

Planning Board	Agenda Item: 8
28 July 2021	Reference No: 21/0374/F

Applicant: Greenwich Builds
Agent: shedkm

Site Address: Triangle Community Centre, Armitage Road, Greenwich, London, SE10 0HE	Ward: Peninsula Application Type: Full Planning Permission
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Addendum

1.0 Introduction

- 1.1 This report provides details of minor amendments to conditions 5, 7, 8, 10, 12 and 21 and further clarification regarding land contamination.
- 1.2 Updates to the Planning Policy Framework (NPPF) and details regarding the publication of the National Model Design Code (20th July 2021).
- 1.3 Deleted text is shown with a strikethrough and updated text underlined and in italics.

2.0 National Planning Policy Framework (NPPF) and National Model Design Code

- 2.1 Since the publication of the application a revised version of the NPPF was published on the 20th July 2021. In addition to this, Central government also published the National Model Design Code (20th July 2021).
- 2.2 The key change relevant to this application is the introduction of design guides and codes to be prepared at an area wide, neighbourhood or site specific scale should be produced either as part of a plan or as supplementary planning documents and to carry weight in the decision-making. Para 129 of the NPPF goes on to state that developers ‘...may also choose to prepare design codes in support of a planning application for sites they wish to develop...’ In this instance, the current application was accompanied by a design and access statement.
- 2.3 The Design and Access statement species the design principles, relevant policies and access arrangements for the development which would be in line with this change to the NPPF (2021) for the purposes of assessing this application.

2.4 In regards to the other revisions to the NPPF, there has been no material change from the previous 2019 version of the NPPF to the revised NPPF (2021) for the purposes of assessing this application.

3.0 Amendments to report

3.1 The following clarification regarding land contamination is to be inserted into section 14, Land Contamination and Noise.

3.2 The Local Planning Authority is satisfied that the submitted Phase 1 study report demonstrates that the contamination risks could be satisfactorily reduced for the intended residential use of the site. There is nothing in the Phase 1 study report to suggest that the site could not be fully remediated subject to appropriate conditions. Conditions 12, 13 and 14 as recommended and detailed in the appendix 2 of the main report would ensure that there would not be a significant risk to human health or the environment during the decontamination and remediation of the site, or to the site's occupants once the authorised development has completed and is in occupation.

4.0 Amendments to conditions

4.1 Condition 5 is amended as follows:

5. Energy Strategy (Residential)

- a) Within three-months of the practical completion of the residential development and prior to occupation, the following information ~~should be provided to the Local Planning Authority~~ shall have been submitted to, and approved in writing by the Local Planning Authority: ~~for written approval:~~
- i. technical information and evidence including commissioning of installation that the renewable/low carbon technologies are installed in accordance with Part (B) and certified under the Microgeneration Certification Scheme (MSC) (if appropriate).
 - ii. the resulting scheme, along with machinery/apparatus location, specification details of renewable/low carbon technologies in accordance with Part (B)
 - iii. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER and TER from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (B).
 - iv. SAP Thermal Bridging and SAP Overheating modelling output reports to confirm compliance or improvement with Accredited Construction Details (ACDs) and minimisation of overheating

overheating risk and Criterion 3 of the Building Regulations Part L 2013.

- ~~v. If as built evidence required under (i) to (iv) result in a carbon shortfall, any remaining carbon dioxide emissions to meet the emissions in line with Part B should be addressed through a carbon offsetting contribution to the Council's Carbon Offsetting Fund.~~
 - v. If the as built evidence required under (i) to (iv) results in a carbon shortfall, no part of the development shall be occupied until a scheme has been agreed with the Local Planning Authority, to fund an offset measure of either carbon or financial equivalence to the carbon savings that would otherwise be required on the development site
- b) Prior to the ~~final completion~~ occupation of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in regulated CO₂ emissions of at least 103.12% (equal to 2 tonnesCO₂/yr, SAP2012 carbon emission factors) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy and Sustainability Strategy Issue 02 prepared by SCMS Associates Ltd (26th January 2021):
- i. energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 10.3 tonnes, equivalent to 12.08%, in regulated carbon dioxide (CO₂) emissions over the compliant BR Part L 2013 base case.
 - ii. installation of individual Air Source Heat Pumps (ASHPs with CoPheating ≥ 2.36) for the provision of space heating and hot water to achieve at least annual carbon dioxide emission savings of 2.01 tonnes per year, equivalent to 26% in regulated carbon dioxide (CO₂), beyond the compliant BR Part L 2013 base case.
 - iii. installation of 7.40kWp solar PV system to generate at least 7,297kWh per year and achieve at least annual carbon dioxide emission savings of 5.72 tonnes per year, equivalent to 65.04% in regulated carbon dioxide (CO₂), beyond the compliant BR Part L 2013 base case.
 - iv. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated), including smart meters and energy efficient appliances (where installed) should be incorporated prior to occupation and maintained in the development in perpetuity.

