

<b>Planning Board</b>  <b>28 June 2021</b>	<b>Agenda Item: 4</b>  <b>Reference: 20/2186/F</b>
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**Applicant:** Ms Elizabeth Slate, Optivo  
**Agent:** BPTW

<b>Site Address:</b> Evelyn House, 5-31 Eastmoor Street, Charlton, SE7 8LX	<b>Ward:</b> Woolwich Riverside  <b>Application Type:</b> Full
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## **ADDENDUM REPORT**

### **1. Recommendation**

#### **1.1 A. That *full planning permission* be **GRANTED** for**

Demolition of existing building and construction of a part 4/part 6/part 7 storey building comprising Class C3 residential use and Class B1 business use, with associated amenity and play space, public realm, access, car and cycle parking, refuse and recycling storage and sub-station subject to:

- i) the conditions (Appendix 2 of the main report and Section 6 and Appendix 2 of this Addendum) to be detailed in the notice of determination
- ii) the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 containing the planning obligations summarised in the heads of terms set out in the main report (Section 28) and Section 4 of this Addendum;

#### **1.2 B. To authorise the Assistant Director (Planning & Building Control) to:**

- (i) make any minor changes to the detailed wording of the recommended conditions as set out in the main report (Appendix 2), its addendums and the minutes of this Planning Board meeting, where the Assistant Director (Planning & Building Control) considers it appropriate, before issuing the decision notice

(ii) finalise the detailed terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990, as set out in the main report (Section 28) its addendums and the minutes of this Planning Board meeting

(iii) consider, in the event that the Section 106 Agreement has not been completed within three (3) months of the date of the Planning Board resolution whether consent should be refused on the grounds that the agreement has not been completed within the appropriate timescale, and that the proposals are unacceptable in the absence of the recommended planning obligations; and if the Assistant Director (Planning & Building Control) considers it appropriate, to determine the application with reasons for refusal which will include the following: In the absence of a legal agreement to secure Affordable Housing, financial and non-financial contributions including for Employment, Skills and Training, Highways (including Charlton Riverside Transport Infrastructure Contribution and TfL Bus Tariff), Off-Site Open Space and Carbon Offsetting, the development fails to maximise the delivery of affordable housing and fails to mitigate its impact on local services, amenities and infrastructure contrary to London Plan policies H4, E11, T1, S4, SI2, and DF1 policies H3, E1, EA(c), IM1, IM4, IM(a), IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014), the Charlton Riverside SPD (adopted June 2017) and the Planning Obligations (s106) Guidance SPD (adopted July 2015).

## **2. Planning Board Report Clarifications:**

- 1.2 The applicant's name is confirmed as Ms Elizabeth Slate.
- 1.3 Paragraph 3.9 of the report is corrected to refer to the site's existing PTAL of 2/4.
- 1.4 Recommendation 1.1 includes reference to referral to the Mayor of London. It is confirmed that there is no requirement to refer this application to the Mayor and the recommendation is revised as shown in Section1 of this Addendum.

### 3. Statutory Consultees

- 3.1 Additional responses received from consultees have been received. These are summarised below together with officer comments.

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
<b>Operators of Angerstein, Murphy's and Riverside Wharves</b>	<p>The safeguarded operators very much welcome the inclusion of the Operational Management Plan and S106 clause and are largely in agreement with the wording, assuming the Operational Management Plan condition will refer specifically to the documents submitted in respect of application 20/2186/F.</p> <p>Also request that specific reference to the safeguarded wharves is included in the S106 rather than general industrial noise.</p>	<p>These points have been addressed in the revised S106 Heads of Terms and conditions as set out in Sections 4 and 6 of this Addendum.</p>
<b>Port of London Authority</b>	<p>It is welcomed that the council are seeking to attach a S106 clause which includes the requirement for an 'Environmental Amenity Policy Statement' (EAPS) to be submitted and approved by the council. It is noted that the EAPS is "designed to ensure that established noise and other nuisance-</p>	<p>These points have been addressed in the revised S106 Heads of Terms and conditions as set out in Sections 4 and 6 of this Addendum.</p>

generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them” which is in principle supported.

With regard to the S106 clause wording we consider that for this proposed development the nearby safeguarded wharves should be specifically referred to rather than just general industry.

In addition, with regard to the S106 clause consideration must be given to how subsequent occupants, including rental tenants etc. can be included to ensure that future occupants of the development over the long term are informed of and provided with the EAPS, to ensure this is maintained over the long term.

Finally, to confirm at this stage provided the conditions and S106 clause are attached to any consent in full, then the PLA would have no objection in principle to the proposed

development.

## Amenity Groups

3.2 Additional responses received from amenity groups have been received. These are summarised below together with officer comments.

<b>Details of Representation</b>	<b>Summary of Comments</b>	<b>Officers comments</b>
Charlton Together	<p>The conclusions of the submission are set out below:</p> <p>“Charlton Together is a serious local group wanting to build a sustainable new community, that includes employment, along the riverside. We have an exemplary track record in engaging with developers to offer the community’s view on how the vision of the SPD can be delivered. We support high quality development on a human scale which marks Charlton out as quite separate from contiguous riverside areas.</p> <p>We welcome the Optivo scheme in that it is the closest to the vision of the Charlton Riverside Masterplan than any other previous applications. We are particularly supportive of their</p>	<p>This submission is noted and it is considered that the main points raised have been addressed in the main report</p>

	<p>affordable homes offer, which is the most generous we have encountered.</p> <p>There are parts of the scheme we find more disappointing such as the heights, albeit, this is less of a concern on this small plot compared than other applications. We are particularly disappointed that the max of 3 to 4 storeys, considered appropriate for this area, has been exceeded but this disappointment is tempered by the fact they haven't submitted a plan that massively exceeds the SDP, again unlike other developers. We are disappointed that the heritage and place-making aspects of the scheme are somewhat underwhelming but recognise these could be massively enhanced with some further thought given to external design and cosmetic elements.</p> <p>The areas of the application we find most problematic is the excessive density, which if replicated over the whole site would</p>	
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	<p>mean serious overcrowding and would be unacceptable given the infrastructure planned to support the whole riverside community. Given that the internal design is set to minimum standards, we think a small redesign, which offers fewer but a higher spec. build would be more acceptable to the community and to prospective purchasers.</p> <p>We would wish the Planning Board to seriously consider our views regarding this application. Whilst the Optivo proposal is temptingly close to meeting the SPD standards on height, its affordability offer eclipse any misgivings we may still have. This casts the Optivo as a complete exception that largely disconnects it from other applications. We would urge the Planning Board and the developer to consider our concerns as we are minded to give broad approval to this scheme.</p>	
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#### **4. Updates to the Planning Board Report**

##### **Section 24 of the Planning Board Report**

- 4.1 Further to paragraph 24.2 the revised Fire Statement has been assessed and is considered acceptable. It is therefore recommended that Condition 58 as detailed in Appendix 2 of the main report is amended to a compliance condition requiring that the development is carried out in accordance with the revised Fire Statement. See Section 6 of this Addendum for the revised wording.

