

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 20/1815/F;

Plans

Existing Location Plan - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0000 P00

Existing Block Plan - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0001 P00

Existing Plan - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0100 P00

Existing North & East Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0200 P00

Existing South & West Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0201 P00

Proposed Location Plan - 1901ISM-SKM-ZI-ZZ-DR-A-00-0000 P01

Proposed Block Plan - 1901ISM-SKM-ZI-ZZ-DR-A-00-0001 P01

Proposed Ground Floor Plan - 1901ISM-SKM-ZI-00-DR-A-00-0100 P02

Proposed First Floor Plan - 1901ISM-SKM-ZI-01-DR-A-00-0101 P003

Proposed Second Floor Plan - 1901ISM-SKM-ZI-02-DR-A-00-0102 P02

Proposed Third Floor Plan - 1901ISM-SKM-ZI-03-DR-A-00-0103 P02

Proposed Roof Plan - 1901ISM-SKM-ZI-04-DR-A-00-0104 P02

Proposed North & East Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0200 P02

Proposed South & West Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0201 P03

Proposed North & East Courtyard Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0202 P02

Proposed South & West Courtyard Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0203 P02

Proposed Section 01 - 1901ISM-SKM-ZI-ZZ-DR-A-00-0300 P02

Proposed Section 02 - 901ISM-SKM-ZI-ZZ-DR-A-00-0301 P02

Proposed Section 03 - 1901ISM-SKM-ZI-ZZ-DR-A-00-0302 P02

Proposed Section 04 - 1901ISM-SKM-ZI-ZZ-DR-A-00-0303 P02

Proposed 1b1p unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0100 P01

Proposed 1b2p unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0101 P00

Proposed 1b2p duplex - 1901ISM-SKM-ZI-ZZ-DR-A-20-0102 P00

Proposed 2b4- duplex - 1901ISM-SKM-ZI-ZZ-DR-A-20-0103 P00

Proposed 2b4p wheelchair Unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0104 P02

Proposed 2b4p unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0105 P00

Proposed 3b5p terrace - 1901ISM-SKM-ZI-ZZ-DR-A-20-0106 P00

Proposed Bay Detail 01 - 1901ISM-SKM-ZI-ZZ-DR-A-20-0200 P00

Proposed Bay Detail 02 - 1901ISM-SKM-ZI-ZZ-DR-A-20-0201 P00

Proposed Bay Detail 03 - 1901ISM-SKM-ZI-ZZ-DR-A-20-0202 P02

Proposed Landscape Plan (general arrangement) - 19500SM-BCAL-ZI-00-DR-L-0100 (Issue P8),

Proposed Landscape Plan (Hard Landscaping) - 19500SM-BCAL-ZI-00-DR-L-0101 (Issue P6),

APPENDICES

Proposed Landscape Plan (Soft Landscaping) - I9500SM-BCAL-ZI-00-DR-L-0102 (Issue P5),

Proposed Landscape Plan (Street furniture and lighting) - I9500SM-BCAL-ZI-00-DR-L-0103 (Issue P6),

Documents:

Design & Access Statement (Shed KM, June 2020)

Planning Statement (DP9, June 2020)

Daylight Sunlight Overshadowing Report (EB7, 18 June 2020 & Additional Analysis detail dated 7 May 2020)

Contaminated Land Risk Assessment (STM Environmental report, May 2020)

Energy & Sustainability Statement Issue 3 (SCMS Associates, April 2020)

Flood Risk Assessment Version 1.1 (UK Flood Risk, 7 September 2020)

Fire Strategy Report (Affinity Fire Engineering, 8 October 2020)

Heritage Statement (Border Archaeology, June 2020)

Tree Survey & Arboricultural Method Statement (BCA Landscape Ltd, March 2020)

Transport Statement (Travel Plan statement) (Paul Mews Associates, June 2020)

Construction Method Statement (A&E Elkins Limited)

Dust Impact Assessment (Harrison Environmental Consulting, July 2020)

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 20/1815/F:

01. 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.

02. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans

Existing Location Plan - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0000 P00

Existing Block Plan - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0001 P00

Existing Plan - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0100 P00

Existing North & East Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0200 P00

Existing South & West Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-EX-0201 P00

Proposed Location Plan - 1901ISM-SKM-ZI-ZZ-DR-A-00-0000 P01

Proposed Block Plan - 1901ISM-SKM-ZI-ZZ-DR-A-00-0001 P01

Proposed Ground Floor Plan - 1901ISM-SKM-ZI-00-DR-A-00-0100 P02

Proposed First Floor Plan - 1901ISM-SKM-ZI-01-DR-A-00-0101 P03

Proposed Second Floor Plan - 1901ISM-SKM-ZI-02-DR-A-00-0102 P02

Proposed Third Floor Plan - 1901ISM-SKM-ZI-03-DR-A-00-0103 P02

Proposed Roof Plan - 1901ISM-SKM-ZI-04-DR-A-00-0104 P02

Proposed North & East Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0200 P02

Proposed South & West Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0201 P03

Proposed North & East Courtyard Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0202 P02

Proposed South & West Courtyard Elevations - 1901ISM-SKM-ZI-ZZ-DR-A-00-0203 P02

Proposed Section 01 - 1901ISM-SKM-ZI-ZZ-DR-A-00-0300 P02

Proposed Section 02 - 901ISM-SKM-ZI-ZZ-DR-A-00-0301 P02

Proposed Section 03 - 1901ISM-SKM-ZI-ZZ-DR-A-00-0302 P02

Proposed Section 04 - 1901ISM-SKM-ZI-ZZ-DR-A-00-0303 P02

Proposed 1b1p unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0100 P01

Proposed 1b2p unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0101 P00

APPENDICES

Proposed 1b2p duplex - 1901ISM-SKM-ZI-ZZ-DR-A-20-0102 P00
Proposed 2b4- duplex - 1901ISM-SKM-ZI-ZZ-DR-A-20-0103 P00
Proposed 2b4p wheelchair Unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0104 P02
Proposed 2b4p unit - 1901ISM-SKM-ZI-ZZ-DR-A-20-0105 P00
Proposed 3b5p terrace - 1901ISM-SKM-ZI-ZZ-DR-A-20-0106 P00
Proposed Bay Detail 01 - 1901ISM-SKM-ZI-ZZ-DR-A-20-0200 P00
Proposed Bay Detail 02 - 1901ISM-SKM-ZI-ZZ-DR-A-20-0201 P00
Proposed Bay Detail 03 - 1901ISM-SKM-ZI-ZZ-DR-A-20-0202 P02
Proposed Landscape Plan (general arrangement) - 19500SM-BCAL-ZI-00-DR-L-0100 (Issue P8),
Proposed Landscape Plan (Hard Landscaping) - 19500SM-BCAL-ZI-00-DR-L-0101 (Issue P6),
Proposed Landscape Plan (Soft Landscaping) - 19500SM-BCAL-ZI-00-DR-L-0102 (Issue P5),
Proposed Landscape Plan (Street furniture and lighting) - 19500SM-BCAL-ZI-00-DR-L-0103 (Issue P6),

Documents:

Design & Access Statement (Shed KM, June 2020)
Planning Statement (DP9, June 2020)
Daylight Sunlight Overshadowing Report (EB7, 18 June 2020 & Additional Analysis detail dated 7 May 2020)
Contaminated Land Risk Assessment (STM Environmental report, May 2020)
Energy & Sustainability Statement Issue 3 (SCMS Associates, April 2020)
Flood Risk Assessment Version 1.1 (UK Flood Risk, 7 September 2020)
Fire Strategy Report (Affinity Fire Engineering, 8 October 2020)
Heritage Statement (Border Archaeology, June 2020)
Tree Survey & Arboricultural Method Statement (BCA Landscape Ltd, March 2020)
Transport Statement (Travel Plan statement) (Paul Mews Associates, June 2020)
Construction Method Statement (A&E Elkins Limited)
Dust Impact Assessment (Harrison Environmental Consulting, July 2020)

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Quantum of development:

Residential Development - The total amount of residential development within Use Class C3 (Dwelling Houses) shall be no more than 32 units, with a unit mix of 8 x 1-bed, 16 x 2-bed, 8 x 3-bed. The development would have a maximum height of 15m.