The development shall be carried out in accordance with the approved details and maintained for the lifetime of the development.

Reason: To ensure that the residential units within the development hereby approved are energy efficient and to contribute to the avoidance of need for

new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies SI1, SI2, SI3, SI4 of the London Plan 2021, Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

7. On-site renewable energy technologies – monitoring

~~To monitor the effectiveness of the renewable energy technologies, including ASHPs and solar PV, a monitoring agreement will be signed with the Local Planning Authority prior to first occupation to comply with the prevailing monitoring requirements which will include the installation of an on-site automatic meter reading (AMR) device by the developer and provision of readings on an annual basis for a period of 5 years following installation and operation of the renewable energy technology.~~

Not to occupy the development until a monitoring agreement has been signed with the Local Planning Authority in order to monitor the effectiveness of the renewable energy technologies, including ASHPs and solar PV, and in order to comply with the prevailing monitoring requirements which will include the installation of an on-site automatic meter reading (AMR) device by the developer and provision of readings on an annual basis for a period of 5 years following installation and operation of the renewable energy technology

Reason: To contribute towards carbon dioxide emission reduction and to comply with London Plan Policy SI3 and Core Strategy (2014) policy EI.

8. BRE Green Guide

Prior to commencement of superstructure works, details demonstrating that all building materials to be used on the development comply with the BRE Green Guide to Housing Specification categories A, B or C shall be submitted to and approved by the Local Planning Authority. If the relevant part of the development falls below the C category, proposed measures will be identified to seek to achieve the required categories.

~~The development shall be carried out in accordance with the details as approved. unless minor variations thereto are otherwise agreed in writing by the Local Planning Authority.~~

Reason: To comply with Policy D3 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

10. Water Efficiency

- a) Prior to occupation of the dwellings, the approved residential units shall incorporate and maintain water saving and monitoring measures that will meet water efficiency standards with a maximum water use target of 105 litres of water per person per day as stated in the approved Energy and Sustainability Strategy Issue 02 prepared by SCMS Associates Ltd (26th January 2021).
- b) Prior to first occupation of the residential units within the development, evidence including final Water Efficiency calculations prepared by suitably qualified assessor and evidence of commissioning that the approved residential units have incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A ~~shall be submitted to the Local Planning Authority for written approval.~~ shall have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy SI5 of London Plan (2021) and Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich Greener Greenwich SPD (2014).

12. Contamination

- a) No development 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:
 - I. 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.

- II. 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.
- III. 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.
- IV. 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: To ensure that the development meets with the aims of the NPPF with regard to protection of the water environment from any contamination resulting from historic site activities and to ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

21. Controlled parking zone permit restriction

~~Residents and other occupiers of the development (except Blue Badge holders) shall be exempt from acquiring CPZ permits including amendments to Traffic Orders as required. Prior to occupation of the development a financial contribution of £3,500 towards implementing modification to the traffic order shall be made payable to the Council.~~

Before the development is occupied, arrangements shall be agreed in writing with the local planning authority and be put in place to ensure that all residents of the development shall be informed in writing that, with the exception of Blue Badge holders, no resident will be eligible for a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the development at any time.

Reason: To promote sustainable travel and to ensure compliance with S11, S12 and T3 of the London Plan (2021) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

3.0 Conclusion

- 3.1 The amendments to the wording of the above conditions are minor and would not materially impact the proposed development. Further clarifications to land contamination also do not result in any changes to the proposal and are provide further detail.
- 3.2 The proposed development would also be in accordance with the new NPPF.
- 3.3 Accordingly, it is recommended that permission is granted for application reference 21/0374/F in line with Section I of the Main Report.

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