##### **Section 28 of the Planning Board Report**

- 4.2 In response to the comments received from the wharf operators the following wording is added to the Head of Terms under *Other Obligations* in Section 28 of the main report:

- Environmental Amenity Policy Statement (EAPS) (advising future occupants of measures available to address noise issues with specific reference to pre-existing noise generating sources, including nearby industry such as the safeguarded Angerstein, Murphys and Riverside Wharves and provisions to ensure that future occupants of the development are made aware of the EAPS for the lifetime of the development.);

- 4.3 The noise monitoring contribution is confirmed as £6,000 and the applicant has agreed this contribution.

#### **5. Plan and Report References (update to Appendix 1 of the main report)**

- 5.1 A number of additions and corrections are made to the list of drawings and documents in Appendix 1 of the main report. These are set out in revised Appendix 1(attached to this Addendum).

#### **6. Conditions and Reasons (update to Appendix 2 of the main report)**

- 6.1 Changes are recommended in respect of a number of conditions in order to exclude demolition and ground works from the restriction on the commencement of development.
- 6.2 Condition 43 in relation to the Ecological and Landscape Management Plan has been restructured so as to distinguish between those items that require approval prior to commencement of development and those

which need to be approved prior to the commencement of construction or occupation of the development.

- 6.3 As set out above Condition 58 in relation to the Fire Statement is amended to a compliance condition.
- 6.4 Condition 37 (Green Guide) is deleted as this document is now out of date. The subsequent conditions in the list are re-numbered.
- 6.5 An additional condition to secure an Operational Management Plan in respect of noise has been included.
- 6.6 A number of minor changes / corrections are also made to conditions.
- 6.7 The amendments to the conditions are detailed in revised Appendix 2 (which is attached to this Addendum).

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## Appendix 1 - Plan and Report References

The following amendments to drawings and associated documentation are detailed below. The changes have been indicated with a ~~strikethrough~~ for deletions and **bold** for additions, with all other drawing references remaining unaffected.

Site Plan with Proposed Context D 001 A  
Site Plan with Existing Context D 1000 P03  
Proposed Ground Floor Plan D 1100 P05  
Proposed First Floor Plan D 1101 P05  
Proposed Second Floor Plan D 1102 P05  
Proposed Third Floor Plan D 1103 P05  
Proposed Fourth Floor Plan D 1104 P05  
Proposed Fifth Floor Plan D 1105 P05  
Proposed Sixth Floor Plan D 1106 P05  
Proposed Roof Plan D 1107 P05  
Flat Type Key Plan D 1110 P03  
Elevation D-D D 1200 P04  
Elevation E-E D 1201 P04  
Elevation F-F D 1202 P04  
Elevation A-A D 1300 P04  
Elevation B-B D 1301 P04  
Elevation C-C D 1302 P04  
Elevation G-G D 1303 P01  
Bay Study 1 - Westmoor Cornder Elevation D P04  
Bay Study 2 - Westmoor Elevation D 1401 P04  
Bay Study 3 - East/West Courtyard Elevation D P04  
Flat Type 001 D 1500 P04  
Flat Type 002 D 1501 P04  
Flat Type 003 D 1502 P04  
Flat Type 004 D 1503 P04  
Flat Type 005 D 1504 P04  
Flat Type 006 D 1505 P04  
Flat Type 007 D 1506 P04  
Flat Type 008 D 1507 P04  
Flat Type 009 D 1508 P04  
Flat Type 010 D 1509 P04  
Flat Type 011 D 1510 P04  
Flat Type 012 D 1511 ~~P03~~ **P04**  
Flat Type 013 D 1512 ~~P03~~ **P04**  
Flat Type 014 D 1513 ~~P03~~ **P04**  
Flat Type 015 D 1514 ~~P03~~ **P04**  
Flat Type 016 D 1515 ~~P03~~ **P04**  
Flat Type 017 D 1516 ~~P03~~ **P04**

Flat Type 018 D 1517 P03 **P04**  
Flat Type 019 D 1518 P03 **P04**  
Flat Type 020 D 1519 P03 **P04**  
**Flat Type 021 D 15120 P01**  
Existing Site Plan EX 000 P02  
Existing Ground Floor Plan EX 100 P03  
Existing Site Section EX 200 P03  
Existing Elevations EX 300 P03

Air Quality Assessment Ref: AQ106923R2  
Arboricultural Impact Assessment Ref: 200219-1120-AIA-V2  
Arboricultural Impact Plan drwg no: 1120-AIP-002-RevB  
Archaeological Desk-Based Assessment FINAL, 17 July 2020  
Built Heritage Statement Ref: JAC26217, July 2020  
Built Heritage Statement Addendum Ref: JAC26217, 18 Jan 2021  
Daylight and Sunlight Report v1, July 2020  
Delivery and Servicing Plan, July 2020  
Design and Access Statement Rev P03  
Energy Statement Issue 2, July 2020  
Energy Statement Addendum, Nov 2020  
Fire Statement **Reference SC20085 Rev R02**  
Flood Risk/Sustainable Urban Drainage Systems Assessment v1.2  
Health Impact Assessment v2  
Internal Sunlight Addendum to Daylight and Sunlight Report v1, Nov 2020  
Market Report, 16 July 2020  
Noise Impact Assessment Ref: AC106928-1R3  
Outline Construction Logistics Plan & Construction and Site Waste Management Plan, July 2020  
Phase 1 Geo-Environmental Site Assessment Ref: 1CO106706/P1/R1  
Phase 2 Geo-Environmental Site Assessment Ref: 1CO106706/P2/R3  
Planning Statement v1  
Play Space Note, 04 Feb 2021  
Preliminary Ecological Appraisal Ref: 1CO108833EC1R1  
Schedule of Accommodation Rev 1  
Statement of Community Involvement v1  
Sustainability Statement: BREEAM Rev 02  
Transport Statement, July 2020  
Travel Plan, July 2020  
R04-JP-TfL Transport Response Note  
R05-JP-RBG Transport Response Note  
Utilities Report Ref: 168889644\_1  
Utilities Drainage Water Searches Ref: LLE.10196.0109

**Agent's emails:**

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**16.01.2020 Re: noise**  
**19.11.2020 Re: BREEAM and design**  
**08.12.2020 Re: outstanding information**  
**10.12.2020 Re: Sustainability /energy**  
**15.12.20 Re: Update on outstanding issues**  
**08.01.2021 Re: disabled persons parking bay**  
**14.01.2021 Re: update**  
**18.01.2021 Re: revised drawings submission**  
**29.01.2021 Re: response to Sustainability Officer's comments**  
**05.02.2021 Re: Updated drawings and DAS submission**  
**09.02.2021 Re: Updated floor areas and CIL form**  
**26.02.2021 Re: noise**  
**03.03.2021 Re: BREEAM**  
**19.03.2021 Re: noise conditions**  
**23.03.2021 Re: Employment and residential density calculations**  
**24.03. 2021 Re: Employment and residential density calculations**  
**16.04.2021 Re: BREEAM**  
**02.06.2021 x2 Re: S106**  
**10.06.2021 Re: S106 noise clauses**  
**23.06.2021 Re: S106 noise contribution**

## **Appendix 2 - Conditions and Reasons for Application Reference 20/2186/F**

The following amendments to conditions are detailed below. The changes have been indicated with a ~~strikethrough~~ for deletions and **bold** for additions.