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

04. Details of Materials

No super structure works shall commence until the following is submitted and approved in writing by the local authority:

- a. Detailed schedule and samples of all external materials and finishes, windows and external doors, roof coverings, water pipes, boundary and retaining walls and pavement to be used on the development and detailed technical section drawings of all type walls, showing the joints of all materials and components to be used on the development,
- b. Notwithstanding the approved drawings, details of the brick cladding on the western and northern building cores showing the size of the bricks used, colour and finish, and
- c. Details of the bin stores in front gardens of houses along Tuskar Street
- d. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s), and to safeguard the special architectural and historic interest of the Progress Estate Conservation Area in accordance with the NPPF 2019, Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy 7.4 and 7.8 of the London Plan 2016, Policies DH1, DH3, DH(i) and DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

05. Wheelchair Accessible Dwellings - M4(3)(2)(b)

- a. Prior to the commencement of above ground works, drawings illustrating that the three wheelchair accessible M4(3)(2)(b) (shown on plans I901ISM-SKM-ZI-02-DR-A-00-0102 P02 & I901ISM-SKM-ZI-03-DR-A-00-0103 P02) hereby permitted comply with Building Regulation requirement M4(3)(2)(b) 'wheelchair user dwellings' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b. The applicant must fit out the dwellings as approved prior to first occupation of the development.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

06. Accessible and Adaptable Dwellings

- a. Prior to the commencement of above ground works drawings illustrating that all dwellings in the development hereby permitted (other than those identified as meeting Building Regulations Requirement M4(3)(2)(b) as part of condition 4 above) have been designed to meet the requirement M4(2) 'accessible and adaptable dwellings', shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b. The applicant must fit out the dwellings as approved prior to first occupation of the development.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

07. Children's Play Areas

- a. Prior to the first occupation of the residential units full details of the children's play areas (as shown on the drawings hereby approved as listed in condition 2), play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority.
- b. 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 3.6 of the London Plan (2016) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

08. Contaminated Land

Prior to commencement of the development approved by this planning permission, 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. A site investigation scheme, based on the Contaminated Land Risk Assessment (STM Environmental report dated May 2020) 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.

APPENDICES

- b. The results of the site investigation and the detailed risk assessment referred to in (a) 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.
- c. 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 (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall be carried out in accordance with the approved remediation strategy and verification plan.

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); Policies 5.21 Contaminated Land and 5.22 Hazardous substances of the London Plan (2016) and with Policies E(a) and E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

09. Verification Report

The development shall not be occupied until a verification report demonstrating completion of 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 verification 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the environmental and health risks 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) (2018); Policies 5.21 Contaminated Land and 5.22 Hazardous substances of the London Plan (2016); and with Policies E(a) and E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

10. Reporting of Unexpected ground contamination

If, during development, contamination is found to be present at the site, then no further development of that part of the site shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The development shall be implemented in accordance with the Local Planning Authority's written approval.

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); Policies 5.21 Contaminated Land and 5.22 Hazardous substances of the London Plan (2016) and with Policies E(a) and E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

11. Construction Method Statement

The development shall be carried out in accordance with the following approved schemes listed in Condition 2;

- Dust Impact Assessment (Harrison Environmental Consulting, July 2020)
- Construction Method Statement (A&E Elkins Limited)

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

12. 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 - 8.00am to 6.00pm
- Saturdays- 8.00am to 1.00pm 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 7.15 of the London Plan (2016) and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

13. Non Road Mobile Machinery condition

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

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

14. Water Efficiency

- a. Prior to occupation of the dwellings, the approved residential units shall incorporate and maintain water saving and monitoring measures that will meet water efficiency standards with a maximum water use target of 105 litres of water per person per day and rainwater collecting butts to collect rainwater from shed roofs as stated in the approved Energy and Sustainability Statement Issue 3 prepared by SCMS Associates Ltd (29th May 2020).
- b. Prior to first use of the residential units within the development, evidence including final Water Efficiency calculations prepared by suitably qualified assessor and evidence of commissioning that the approved residential units have incorporated water saving and monitoring measures and rainwater butts that will prevent the undue consumption of water in line with Part A and will minimise surface water runoff shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy 5.15 of London Plan (2016) and Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

