan (2016) Policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2104).

### **Condition 19**

The mitigation measures set out in table 17 of approved document 'Redevelopment of Land to the rear of the Pickwick Arms, 246 Woolwich Road: Air Quality

Assessment' dated July 2018 shall be carried out in accordance with the approved details and retained for the lifetime of the development.

**Reason:** To protect future residents from poor air quality local air quality, comply with Policy 7.14 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **Condition 21**

Prior to above ground works, details of the boilers hereby approved shall be submitted to and approved in writing by the local planning authority. The boilers shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh (0%). The boilers shall be installed and retained for the lifetime of the development in accordance the approved details unless the prior written approval of the authority is given.

**Reason:** To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan (2016) in relation to air quality.

### **Condition 22**

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy (condition 4) and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longerterm monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

**Reason:** To reduce risk to controlled waters. Controlled waters are particularly sensitive in this location because the site is located upon a Principal aquifer within the underlying chalk. To comply with the Nation Planning Policy Framework (2019) paragraphs 170 and 178-180 and ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 23**

Prior to the first occupation of the development, an evacuation plan covering flood evacuation and escape routes, and signage within and outside buildings shall be submitted to, and approved in writing by, the Local Planning Authority. The evacuation plan and measure identified within it shall fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

**Reason:** To minimise the risk of flooding to users of the building and to ensure compliance with Policy 5.12 of the London Plan (2016) and Policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

#### **Condition 24**

Prior to the commencement of works above ground level full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to: Separate storage areas for bulk storage and bin storage; · Turning areas to allow the refuse trucks to move in forward motion when entering and exiting the road; · Bin store arrangements for front gardens of houses and ground floor units. · Provision of bin storage for each non-residential unit; including location of any communal collection points for each of the units; details of any enclosures to be provided for all of the external communal collection points; details of management arrangements for movement of refuse to any collection points;

The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

**Reason:** In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy 5.16 of the London Plan (2016) and Policies H5 and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

#### **Condition 25**

The car parking spaces hereby approved shall incorporate equipment for the charging of electric vehicles.

**Reason:** To promote environmentally sustainable travel and to ensure compliance with Policy T6 of the London Plan (2021).

## **Condition 26**

No development above ground level shall take place until details shall be submitted to and approved in writing by the Council confirming that:

- a) all future occupiers of the approved development cannot apply for, obtain, or hold an on-street parking permit to park a vehicle on the public highway within the administrative district of the Local Planning Authority (other than a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation); and
- b) all occupiers of the approved development are required to surrender any such permit wrongly issued or held.

**Reason:** To promoted sustainable transport by reducing the need for car travel and to ensure compliance with Policy 6.13 of the London Plan and Policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Informative(s)**

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. However, as the proposal was clearly in accordance with the Development Plan, permission could be granted without any further discussion.
2. Piling - With respect to any proposals for piling through made ground, we would refer you to the Environment Agency guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention". NGWCL Centre Project NC/99/73. A Piling Risk Assessment (PRA) is required to demonstrate that the chosen piling method does not result in deformation of the ground that may lead to an increase in the risk of near-surface pollutants migrating to underlying aquifers. The risk assessment must investigate whether the water environment source-pathway-receptor linkages. Further guidance is available on the Environment Agency web site.
3. Disposal of soil - Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes: • Duty of Care Regulations 1991 • Hazardous Waste (England and Wales) Regulations 2005 • Environmental Permitting (England and Wales) Regulations 2010 • The Waste (England and Wales) Regulations 2011 Developers should ensure that all contaminated

materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information. Access to the site needs to comply with the requirements of Fire Safety Guidance Note GN29)

### **Appendix 3 - National, regional and local planning policies and Supplementary Planning Guidance / Documents**

#### The NPPF (2021)

The National Planning Policy Framework (NPPF) confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Of relevance in this instance is:

- Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change

The London Plan (2021)

The policies relevant to this application are:

- Policy GG4 Delivering the Homes Londoners Need
- Policy D3 Optimising Site Capacity Through the Design-Led Approach
- Policy D4 Delivering Good Design
- Policy D5 Inclusive Design
- Policy D6 Housing Quality and Standards
- Policy D7 Accessible Housing
- Policy D14 Noise
- Policy H1 Increasing Housing Supply
- Policy H2 Small Housing Sites
- Policy H10 Housing Size Mix
- Policy G6 Biodiversity and Access to Nature
- Policy G6 Trees and Woodlands
- Policy SI 5 Water Infrastructure
- Policy SI 7 Reducing Waste and Supporting the Circular Economy
- Policy SI 12 Flood Risk Management
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Parking

The Royal Borough of Greenwich Adopted Core Strategy (July 2014)

The Royal Greenwich Local Plan: Core Strategy with Detailed Policies was adopted by the Council on 30th July 2014. The Core Strategy and the London Plan are the borough's statutory development plans. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Core Strategy as they relate to this application:

- Policy H1 New Housing
- Policy H2 Housing Mix
- Policy H5 Housing Design
- Policy H(c) Backland and Infill Development

Policy DH1	Design
Policy DH(b)	Protection of Amenity for Adjacent Occupiers
Policy EA(a)	Local Employment Sites
Policy EA(b)	Pubs
Policy E2	Flood Risk
Policy E(a)	Pollution
Policy OS(f)	Ecological Factors
Policy IM1	Infrastructure
Policy IM(a)	Impact on the Road Network
Policy IM(b)	Walking and cycling
Policy IM(c)	Parking standard
Policy IM4	Sustainable Travel

Supplementary Planning Guidance/Documents:

Nationally Described Space Standard (2015)

London Housing SPD (2016)