### **1. Standard Time Limit**

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

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

### **2. Development in Accordance with Approved Plans**

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

Site Plan with Proposed Context D 001 A  
Site Plan with Existing Context D 1000 P03  
Proposed Ground Floor Plan D 1100 P05  
Proposed First Floor Plan D 1101 P05  
Proposed Second Floor Plan D 1102 P05  
Proposed Third Floor Plan D 1103 P05  
Proposed Fourth Floor Plan D 1104 P05  
Proposed Fifth Floor Plan D 1105 P05  
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Bay Study 1 - Westmoor Cornder Elevation D P04  
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Bay Study 3 - East/West Courtyard Elevation D P04  
Flat Type 001 D 1500 P04  
Flat Type 002 D 1501 P04  
Flat Type 003 D 1502 P04

Flat Type 004 D 1503 P04  
Flat Type 005 D 1504 P04  
Flat Type 006 D 1505 P04  
Flat Type 007 D 1506 P04  
Flat Type 008 D 1507 P04  
Flat Type 009 D 1508 P04  
Flat Type 010 D 1509 P04  
Flat Type 011 D 1510 P04  
Flat Type 012 D 1511 ~~P03~~ **P04**  
Flat Type 013 D 1512 ~~P03~~ **P04**  
Flat Type 014 D 1513 ~~P03~~ **P04**  
Flat Type 015 D 1514 ~~P03~~ **P04**  
Flat Type 016 D 1515 ~~P03~~ **P04**  
Flat Type 017 D 1516 ~~P03~~ **P04**  
Flat Type 018 D 1517 ~~P03~~ **P04**  
Flat Type 019 D 1518 ~~P03~~ **P04**  
Flat Type 020 D 1519 ~~P03~~ **P04**  
**Flat Type 021 D 15120 P01**  
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Fire Statement **Reference SC20085 Rev R02**  
Flood Risk/Sustainable Urban Drainage Systems Assessment v1.2  
Health Impact Assessment v2  
Internal Sunlight Addendum to Daylight and Sunlight Report v1, Nov 2020  
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Phase 2 Geo-Environmental Site Assessment Ref: 1CO106706/P2/R3  
Planning Statement v1

Play Space Note, 04 Feb 2021  
Preliminary Ecological Appraisal Ref: 1CO108833EC1R1  
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Transport Statement, July 2020  
Travel Plan, July 2020  
R04-JP-TfL Transport Response Note  
R05-JP-RBG Transport Response Note  
Utilities Report Ref: 168889644\_1  
Utilities Drainage Water Searches Ref: LLE.10196.0109

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.

### **3. Demolition and Construction Management Plan**

No development shall commence until a Demolition / Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of pollutants from and attributable to the demolition on the site and 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. The scheme shall set out the secure measures, which can, and will, be put in place.

The method statement shall include details of:

- Site hoarding
- Wheel washing including location and equipment to be used
- Dust suppression methods to be used including details of equipment during the different stages of the development
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation
- 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
- Haulage routes
- Likely noise levels to be generated from plant
- Details of any noise screening measures

- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.
- Adherence to Considerate Constructors scheme  
Reference shall be made to: The Councils' Construction Site Noise Code of Practice  
[http://www.royalgreenwich.gov.uk/downloads/417/pollution\\_control\\_-\\_construction\\_information\\_and\\_advice](http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice) BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'

The construction process shall be carried out in accordance with the approved details.

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 D14 and SI 1 the London Plan (2021) and the Mayor of London" Sustainable Design and Construction SPG 2014 and policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

#### **4. Hours of Demolition and Construction**

The demolition, earth removal, piling work and any mechanical building operations required to implement the development shall only be carried out between the hours of:

Monday to Friday 08:00 - 18:00

Saturdays 08:00 - 13:00

And not at all on Sunday and Public and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy D14 of the London Plan (2021) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

#### **5. Demolition/Construction Travel Plan**

No development shall commence until a detailed site-specific Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river) and monitoring arrangements for

the construction of the development has been submitted to, and approved by, the Local Planning Authority.

The Demolition / Construction Travel Plan shall be implemented in accordance the approved details.

Reason: To promote sustainable travel, safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy T4 of the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

## **6. Construction Logistics Plan**

No development shall commence until a detailed Construction Logistics Plan (CLP) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London.

The CLP shall include the following:

- . Measures to dissuade construction workers from parking in the vicinity of the development;
- . Measures that are to be implemented to reduce the impact of the proposed construction on the surrounding transport network and how the Mayor's Vision Zero principles will be met;
- . Measures to include any potential conflicts with the proposed walking and cycling improvements along the A206 should the timescale for these works overlap with the construction of the development;
- . Confirmation that contact has been made with the operators of safeguarded wharves to assess the potential for the use of water freight in the supply chain and details of the outcome of such discussions.

The development shall be implemented in full accordance with the approved CLP.

Reason: In order to safeguard pedestrian and traffic safety, to and to ensure compliance with Policies T4 and T7 of the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **7. Contaminated Land**

i) Prior to the commencement of the development approved by this planning permission **other than demolition**, the following components of a scheme 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:

- 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.

Should the preliminary risk assessment identify the need for further investigation:

ii) A site investigation scheme, based on (i) to characterise the site and; 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 (ii) 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 (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning Policy Framework (NPPF), policy SD1 of the London Plan (2021) and Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014);

## **8. Contamination (Verification Report)**

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy 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 longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning

Authority.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the environmental and health risks and risks to controlled waters have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF), policies SD1 and SI 5 of the London Plan (2021) and policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014);

## **9. Contamination Not Previously Identified**

If, during development contamination not previously identified is found to be present at the site then no further developments 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 ensure any unsuspected contamination is addressed in accordance with the aims of the National Planning Policy Framework (NPPF), policies SD1 and SI 15 London Plan (2021) Contaminated Land and Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014);

## **10. Unexploded Ordnance**

i) Prior to the commencement of development, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site shall be submitted to and approved, in writing, by the Local Planning Authority.

Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681). The investigation shall include, but not be limited to

- Home Office WWII Bomb Census Maps;
- WWII and post-WWII aerial photography;
- Official Abandoned Bomb Register;
- LCC Bomb Damage maps;
- Information gathered from the National Archives at Kew;
- Historic UXO information.

ii) Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority.

A Detailed Risk Assessment and Intrusive UXO Survey, based on (i) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.

Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.

The identified mitigation must be carried out in accordance with the approved details.

Once the works approved within part (ii) above have been completed, the below shall be submitted to and approved, in writing, by the Local Planning Authority.

A Verification Report to demonstrate that the works set out in (ii) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO in the interests of public safety and to ensure compliance with policies, SD1, D11 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **11. Piling**

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.