15. Sustainable Design and Construction Standard

The approved residential units shall incorporate sustainability measures as detailed in the approved Energy and Sustainability Statement Issue 3 prepared by SCMS Associates Ltd (29th May 2020) and Preliminary Ecological Assessment VI prepared

by the Ecology Consultancy (24th April 2019). These measures shall be fully incorporated prior to first occupation and retained for the lifetime of the development.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan 2016, Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

16. Energy Strategy

- a. Within three-months of the practical completion of the residential development and prior to occupation, the following information should be provided to the Local Planning Authority for written approval:
 - i. Details of investigation of a waste water heat recovery system and evidence of feasibility and viability
 - ii. technical information in line with clauses 10.6 to 10.9 of the GLA's energy statement guidance (2020) 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).
 - iii. the resulting scheme, along with machinery/apparatus location, specification and operational details 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 to confirm compliance with Accredited Construction Details (ACDs) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013.
 - viii. If as built evidence required under (i) to (vi) result in a carbon shortfall, any remaining carbon dioxide emissions to meet the emissions in line with Part B should be addressed through a carbon offsetting contribution to the Council's Carbon Offsetting Fund.

APPENDICES

- b. Prior to the final completion of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in regulated CO₂ emissions of at least 106% (equal to 18 tonnesCO₂/yr) beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy and Sustainability Statement Issue 2 prepared by SCMS Associates Ltd (April 2020):
- i. energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 2.2 tonnes, equivalent to 13%, in regulated carbon dioxide (CO₂) emissions over the compliant BR Part L 2013 base case.
 - ii. installation of communal and individual Air Source Heat Pumps (ASHPs with $CoP_{heating} > 4$) for the provision of space heating and hot water to achieve at least annual carbon dioxide emission savings of 5.4 tonnes per year, equivalent to c.32% in regulated carbon dioxide (CO₂), beyond the Be Lean stage of the energy hierarchy.
 - iii. Installation of 83kWp solar Photovoltaic (PV) system to generate 58.048MWh/year of electricity and reduce the regulated CO₂ emissions of 10.6 tonnes per year, equating to 112% in regulated carbon dioxide (CO₂) emissions over the Be Clean case (ASHP heating solution under Part B (ii)) of the Energy Hierarchy.
 - iv. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated), including smart meters and energy efficient appliances (where installed) should be incorporated prior to occupation and maintained in the development in perpetuity.

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 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016, 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).

17. On-site renewable energy technologies – monitoring

To monitor the effectiveness of the renewable energy technologies including communal, individual ASHPs and solar PV system, a monitoring agreement will be signed with the Local Planning Authority prior to first occupation to comply with the prevailing monitoring requirements which will include the installation of on-site

automatic meter reading (AMR) devices by the developer and provision of readings on an annual basis for a period of 5 years following installation and operation of the renewable energy technology.

Reason: To contribute towards carbon dioxide emission reduction and to comply with London Plan Policy 5.7 (Renewable Energy) and Core Strategy policy EI (Carbon Emissions).

18. Centralised Heating System

Within six months of the commencement of the development, the following details should be submitted to the Local Planning Authority for written approval:

- a) Details of the plant room(s), including size, layout and location, thermal stores (if available) and any other equipment required;
- b) Details of the Air Source Heat Pumps (ASHPs), including centralised and individual systems, to serve the energy requirements of the dwellings, including technical information such as operational data and operational performance, costs, specification and operation/management strategy; external equipment location, and design;
- c) 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;
- d) Details of schematic of the site wide heat network showing all apartments connected into it;
- e) Full details of the method of how the proposed centralised system will facilitate connection to a current market or higher efficiency 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;
- f) Details of how the individual heating systems proposed for the maisonettes and houses will facilitate connection to a current market or higher efficiency offsite heating and/or private wire network;
- g) A safeguarded provision to the edge of the site;
- h) 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 (a) to (f), runs efficiently, has

reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.

