

Planning Board	Agenda Item: 5
20 April 2021	Reference No: 21/0383/F

Applicant: Greenwich Builds
Agent: DP9

Site Address: Land to the rear of 55-75 Kingsdale Road and adjacent to Gilbourne Road, London, SE18	Ward: Plumstead Application Type: Full Planning Permission
---	---

Addendum

1.0 Introduction

- 1.1 This report provides details of minor amendments to the wording of conditions 5b, 8, 9, 10, 11d, 16, and 20a of appendix 2 application ref 21/0383/F.
- 1.2 The table in p. 21.4 a has also been updated to include the wheelchair accessible unit.
- 1.3 Deleted text is shown with a ~~strike~~ and inserted text in *italics*.

2.0 Amendments

2.1 Condition 5b Energy Strategy (Residential)

Prior to the final completion of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in regulated CO2 emissions of at least 109% (equal to 11.6 tonnesCO2/yr, SAP2012 carbon factors) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy and Sustainability Strategy Issue 02 (P20-021 Batch 3 Site, Gilbourne Road, Greenwich) prepared by SCMS Associates Ltd (25th January 2021). ~~unless otherwise agreed with the Local Planning Authority:~~

2.2 Condition 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 *in writing*. 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).

2.3 Condition 9 Sustainable Design and Construction Standards

Prior to the first occupation of each dwelling within the approved development, the approved residential units shall incorporate sustainability measures as detailed in the approved Energy and Sustainability Strategy Issue 02 (P20-021 Batch 3 Site, Gilbourne Road, Greenwich) prepared by SCMS Associates Ltd (25th January 2021) and Ecology Report prepared by Microbee Ltd (January 2021) and *retained in accordance with the approved plans for the lifetime of the development*.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies D3, S11, S12, S13, S14, S17, S112 and S113 of the London Plan (2021), Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

2.4 Condition 10b Centralised plant room

Within six months of occupation of the development, details and evidence of a post-commissioning assessment, completed by an independent assessor, for the centralised ASHP system installed, certifying that it has been well designed in line with Part A, runs efficiently, has reliability of supply, a reasonable customer tariff and

appropriate management and maintenance arrangements are in place.
The approved details shall be maintained for the lifetime of the development.

2.5 Condition 14d 'Be seen' energy monitoring

In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner should use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures should be prepared and agreed with the Local Planning Authority *in writing*. The measures approved by the Local Planning Authority should be implemented by the legal Owner as soon as reasonably practicable.

2.6 Condition 16 Electric Vehicle Charging Points

- a) Prior to the occupation of the residential units, details of the electric vehicle charging points (EVCP) shall be submitted to, and approved in writing by, the Local Planning Authority.
- b) A minimum of 20% of the total number of car parking spaces shall have active charging provision. All other spaces should have passive provision to enable these to provide electric vehicle charging in the future.
- c) The submitted details shall thereafter be implemented in strict accordance with the details approved under (a), prior to the occupation of the development.

The approved details shall be maintained in accordance with the approved plans for the lifetime of the development.

Reason: To minimise carbon dioxide emissions and to comply with policies T6.1 and SI 2 of the London Plan (2021) and Policies E(a), E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Polices (2014).

2.7 Condition 20a Noise from fixed plant & equipment

Prior to the commencement of superstructure works an Acoustic Report shall be submitted to the local planning authority *in writing* including:

2.8 Condition 23 Non Road Mobile Machinery

- a) Prior to the commencement of the development details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW must be registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- b) The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.
- c) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

The development shall be carried out in accordance the approved details.

Reason: To protect local air quality and comply with Policies T7 and SI 1 of the London Plan (2021) and the GLA NRMM LEZ.

- 2.9 The proposed unit mix as shown table in p. 21.4 a should be updated to include the wheelchair accessible unit as detailed below.

2B4P Houses	1B2P flats	3B5P flats (wheelchair)	3B5P flats	Total
2	8	1	4	15

3.0 Conclusion

- 3.1 The proposal is considered to be acceptable and the minor changes to wording do not materially impact the proposal. As such consideration on all other elements in the main report remain unchanged.
- 3.2 Accordingly, it is recommended that permission is granted for application reference 21/0383/F in line with Section I of the Main Report.

Report Author: Hoa Vong - Senior Principal Planning Officer (Major Developments)

Tel No. 020 8942 2620

Email: hoa.vong@royalgreenwich.gov.uk

Reporting to: Victoria Geoghegan - Assistant Director Planning and Building Control (Directorate of Regeneration, Enterprise and Skills)

Tel No. 020 8921 4296

Email: victoria.geoghegan@royalgreenwich.gov.uk