Reasons: To ensure that any below ground construction works are carried out in a manner suitable to prevent contamination of groundwater within the underlying Secondary Aquifer in line with the aims of the National Planning Policy Framework (NPPF), policies SD1 and SI 5 of the London Plan (2021)

and Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014);

## **12. Piling Method Statement**

Notwithstanding Condition 11 above no piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Principal and Secondary Aquifers and to ensure compliance with policies SD1 and SI 5 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **13. Infiltration of Surface Water**

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are 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 protect the underlying groundwater from the risk of pollution in line with the aims of the National Planning Policy Framework (NPPF), policies SD1 and SI 5 of the London Plan (2021) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **14. Detailed Drainage Scheme**

No development **other than demolition or ground works** shall commence until a detailed design for a surface water drainage scheme, in accordance

with the submitted Flood Risk / Sustainable Urban Drainage (SuDS) Assessment (UK Flood Risk Consultants, 28th January 2021 and Document Ref: 1522 Version 1.2), has been submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall address the following matters:

- During site demolition/construction provide an assessment of the suitability of infiltration at the site, accounting for soil type, constraints, drainage, instability or contamination potential. Also required is evidence of infiltration testing and groundwater level monitoring that fully adheres to BRE365 guidance.
- Provide supporting calculations to verify the pipe network can operate effectively for the design storm event.
- Provide evidence of confirmation from Thames Water that capacity exists within the combined sewer in Eastmoor Street and their acceptance of the proposed site discharge rates and location for the indirect connection

The development hereby permitted shall be constructed in accordance with the approved scheme and the approved scheme shall be implemented prior to the first occupation of the development hereby permitted.

Reason: To prevent the increased risk of flooding, both on and off site and to ensure compliance with policy SI 13 of the London Plan (2021).

## **15. 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 have been 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.

d. 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.

Reason: To protect local air quality and comply with policy S1 of the London Plan (2021) and the GLA NRMM LEZ.

## 16. Archaeology

No ~~demolition or~~ development **other than demolition** shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no ~~demolition or~~ development **other than demolition** shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The Local Planning Authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, Policy 7.8 of the London Plan policy HC1 and Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## 17. Vehicular Access

No development **other than demolition or ground works** shall commence until full details of the proposed new vehicular access have been submitted to and approved in writing by the Local Planning Authority. These details shall include specifications for all proposed surface materials and (should the scheme be implemented in advance of any development on the adjacent site) details of the interface between the access within the application site and the adjacent site to the north so as to ensure a consistent approach.

The development hereby approved shall not be occupied until the vehicular access required to serve the development hereby permitted has been constructed in full accordance with the approved details.

Reason: In order to ensure that satisfactory means of access is provided and to provide a satisfactory appearance to the new link in accordance with policy D8 of the London Plan (2021) policies IM1 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **18. Accessible and Adaptable Dwellings**

Prior to the commencement of the development **except for demolition or ground works**, drawings illustrating that ~~a minimum of~~ 90% of all dwellings in the development hereby permitted comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

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

Reason: To accord with policy D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

## **19. Wheelchair Accessible Dwellings**

10% of all units in the development hereby permitted shall comply with Building Regulation requirement M4(3)(2)(b) 'wheelchair user dwellings' in accordance with the approved drawings. The applicant shall not implement any part of the development hereby permitted **other than demolition or ground works** until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

**The applicant must fit out the dwellings in consultation with the Royal Borough of Greenwich Housing Occupational Therapist.**

~~The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist's approval.~~

Reason: To accord with policy D7 of the London Plan (2021) as amended and policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

## **20. Refuse and Recycling**

Prior to the commencement of the development **except for demolition or groundworks**, 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;
- 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 SI 7 of the London Plan 2021 and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

## 21. Materials

a) **No development other than demolition or ground works shall commence on site until** details and samples for all ~~appearing~~ materials ~~should be provided~~, including walls, roofs, windows and doors, sills and lintels, balconies, balustrades, visible pipes, grids and louvers, outdoor pavements, stairs, gates, boundary walls and fences (where required) to be used for the external surfaces of the buildings and hard surfaced areas ~~shall~~ have been submitted to and approved in writing by the Local Planning Authority; and

b) **The submitted details shall include the following:** ~~Details of the following features and elements of the scheme must be submitted to and approved in writing by the Local Planning Authority:~~

- i. Brick bonding and brick, including banding and crown detail (annotated plans at a scale of not less than 1:20);
- ii. External windows, spandrel panels, balconies, doors, screens, louvres, grilles and balustrading (annotated plans at a scale of not less than 1:10);
- iii. Depth of window reveals and soffits (annotated plans at a scale of not less than 1:20) ~~unless~~;
- iv. Rainwater goods (annotated plans at a scale of not less than 1:10);
- v. The details **shall** ~~should~~ show all joints between different materials and components, including walls, roofs, doors, windows, sills, lintels and fasciae,

balconies, soffits and balustrades, external ramps, steps, pavements, boundary walls, gates, and fences;

vi. Shop fronts, entrances and openings (annotated elevations and section details at a scale of not less than 1:20);

vii. Sections of the landscaped areas of the scheme, showing the interface between soft and hard surface would work, the rainwater drainage strategy and associated technical solutions, and the interface between different pavements, the street, and the **proposed** designed buildings.

c) No visible water plant, pipes or gutters are acceptable, **shall be installed** which were not included in the submitted drawings for this planning application.

d) **The principal material shall be full brick and brick slip systems will not be accepted as these are considered to be of a lower quality and durability.** ~~Full brick is the principal material for the scheme. No brick slip system would be acceptable, as it is considered to be of lower quality and durability. Full brick is the principal material for the scheme. No brick slip system would be acceptable, as it is considered to be of lower quality and durability.~~

**Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to protect the character and appearance of the wider area (including the Thames Barrier and Bowater Road Conservation Area) and ensure compliance with policies D4, D8, and HC1 of the London Plan (2021) and policies DH1, DH3, DH(a) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).**

~~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 D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).~~

## **22. New Residential Entrances**

a Prior to the commencement of development, other than demolition and groundworks, details relating to the design of all residential entrances including – entrance doors, gates, entry control system, display of postal numbers and position of letter box facility 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: In order that the Local Planning Authority may be satisfied with the external appearance of the entrances to be 'tenure blind' and contribute to social inclusion, and to ensure compliance with Policy D6 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **23. Details of Roller Doors**

**Should** ~~Prior to installation of~~ roller doors **be installed** to any of the commercial units hereby permitted full details of the proposed doors including material, finish and colour shall be submitted and approved in writing by the LPA **prior to their installation and the doors shall be installed 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 protect the character and appearance of the wider area (including the Thames Barrier and Bowater Road Conservation Area) and ensure compliance with policies D4, D8, and HC1 of the London Plan (2021) and policies DH1, DH3, DH(a) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **24. Details of Screening to Northern Site Boundary**

Prior to the commencement of development, other than demolition and groundworks, details of the proposed means of screening to the northern site boundary shall be submitted to and approved in writing by the Local Planning Authority.

The screening shall be installed in accordance with the approved details prior to the first occupation of the residential units hereby permitted and shall remain in place until such a time as the scrap yard on the adjacent site has ceased to operate.