The allocated space within the development shall be constructed in accordance with the approved details.

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 5.3, 5.5 and 5.6 of the London Plan 2016, policies DHI and EI 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).

I9. Landscape and Ecological Management Plan

- a. A Landscape and Ecological Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. Development proposals must ensure that there will be no net loss of biodiversity and, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity and achieve or even exceed the required Urban Greening Factor (UGF) score for the approved site. The Landscape and Ecological Management Plan shall include:
 - I. Investigation and details of biosolar roofs, bird boxes, plants to support a variety of habitat species and wildlife planting;
 - II. Long term design objectives;
 - III. Management responsibilities;
 - IV. Maintenance schedules for all landscaped areas other than small, privately owned domestic gardens;
 - V. A report from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement; and
 - VI. Details of all landscape features, including plans and cross-sections.
 - VII. Details of all hard landscape features to be incorporated in any part of the site not occupied by buildings

APPENDICES

- b. Evidence that all ecological and landscape features, biosolar roof (if proposed), bird boxes and number of habitat species have been installed in accordance with the details approved under Part A should be submitted to and approved by the local planning authority prior to first occupation.
- c. The Landscape and Ecological Management Plan shall be implemented prior to first occupation of the development and maintained as approved.

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

20. Hard and Soft Landscaping Details

- a. Prior to commencement of the development, a detailed Landscaping Strategy for all the hard and soft landscaping of any part of the site not occupied by buildings including details of:
 - Planting
 - Trees
 - Areas of paving
 - Car parking areas
 - Amenity areas
 - Playspace provision
 - Lighting
 - Bollards
 - Materials

shall be submitted and approved in writing by the local planning authority.

- b. All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.
- c. 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 5.12, 7.4, 7.5, and 7.19 of the London Plan (2015) and Policies DH1, E3, OS(f) and CH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

21. Secured by Design

SBD Measures

- a. 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 and shall be implemented in accordance with the approved details prior to occupation.

SBD Certification.

- b. 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 policies 7.3 of the London Plan (2016) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

22. Fire Statement

The development shall be implemented in strict accordance with the measures outlined in the Fire Strategy Report dated 8 October 2020 prepared by Affinity Fire Engineering and retained as such for the lifetime of the development.

Reason: In order to protect the living conditions and safety and security of the occupants in accordance with Policy 7.13 of the London Plan (2016).

23. Piling Method Statement

No piling shall take place until a PILING METHODSTATEMENT (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 sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

24. Cycle Parking Provision

- a. A minimum of 63 long stay secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- b. A minimum of 2 short stay secure cycle parking spaces shall be provide within the development.
- c. No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- d. All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

25. Car Park Management Plan

- a. The development shall not be occupied until a car park management plan of the three parking bays on Tuskar Street, in relation to the development has been submitted to, and approved in writing by, the Local Planning Authority.
- b. The car park management plan shall detail the provision of one blue badge parking bay, as well as details how the provision of two blue badge parking bays could be brought into such use where there is an identified demand relating to the development
- c. The car park management plan as approved shall be implemented prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (a).

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

26. Highway Works

The development shall not be occupied until details of the works required to remove the existing vehicle crossings on Woodland Grove and to relay the footway and to remove the existing 'Keep Clear' markings on Tuskar Street, extend the CPZ parking bay and create one blue badge parking bay with dropped crossover have been approved in writing by the Local Planning Authority; and the development shall not be occupied until those works been constructed in accordance with the approved details.

Reason: In the interests of highway and pedestrian safety, to ensure a high quality of public realm and to ensure the development is well integrated with its surroundings in accordance with the requirements of Policies 6.12 and 6.13 of the London Plan (2016) and IM1, IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

27. Monitoring Information

Monitoring info shall be submitted to the Local Planning Authority in accordance with the details set out in Appendix 4 as follows;

- a. Schedules M2 and M3 shall be submitted two months after the date grant of the Planning Permission; and
- b. Schedules M3 and M4 shall be submitted annually from the date of grant of the Planning Permission until the completion of the Development.

