

PLANNING BOARD	Agenda Item: 5
28 July 2020	Reference No: 19/4008/R

Applicant: Greenwich Millennium Village Ltd
Agent: SW Planning Ltd

Site Address: Plot 203, Parcel 2, Greenwich Millennium Village Phases, 3-5 Peartree Way, Greenwich, SE10	Ward: Peninsula Application Type: Reserved Matters
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Addendum

I. Amendments to the Main Report

I.1 The following paragraphs set out amendments to the main report. Text that is underlined denotes additional text whereas text with a ~~strikethrough~~ denotes the removal of the text.

I.2 **Section 5.0 (Paragraph 5.6):** To the north is Plot 202, which is ~~yet to be~~ has been granted reserved matters consent ~~but has outline consent for 122~~ C3 residential units with ~~some D1 and/or D2~~ a café and a nursery. The building was consented at 11 storeys with elements at 7, 6, and 3 stories facing the street and a 1 storey central podium ~~An application for reserved matters consent has been received and is being considered~~ under planning reference: 19/3063/R.

I.3 **Appendix 3 – Conditions and Informatives (pg. 161):** The following amendments are made to the Conditions:

Condition 4

Noise Mitigation

The development hereby permitted shall be carried out in strict accordance with: Noise Assessment (Internal and facade levels Acoustic Cond87 Report) Ref. 19213-R01-B GMV7B Plot 203 dated 11.11.2019 (Sandy Brown Associates); and Noise Assessment (Facade sound insulation mark ups – balconies and windows) Ref. 19213-R01-B GMV7B Plot 203 dated 11.11.2019 (Sandy Brown Associates)

Reason - To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 7

Management of the Non-residential floorspace

- 1) The non-residential floorspace shall not be occupied until a management plan, to include the following details has been submitted to and approved in writing by, the Local Planning Authority:
 - i. Details of the refuse and recycling provision, times of collection and details of the refuse collection / servicing strategy to avoid conflict with surrounding uses
 - ii. Management responsibilities;
 - iii. Operating Hours
- 2) No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible outside the premises or within adjoining buildings.
- 3) The management plan as approved shall be implemented prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (1) for the lifetime of the development.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 7.15 of the London Plan (2016) and Policies CHI and E(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 9

Details of the Community Use

Prior to above ground works, full details of the internal fit out of the management facility and the community space shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. a socio-economic and community facility audit update and an updated community consultation if more than two years pass from the date of the current report to commencement
- ii. how the community facility shall be used and fit out to address the outcomes of these reports.
- iii. how the management facility within the community facility have been designed to be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- iv. no more than 250 sqm shall be used for the management facility and no less than 500 sqm shall be used for the community facility.

The scheme shall then be implemented in accordance with the approved details prior to first use and maintained therein for the lifetime of the development.

Reason: To accord with policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) as well as Statutory framework for the early years foundation stage (Published March 2017) and Ofsted Registration.

Condition 12

Swale Details

Notwithstanding the details shown on Drawing TM413 L03A Planting GA Ground Floor and in the Landscape Design & Access Statement or any other drawing or document hereby approved showing species to be planted in the Swale, full details of the landscaping, species mix and any fencing shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The details shall demonstrate that the swale provides a suitable mix of species to optimise the ecological value of the swale and shall include native species. The details shall be informed by a suitably qualified Ecologist. The swale planting as approved shall be implemented prior to occupation and maintained therein for the lifetime of the development in accordance with the details approved.

Reason 16: In order to improve the character and amenities of the area and ensure compliance with Policy 7.19 of the London Plan (2016) and Policies DHI and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 19

Landscape and Ecological Management Plan

A biodiversity Brown and Green Roof Strategy shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The biodiverse roof strategy shall include as a minimum:

- I. Long term design objectives;
- II. Management responsibilities;
- III. Maintenance schedules;
- IV. A report from a suitably qualified ecologist specifying how the biodiverse roof strategy has been developed for biodiversity and ecological enhancement; and
- V. Details of all landscape features, including plans and cross-sections.
- VI. The Landscape and Ecological Management Plan shall be implemented prior to occupation and maintained as approved thereafter for the lifetime of the development.

Reason: In order to ensure that the Council is satisfied with the proposed maintenance regime for the landscaped areas, to enhance the nature conservation value and biodiversity of the site, and to ensure compliance with Policy 7.19 of the London Plan (2016) and Policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 20

Fire strategy

Prior to the commencement of the development a fire statement shall be submitted to and approved in writing by the Local Planning Authority which addresses in detail the requirements of draft policy D5 and D12 of the London Plan (Intent to Publish Version 2020)

The statement should be compiled by a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The development shall be carried out in accordance with the approved statement.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

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