Reason: In the interests of visual amenity and to ensure a satisfactory environment for future occupants of the development hereby permitted in accordance with policies D4, D8, and HC1 of the London Plan (2021) policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **25. Details of Obscure Glazing / Privacy Screens**

Prior to the commencement of development, other than demolition and groundworks, full details of the proposed privacy film / obscure glazing to

protect the privacy of occupiers as shown on the approved plans together with additional measures to prevent overlooking between windows and balconies in units 17 and 20; 23 and 26; 31 and 34; 37 and 40 and to protect the privacy within the units which have windows which adjoin the fourth floor link shall be submitted to and approved in writing by the Local Planning Authority.

The approved measures shall be installed prior to the first occupation of the residential units hereby permitted and shall be maintained for the lifetime of the development.

In order to protect the privacy of future occupants of the development and to provide a satisfactory standard of residential amenity in accordance with policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the standards set out in the Mayor of London's Housing SPG.

## **26. Secured by Design**

### **1. SBD Measures**

The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development **other than demolition and groundworks** and shall be implemented in accordance with the approved details prior to occupation.

### **2. SBD Certification.**

Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policy D11 of the London Plan (2021) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **27. Accessibility Arrangements**

Full details of access arrangements for each relevant part of the development for people with mobility difficulties shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the relevant part of the development and such development shall be completed in accordance with such approved details. For the avoidance of doubt this shall

include large scale plans illustrating the different gradients on all routes to and through the site.

Reason: To facilitate movement by those with mobility difficulties and to comply with Policies D5 and D8 of the London Plan (2021) and Policies DH1 and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

## **28. Delivery and Servicing Plan**

a The development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.

b The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.

c The plan shall include details of the proposed delivery and servicing arrangements for the following two scenarios:

- The application site being developed out first;
- The adjoining site being developed out first.

d The plan shall include details of measures for the management of vehicle movements within the proposed new access road.

e The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to for the lifetime of the development.

Reason: In order to ensure satisfactory vehicle management and to comply with policy T7 and IM3 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **29. Cycle Parking Provision**

A minimum of 123 residential and 10 commercial secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.

No development **other than demolition or ground works** of each Phase 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 relevant **part of the development Phase** and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with policy T5 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).

### **30. Parking Design and Management Plan Car Park Management Plan**

a ~~The relevant phase or plot of the~~ development hereby approved shall not be occupied until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan must include at least the following details:

- i) Details of the layout and controls of means of entry to the car park and secure cycle storage areas.
- ii) The proposed allocation of and arrangements for the management of parking spaces including disabled parking bays serving the residential development and details to demonstrate how ~~one a further seven percent of residential dwellings will be provided with a~~ disabled person parking space **would be provided** should demand arise.
- iii) Conditions of use and monitoring of the residential ~~and non-residential~~ parking to be provided as well as the on-street visitor parking, disabled parking, car club bays and Blue Badge parking.
- iv) The provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision in accordance with adopted London Plan Guidance including how passive provision will be brought to active use.
- v) The enforcement of unauthorised parking.
- vi) The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas.

b The Car Park Management Plan as approved shall be implemented prior to occupation of the relevant part of the Development and shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure safe and secure off-street parking is maintained and managed to the satisfaction of the Council and to ensure compliance with Policy T6 of the London Plan (2021) and Policies IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

### **31. Restriction on Use of Parking Spaces**

The car parking spaces within the development hereby permitted shall be retained as disabled persons parking bays for the lifetime of the development and shall not be used for general parking.

Reason: To ensure that satisfactory parking provision is made for people with disabilities and to ensure compliance with Policy T6 of the London Plan (2021) and Policies IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

### **32. Residential Travel Plan**

a The development hereby approved shall not be occupied until such time as a detailed site specific Residential Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the Local Planning Authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.

b The Travel Plan shall specify initiatives to be implemented by the development to promote and maximise the use of sustainable travel to and from the site by a variety of non-car means (including public transport, walking and cycling), shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.

c Within the timeframe specified by (a) and (b), evidence shall be submitted to the Local Planning Authority to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order that the Local Planning Authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to promote sustainable travel in accordance with Policies T6 and SI 1 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **33. Framework Commercial Travel Plan**

a The development hereby approved shall not be occupied until such time as a detailed site specific Framework Commercial Travel Plan for that part **of the development**, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the Local Planning Authority. The

development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.

b The Travel Plan shall specify initiatives to be implemented by the development to promote and maximise the use of sustainable travel to and from the site by a variety of non-car means (including public transport, walking and cycling), shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.

c Within the timeframe specified by (a) and (b), evidence shall be submitted to the Local Planning Authority to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order that the Local Planning Authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to promote sustainable travel in accordance with Policies T6 and SI 1 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **34. Implementation of the Flood Risk Assessment**

The development permitted by this planning permission shall only be carried out in accordance with the approved flood risk assessment by UK Flood Risk Consultants dated 24th November 2020, Document Ref: QFRA 1522, Version 1.1 and the following mitigation measures detailed within it:

- Finished floor levels set no lower than 6.13 metres above Ordnance Datum (AOD)
- Flood resistant measures
- Flood resilience measures

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with policy SI 12 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **35. Flood Evacuation Plan**

Notwithstanding the approved Flood Risk Assessment, prior to the first occupation of the development a detailed Flood Evacuation Plan detailing how occupants will be made aware of flood risks, the implementation of flood warning systems and the proposed evacuation procedures for the development shall be submitted to and approved in writing by the Local Planning Authority.

The measures included in the approved Flood Evacuation Plan shall be put in place prior to the first occupation of the development and maintained for the lifetime of the development.

Reason: To mitigate against the consequences of flooding and to ensure compliance with policy SI 12 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

### **36. Precautionary Bat Survey**

If more than one year passes between the most recent bat survey and the commencement of development involving tree works an updated bat survey must be undertaken immediately prior to tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of tree works.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended)

### **37. BRE Green Guide**

~~Prior to commencement of the relevant part of the development, 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 A+, B or 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.~~

~~Reason: To comply with Policy SI 7 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) or subsequent versions.~~

### 37. Water Efficiency

The development, including both residential and non-residential components, shall be constructed to meet water efficiency standards with a maximum water use target of 105 litres of water per person per day for the residential and BREEAM Excellent standard for the 'Wat 01' BREEAM water category for the non-residential.

Prior to occupation of each residential unit within the development, evidence that the approved dwellings have incorporated water saving and monitoring measures that is in line with Part A shall ~~have been~~ be submitted to the Local Planning Authority **and approved in writing** ~~for written approval~~. Within three months from the date of first use of each non-residential unit within the development, evidence that the approved non-residential spaces have incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A ~~have been~~ be submitted to the Local Planning Authority **and approved in writing** ~~for written approval~~.

Reason: To comply with Policy SI 7 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) or subsequent versions.