Reason: To enable the Local Planning Authority to update the London Development Database (LDD).

2. Informative(s) for Application Reference 20/1815/F:

01. Positive and Proactive Statement

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. In addition, positive discussions took place which resulted in further information being submitted.

02. Construction

The applicant is advised that there is a history of complaints about noise and vibration from recent demolition works on site reflecting both the nature of the work required as part of the demolition and the proximity of receptors to the site. The contractor should be mindful of the history of complaints as it is likely to affect the sensitivity of residents to further noise. Engagement and communication proposed is essential for reducing the likelihood of further complaints. It is advised that best practicable means should be used by the contractor and that there is adherence to the relevant British Standards on controlling noise and vibration from construction sites.

03. Construction Works

Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.

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

The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp
BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

04. Dust Minimisation

It is recommended that the contractor checks that adequate water supply (source / pressure, etc) for dust suppression is in place before the commencement of works.

04. Fire Safety

Access for fire appliances and adequate water supplies for firefighting purposes, shall be provided in accordance with as required by Part B5 of the current Building Regulations Approved Document.

05. Occupational Therapists

The applicant is advised to contact the Council's occupational therapist to inspect the accessible units and check compliance with M4(2). This should happen initially at first fix stage and at agreed intervals thereafter. The Councils occupational therapists can be contacted on 020 8921 2614.

Thames water

06. Groundwater Risk Management

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

07. Water Pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

08. Water Mains

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

09. Underground Water Assets

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

10. Community Infrastructure Levy

You are advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL, which was introduced 1 April 2012; and the local CIL, introduced 6 April 2015. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to starting on site, you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastructure_levy_cil

Appendix 3 – National, regional and local planning policies and Supplementary Planning Guidance / Documents.

I. The London Plan (March 2016) – The following London Plan policies are of consideration:

London's People

- 3.1 Ensuring Equal Life Chances for all
- 3.2 Improving Health and Addressing Health Inequalities
- 3.3 Increasing Housing Supply
- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Development
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets

London's response to climate

- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4A Electricity and gas supply
- 5.7 Renewable energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Assessment
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.17 Waste capacity
- 5.18 Construction, excavation, and demolition waste
- 5.21 Contaminated Land

London's Transport

- 6.3 Assessing effects of development on transport capacity
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking

London's Living Places and Spaces

- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public Realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.8 Heritage assets and archaeology
- 7.13 Safety Security and resilience to emergency
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscape

Implementation, Monitoring and Review

- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

2. **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies ("Core Strategy" - 2014)** - The main Core Strategy policies relevant to this application are:

Housing Policies

- H1 New Housing
- H2 Housing Mix
- H3 Affordable Housing
- H5 Housing Design

Economic Activity and Employment Policies

- EA(c) Skills and Training

Design and Heritage Policies

- DH1 Design
- DH3 Heritage Assets
- DH4 Maritime Greenwich World Heritage Site
- DH(b) Protection of Amenity for Adjacent Occupiers
- DH(h) Conservation Areas
- DH(i) Locally Listed Buildings

Open Space Policies

OS4	Biodiversity
OS(f)	Ecological Factors

Environment and Climate Change Policies

E1	Carbon Emissions
E2	Flood Risk
E3	Residual Flood Risk
E(a)	Pollution
E(c)	Air Pollution
E(e)	Contaminated Land
E(f)	Living Roofs and Walls

Cohesive and Healthy Communities Policies

CHI	Cohesive Communities
CH2	Healthy Communities

Infrastructure and Movement Policies

IM1	Infrastructure
IM4	Sustainable Travel
IM(a)	Impact on the Road Network
IM(b)	Walking and Cycling
IM(c)	Parking Standards