### 38. Energy Strategy for Residential

A. Within three-months of the practical completion of the residential units within the development, the following information shall be submitted to the Local Planning Authority **and approved in writing** ~~for written approval~~:

- i) final technical details 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);
- ii) details of how the electricity or proportion of electricity produced by the solar PV system is fed to run the centralised heating system in accordance with Part (B);
- iii) the resulting scheme, along with machinery/apparatus location of renewable/low carbon technologies in accordance with Part ( B )
- iv) a management plan for the operation of the renewable/low carbon technologies in accordance with Part ( B )
- v) a servicing plan including times, location, frequency, method of servicing of the renewable/low carbon technologies;

- vi) 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 ).
- vii) SAP Thermal Bridging and SAP Overheating modelling output reports from the "as built stage" to confirm compliance with Accredited Construction Details (ACDs) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013.

**The development shall be carried out strictly in accordance with the details so approved.**

B. Prior to the final completion of the residential component of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in regulated CO<sub>2</sub> emissions of at least 64% (equal to 39 tonnesCO<sub>2</sub>/yr, SAP10 carbon emission factors) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement Addendum (26th November 2020) and Sustainability Statement: BREEAM Edition 2 (17th July 2020) and supplementary information (26/11/2020 & 10/12/2020) prepared by Foreman Roberts:

- i) energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 9 tonnes, equivalent to 15%, in regulated carbon dioxide (CO<sub>2</sub>) emissions over the compliant BR Part L 2013 base case.
- ii) installation of centralised air to water ASHP system with Seasonal heating efficiency (SCoP) of 3.19 and CoP of 2.8 to provide the space heating and hot water communal and achieve at least annual carbon dioxide emission savings of 28 tonnes per year, equivalent to 55% in regulated carbon dioxide (CO<sub>2</sub>), beyond the Be Lean stage of the energy hierarchy.
- iii) Installation of at least 8.66kWp solar Photovoltaic (PV) system to reduce the regulated CO<sub>2</sub> emissions of 2 tonnes per year, equating to 7% in regulated carbon dioxide (CO<sub>2</sub>) emissions over the Be Clean case of the Energy Hierarchy.
- iv) Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated prior to occupation and maintained in the development in perpetuity in line with the approved reports.

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 GG6, SI 1, SI 2, SI 3, SI 4 and SI 5 of the London Plan 2021, Policy E1 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).

### **39. Energy Strategy for Non-Residential**

A) Within three-months of the practical completion of the non-residential units within the development, the following information shall be submitted to the Local Planning Authority **and approved in writing** ~~for written approval~~:

i. Final technical information and evidence that the renewable/low carbon technologies are installed in accordance with Part ( B ) and certified under the Microgeneration Certification Scheme (MSC).

ii. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the BER 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 ).

iii. Detailed thermal bridging calculations to demonstrate compliance with accredited construction details;

B) Prior to the final completion of the non-residential spaces within the development, the approved non-residential spaces shall incorporate and maintain energy saving measures to achieve an overall reduction in regulated CO<sub>2</sub> emissions of at least 54% (equal to 4.6 tonnesCO<sub>2</sub>/yr, SAP10 carbon emission factors) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement Addendum (26th November 2020) and Sustainability Statement: BREEAM Edition 2 (17th July 2020) and supplementary information (26/11/2020 & 10/12/2020) prepared by Foreman Roberts:

v. energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 2.8 tonnes, equivalent to 33%, in regulated carbon dioxide (CO<sub>2</sub>) emissions over the compliant BR Part L 2013 base case.

vi. installation of ASHP system with Seasonal heating efficiency (SCoP) of 5.5 and Seasonal Cooling Efficiency (SEER) of 4.44 via fan coil system to

provide the space heating and cooling and 3.09kWp solar Photovoltaic (PV) system and achieve at least annual carbon dioxide emission savings of 1.8 tonnes per year, equivalent to 32% in regulated carbon dioxide (CO<sub>2</sub>), beyond the Be Lean stage of the energy hierarchy.

vii. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated prior to occupation and maintained in the development in perpetuity in line with the approved reports.

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

Reason: To ensure that the non-residential spaces 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 GG6, SI 1, SI 2, SI 3, SI 4 and SI 5 of the London Plan 2021 and Policy E1 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).

#### **40. Overheating and Cooling**

A. Prior to the first occupation of the residential units within the development, the approved dwellings shall incorporate, maintain mitigation measures and provide recommendations to occupants to cope with extreme hot weather conditions through home user guides that will assist with reducing the risk of overheating, follow the cooling hierarchy and comply with CIBSE TM59 criteria under DSY1, DSY2 and DSY3 weather scenarios, in line with the Energy Statement Edition 2 (17th July 2020), Energy Statement Addendum (26th November 2020) and supplementary information (26/11/2020 & 10/12/2020) prepared by Foreman Roberts.

B. Prior to the first use of the non-residential units within the development, the approved non-residential spaces shall incorporate measures to reduce the actual cooling demand below the baseline and maintain mitigation measures and provide recommendations to occupants to cope with extreme hot weather conditions through building user guides that will assist with reducing the risk of overheating, follow the cooling hierarchy and comply with Building Regulations Part L Criterion 3 in line with the Energy Statement Edition 2 (17th July 2020), Energy Statement Addendum (26th November 2020) and supplementary information (26/11/2020 & 10/12/2020) prepared by Foreman

Roberts.

Reason: To ensure that the residential and non-residential components within the development hereby approved are energy efficient and to reduce the risk of overheating in line with policy SI 4 of the London Plan (2021), and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

#### **41. Centralised Heating System**

A. Within six months of the commencement of the development, the following details shall be submitted to the Local Planning Authority **and approved in writing**: ~~for written approval.~~

- i. Details of the plant room(s), including size, layout and location, thermal stores (if available) and any other equipment required;
- ii. Details of the HIU including specifications, type and efficiency, if provided;
- iii. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised, if any) for the connection of all apartments into the centralised heating network;
- iv. Details of schematic of the site wide heat network showing all residential units connected into it;
- v. Details and evidence to demonstrate that the communal heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK and Heat Trust Standards;
- vi. Full details of the method of how the proposed centralised system will facilitate connection to a current market or higher temperature offsite heating and/or private wire network including but not limited to: layout of the plant in the 'energy centre' to demonstrate sufficient space has been allowed for the specified equipment and, where applicable, additional equipment to be installed in future, different temperature heat network;
- vii. A safeguarded provision to the edge of the site;

**The development shall be carried out strictly in accordance with the details so approved.**

B. Within three-months of the first occupation of the residential units within 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 items (i) to (vii), runs efficiently, has reliability of supply, a reasonable customer tariff, appropriate management and maintenance arrangements are in place and be designed to allow connection to an offsite heat network.

Reason: To ensure that the allocated space for energy equipment within the development is designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, is designed to connect to an offsite heating and/or private wire network and to reduce emissions of greenhouse gases in accordance with policies GG6, SI 1, SI 2, SI 3, SI 4 and SI 5 of the London Plan 2021 and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

## **42. Landscape and Ecological Management Plan**

**A) No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:**

**i).An addendum to the Preliminary Ecological Appraisal including Extended Phase 1 Habitat Survey demonstrating the details of all features of ecological value on the site and especially covering the Eastmoor Street SINC site and setting out measures, for their protection during demolition and construction works.**

**ii). Details to protect the established vegetation from any damage that could be caused during demolition and construction. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained, if identified.**

**Any mitigation measures identified therein shall be implemented in accordance with the approved details prior to the commencement of any works on site.**

**B). Prior to the commencement of the development, other than demolition and groundworks, an Ecological and Landscape Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas and demonstration that an Urban Greening Factor (UGF) score of 0.4 has been achieved for the approved site, shall be submitted to and approved in writing by the Local Planning Authority.**

**Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity including the creation of an ecological corridor such as tree lines and hedgerows to provide important commuting habitats.**

**The Ecological and Landscape Management Plan shall include:**

**a) Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement should include the following:**

**I. Native and/or nectar producing and/or deciduous plant and tree species of high ecological value, preferably of local provenance;**

**II. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;**

**III. Percentage of native habitat species proposed for the site (a target of 75% native to 25% non-native plant species should be utilised where possible);**

**IV. Dense areas of shrubbery;**

**V. Habitat areas identified in the Greenwich Biodiversity Action Plan;**

**VI. Living roofs and walls including extensive green roofs, intensive green roofs and biosolar roofs compliant with GRO Green Roof Code (2014 or subsequent version) including type, substrate and roof cross sections and roof plans and assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS); Bird and bat sensitive lighting; Artificial nesting and roosting sites (including bird and bat boxes) including number, location and design.**

**Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.**

**C. Evidence that the ecological measures approved under part B have been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation of the development.**

**Reason: To ensure the protection of wildlife and supporting habitat, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4 (Biodiversity), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents or related subsequent versions.**

~~Prior to the commencement of the development an ecological and landscape management plan, including mitigation measures during demolition and construction, long term design objectives, management responsibilities and maintenance schedules for all landscaped areas and demonstration that an Urban Greening Factor (UGF) score of 4 has been achieved for the approved site shall be submitted to the Local Planning Authority for written approval. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity and.~~

~~The submitted report shall include:~~

~~A. Addendum Preliminary Ecological Appraisal including Extended Phase 1 Habitat Survey demonstrating the details of all features of ecological value on the site and especially covering the Eastmoor Street SINC site and setting out measures, for their protection during demolition and construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.~~

~~B. Details to protect the established vegetation from any damage that could be caused during demolition and construction. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained, if identified.~~

~~C. Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement, including the creation of an ecological corridor such as tree lines and hedgerows to provide important commuting habitats. The mitigation and enhancement should include the following:~~

~~I. Native and/or nectar producing and/or deciduous plant and tree species of high ecological value, preferably of local provenance;~~

~~II. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;~~

~~III. Percentage of native habitat species proposed for the site (a target of 75% native to 25% non-native plant species should be utilised where possible);~~

~~IV. Dense areas of shrubbery;~~

~~V. Habitat areas identified in the Greenwich Biodiversity Action Plan;~~

~~VI. Living roofs and walls including extensive green roofs, intensive green roofs and biosolar roofs compliant with GRO Green Roof Code (2014 or subsequent version) including type, substrate and roof cross sections and roof plans and assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS); Bird and bat sensitive lighting; Artificial nesting and roosting sites (including bird and bat boxes) including number, location and design.~~

~~Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.~~

~~D. Evidence that the ecological measures approved under parts (A) to (C) have been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first occupation of the development.~~

~~Reason: To ensure the protection of wildlife and supporting habitat, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4 (Biodiversity), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above~~

~~related documents or related subsequent versions.~~

#### **43. Timing of vegetation clearance (breeding birds)**

All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation shall not be removed until the fledglings have left the nest.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). All wild birds, their nests and young are protected during the nesting period

#### **44. Landscaping Details**

Prior to the commencement of any above ground works a detailed Landscaping Strategy, based on the principles secured within the Landscape Strategy hereby approved, for all the hard and soft landscaping of any part of the site not occupied by buildings including details of:

- Open space / amenity areas
- Areas of paving
- Pedestrian / cycle linkages
- Street furniture
- Wayfinding
- Materials
- Boundary treatments
- Planting specification

shall be submitted and approved in writing by the Local Planning Authority.

- All **hard landscaping** works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.
- All **planting, seeding or turfing** comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 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 and quality of the landscaping scheme, to ensure the development provides a high quality environment for future occupiers and to comply with policies D8, G4, G5, G6, G7, G8, S4 and SI 13 of the London Plan (2021) policies D1 and IM(b) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

#### **45. Lighting Strategy**

Prior to the commencement of above ground works, details of an external lighting strategy shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- Details of the lighting fixtures and location;
- Hours of operation;
- Details of compliance with the Institute of Lighting Engineers guidance on preventing light pollution;
- Where appropriate, details of the sensitive lighting design to mitigate for impacts of light-spill on bats;

The lighting strategy shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason: In order to achieve an appropriately lit and high-quality public realm that balances the requirements for safety and security with reducing light pollution in accordance with policies D8 and G6 of the London Plan (2021).

#### **46. Children's Play Area**

Full details of the children's play area as shown on drawing 18-088 D1101 Rev P05, play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the first occupation of the development.

The play areas and play equipment shall be 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: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with Policy S4 of the London Plan (2021) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **47. Completion of Commercial Units Prior to Occupation of Residential Units**

The commercial units hereby permitted shall be completed to a weathertight standard, with heating and all mechanical and electrical services provided, prior to the first occupation of the residential units hereby permitted.

To ensure the delivery of employment generating floorspace within the development and to facilitate the occupation of such floorspace in accordance with policy E7 of the London Plan (2021) and policies EA1 and EA2 of the Royal Greenwich Local Plan: Core Strategy

#### **48. Marketing Strategy for Commercial Units**

Notwithstanding the submitted documents, **6 months prior to practical completion** ~~prior to the commencement of any above ground works~~ a detailed marketing strategy for the commercial units hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The Marketing Strategy shall include details of the following:

- Means of advertising / media to be used;
- Duration and timing of the marketing campaign;
- How marketing will be targeted to likely occupiers;
- Proposed rent levels;
- Management arrangements;
- Terms on which the units are to be offered;
- and any incentives to expedite the letting of units.

The commercial units shall be marketed in accordance with the approved Marketing Strategy.

Reason: To ensure that the units are marketed effectively and to minimise the likelihood of the units being left vacant, in accordance with policy E2 of the London Plan (2021) policies EA1 and EA2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

#### **49. Removal of Permitted Development Rights for Conversion to Residential Use**

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no part of the non-residential floorspace within the development shall be used as a dwellinghouse within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In order to ensure that satisfactory provision of employment

generating floorspace is maintained in accordance with policy E2 of the London Plan (2021 and policy EA1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **50. Removal of PD Rights - Use of Commercial Units**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the ground floor commercial units hereby permitted shall be used for office, research and development or light industrial only and for no other purpose.