3. Supplementary Planning Guidance / Documents – the following planning guidance / documents are considered relevant:

- Mayor of London's Housing SPG 2016 ('Mayor's Housing SPG')
- Mayor of London's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 ('Mayor's Play and Informal Recreation SPG')
- Mayor of London's Homes for Londoners Affordable Housing and Viability SPG 2017 ('Mayor's Affordable Housing and Viability SPG')
- Mayor of London's Accessible London: Achieving an Inclusive Environment SPG (2014)
- Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Mayor of London's Social Infrastructure SPG (2015)
- Mayor of London's Character and Context SPG (2014)
- Mayor of London's Sustainable Design and Construction SPG (2014)
- Mayor of London's View Management Framework SPG (2012)
- Air Quality Neutral GLA Planning Support Update (2014)
- Royal Borough of Greenwich Planning Obligations SPD (July 2015)

APPENDICES

- Royal Borough of Greenwich Greener Greenwich SPD
- Royal Borough of Greenwich Infrastructure Delivery Plan
- Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government – March 2015)

Appendix 4 – Monitoring Forms

Schedule M1: Gross non-residential Floorspace Permitted (m ²)			
Permission Reference:			
Use Class		Pre-existing	Proposed
A1	retail shop		
A2	business or financial service		
A3	restaurant or café		
A4	bar or pub		
A5	hot food take-away		
B1a	office not recorded under A2		
B1b/c	light industry or R&D		
B2	general industry		
B8	warehousing or storage		
C1	hotel or guest house		
C2	clinic, hospital, boarding college		
D1	school or college (not boarding)		
	hospital, clinic or crèche		
	church, hall, exhibition gallery		
D2	indoor sports or leisure use		
Sui	Non-residential only		
Other	Non-residential only		
Total			

No. rooms:

Specify use:

Specify use:

Specify use:

Specify use:

Specify use:

Specify use:

Specify use:

Specify use:

And How many off-street non-residential car parking spaces will be provided?

Schedule M2: Dwellings Existing and Proposed							
Permission Reference:							
	Pre-existing			Proposed			
	Private	Affordable	Total	Private	Social Rented	Inter-mediate	Total
Hostel/care home rooms							
Non S/C bedsits							
Studio							
1-bed flat							
2-bed flat							
2-bed house							
3-bed flat							
3-bed house							
4-bed flat							
4-bed house							
5+ bed house							
TOTAL							

How many of the proposed units will be built to meet wheelchair standards?

<i>Schedule M3: Renewable Energy (Annual Update)</i>				
Permission Reference:				
Source	Total (KWh)	proposed	Active (KWh) as at 31 March 20xx	
Solar panels				
Photovoltaics				
Wind turbines				
Ground heat exchange				
Combined Heat & Power **				
Other				
Total				
(**only if using waste/biomass/renewable fuel)				
<i>Schedule M4: Annual Completions: Year ending 31 March 20xx</i>				
Permission Reference:				
Dwellings Completed	Private	Social Rented	Intermediate	Total
Hostel/care home rooms				
Non S/C bedsit rooms				
Studio				
1-bed flat				
2-bed flat				
2-bed house				
3-bed flat				
3-bed house				
4-bed flat				
4-bed house				
5+ bed house				
How many of the above units meet wheelchair standards?				
Non-residential floorspace completed: Year ending 31 March 20xx				
retail shop	A1	(sqm gross)		
business or financial service	A2	(sqm gross)		
restaurant or café	A3	(sqm gross)		
bar or pub	A4	(sqm gross)		
hot food take-away	A5	(sqm gross)		
office not recorded under A2	B1a	(sqm gross)		
light industry or R&D	B1b/c	(sqm gross)		
general industry	B2	(sqm gross)		
warehousing or storage	B8	(sqm gross)		
hotel or guest house	C1	(sqm gross)		
clinic, hospital, boarding college	C2	(sqm gross)		
school or college (not boarding)	D1	(sqm gross)		
hospital, clinic or crèche	D1	(sqm gross)		
church, hall, exhibition gallery	D1	(sqm gross)		
indoor sports or leisure use	D2	(sqm gross)		
Non-residential only	Sui	(sqm gross)		
Non-residential only	Other	(sqm gross)		
Total				