Reason: In order to ensure the satisfactory provision of employment generating floorspace for small and medium sized businesses in accordance with policy E2 of the London Plan (2021) and policy EA1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **51. Sound Insulation for Commercial Premises**

Prior to the commencement of the development **other than demolition and ground works** a detailed scheme of noise insulation measures for all divisions walls and/or floors separating the Class B1 floorspace and residential areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +5dB above the Approved Document E standard dwelling houses and flats for airborne sound insulation and -5dB for impact sound insulation. The approved scheme shall be implemented prior to the first use of the relevant floorspace and be permanently retained thereafter.

Reason: In the interest of the prospective residential occupiers of the accommodation and ensure compliance with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **52. Commercial Uses – Hours of operation and deliveries**

Prior to the commencement of use of any of the commercial uses hereby permitted, full details of hours of operation including but not limited to time of receiving deliveries or servicing shall be submitted to and approved in writing by the Local Planning Authority. The uses shall thereafter be carried out in strict accordance with the approved details.

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with

Policy D3 and T7 of the London Plan (2021) and Policies E(c) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **53. Noise Criteria Compliance**

Prior to the commencement of any above ground works in connection with the development hereby permitted full details demonstrating that the following Noise Criteria A to F will be met shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Port of London Authority and Safeguarded Wharf Operators).

#### **Criterion A**

Noise levels in bedrooms at night under whole dwelling ventilation rates shall not exceed 30 dB LAeq,8h and shall not exceed 45 dB LAmax,f more than 10-15 times per night for regular noise sources. Regular noise sources include sources which commonly occur at, or in the vicinity of, the site, as opposed to one-off events, or special occasions which could result in higher than typical site noise levels. The limits include all external noise sources and building services noise if applicable.

#### **Criterion B**

Noise levels in habitable rooms during the day under whole dwelling ventilation rates shall not exceed 35 dB LAeq,16h. The limit includes all external noise sources and building services noise if applicable.

#### **Criterion C**

The low frequency noise level at the 63 Hz octave-band, due to operations at the Safeguarded Wharves including dredgers operating at a cumulative maximum, shall not exceed 50 dB Leq,63Hz,15min inside any habitable room at any time under whole dwelling ventilation rates.

#### **Criterion D**

Noise levels in bedrooms at night under higher ventilation rates (above the extract and whole dwelling ventilation rates set out in the Building Regulations 2010 Approved Document F) such as may be required for mitigation against overheating, shall not exceed 35 dB LAeq,8hour. Criterion D does not apply to purge ventilation. This limit applies to rooms that are exposed to façade noise levels due to operations at the Safeguarded Wharves including dredgers at or above 50 dB LAeq,15min and/or 65 dB Leq,63Hz.

#### **Criterion E**

Noise levels in living rooms during the day under higher ventilation rates (above the extract and whole dwelling ventilation rates set out in the Building Regulations 2010 Approved Document F) such as may be required for mitigation against overheating, shall not exceed 40 dB LAeq,16hour. Criterion

E does not apply to purge ventilation. This limit applies to rooms that are exposed to façade noise levels due to operations at the Safeguarded Wharves including dredgers at or above 55 dB LAeq,15min and/or 65 dB Leq,63Hz.

#### Criterion F

The rating levels according to BS 4142: 2014 +A1: 2019 on balconies due to all industrial and wharf sources operating at a cumulative maximum shall not be more than 5 dB above pre-existing background levels at all times. For public / private outdoor areas (i.e. gardens and balconies) the maximum target noise level shall be as specified within BS8233:2014. i.e.; LAeq 55 dB [BS 8233:2014 'upper guideline value'.

Prior to the commencement of any above ground works in connection with the development hereby permitted full details of any mitigation measures required in order to meet the above criteria including a requirement for windows to be fixed shut where required to meet the criteria and, where relevant, details of any alternative means of ventilation or cooling, shall be submitted to and approved in writing by the Local Planning Authority and the mitigation shall be installed in accordance with the approved details prior to the first occupation of the residential units hereby permitted.

Reason: In order to protect the amenity of future occupants of the development and to minimise the potential for conflict with the nearby safeguarded wharf in accordance with policies D1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and policies D13 and D14 of the London Plan (2021).

#### **54. Scheme of Noise Testing**

a) Prior to the first occupation of the development hereby permitted, a scheme for testing the noise environment of the units, to demonstrate compliance with Criteria A to F of Condition 53 above shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Port of London Authority and Safeguarded Wharf Operators).

b) Prior to the first occupation of the development hereby permitted the scheme for noise testing required by part a) above shall be implemented and the results submitted and approved in writing by the Local Planning Authority (in consultation with the Port of London Authority and the Safeguarded Wharf Operators).

Reason: In order to protect the amenity of future occupants of the development and to minimise the potential for conflict with the nearby safeguarded wharf in accordance with policies D1 and H5 of the Royal

Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and policies D13 and D14 of the London Plan (2021).

## **55. Noise from Plant**

Noise levels from any plant associated with the development hereby permitted shall not exceed 10 dB below the existing background level (LA90 15min) when measured at one metre from the façade of the nearest noise sensitive premises.

Reason: In order to safeguard the amenities of residential properties and ensure compliance with policies D13 and D14 of the London Plan (2021) and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **56. Details of Plant and Equipment for Commercial Uses**

Prior to their installation on site full details of any flues, ventilation louvres or other plant and equipment associated with the commercial units hereby permitted, including details of noise output and any associated mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the amenity of future residential occupiers of the development and surrounding area and to ensure compliance with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **57. Fire Statement**

**The development must be carried out in strict accordance with the provisions of the Fire Statement Reference SC20085 Rev R02 prepared by OFR Fire Consultants dated 20.06.202.**

**Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with London Plan Policies D5 and D12.**

~~Prior to the commencement of the development (other than demolition, site clearance and ground works), a Fire Statement in the form of an independent fire strategy produced by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:~~

- ~~The building's construction: methods, products and materials used, including manufacturers' details;~~
- ~~The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;~~
- ~~Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;~~
- ~~Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and~~
- ~~How provision will be made within the site to enable fire appliances to gain access to buildings;~~
- ~~Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.~~

~~The development shall be implemented in accordance with the approved Fire Statement and retained as such for the lifetime of the development.~~

~~Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users in accordance with policy D12 of the London Plan (2021).~~

## **58. Operational Management Plan**

**Prior to the first occupation of the development hereby permitted an Operational Management Plan to address potential noise nuisance or noise environmental health impacts shall be submitted to and approved in writing by the Local Planning Authority setting out the following:**

- **A commitment from the owner of the development to ensure that the approved mitigation set out in the Noise Impact Assessment Reference: AC106928-1R3 dated 20.01.2021, submitted with the planning application is installed properly, is maintained in perpetuity and is correctly repaired in the event of failure, paying reference to any relevant British Standards adopted at the date of this planning permission.**
- **The operational management measures to be adopted by occupiers of the commercial units within the development to avoid noise and disturbance impacts of loading and servicing on residents of the development.**
- **Thereafter the Operational Management Plan shall be implemented and retained as approved.**

**Reason: To protect the amenity of future occupants and allow the continued operation of neighbouring uses accordance with policies D1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and policies D13 and D14 of the London Plan (2021).**