

Eastmoor Street & Westmoor Street  
188 Units (40 LAR Units and 16 S/O Units)  
Financial Viability Appraisal  
GLA Inputs

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Land at Nos. 6, 61-81 and Coopers Yard, Eastmoor Street  
and No. 6 & 10 Westmoor Street,  
Charlton  
London  
SE7 8LX

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**Eastmoor Street & Westmoor Street  
188 Units (40 LAR Units and 16 S/O Units)  
Financial Viability Appraisal**

**Appraisal Summary for Phase 1**

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Private Residential	132	88,973	640.00	431,384	56,942,720
London Affordable Rent	40	31,357	203.10	159,215	6,368,607
Shared Ownership	16	11,296	415.00	292,990	4,687,840
<b>Totals</b>	<b>188</b>	<b>131,626</b>			<b>67,999,167</b>

**Rental Area Summary**

	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial Units	1	12,286	17.50	215,005	215,005	215,005

**Investment Valuation**

Commercial Units					
Current Rent	215,005	YP @	6.0000%	16.6667	3,583,417

**GROSS DEVELOPMENT VALUE**

**71,582,583**

Purchaser's Costs	(243,672)
Effective Purchaser's Costs Rate	6.80%
	(243,672)

**NET DEVELOPMENT VALUE**

**71,338,911**

**Additional Revenue**

Ground Rents	660,000
	660,000

**NET REALISATION**

**71,998,911**

**OUTLAY**

**ACQUISITION COSTS**

Fixed Price	4,214,000	
Fixed Price		4,214,000
		4,214,000
Stamp Duty		200,200
Effective Stamp Duty Rate	4.75%	
Agent Fee	1.50%	63,210
Legal Fee	0.35%	14,749
		278,159

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost
Build Cost	202,222	250.75	50,707,841
S106 financial contributions			1,487,686
Mayoral CIL2 estimate			282,516
RB Greenwich CIL estimate			899,598
			53,377,641

**PROFESSIONAL FEES**

Professional Fees	10.00%	5,070,784
		5,070,784

**MARKETING & LETTING**

Commercial Marketing	12,286 ft <sup>2</sup>	2.00	24,572
Residential Marketing		1.15%	654,841
Letting Agent Fee		10.00%	21,501
Letting Legal Fee		5.00%	10,750
			711,664

**DISPOSAL FEES**

Sales Agent Fee	1.50%	1,073,739
Sales Legal Fee	0.35%	250,539
		1,324,278

**MISCELLANEOUS FEES**

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Financial Viability Appraisal**

Developer's Profit-Commercial	15.00%	537,513	
Developer's Profit-Affordable	6.00%	663,387	
Developer's Profit-Private	17.50%	9,964,976	
			11,165,875
<b>FINANCE</b>			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land		900,709	
Construction		4,601,722	
Other		1,444,098	
Total Finance Cost			6,946,530
<b>TOTAL COSTS</b>			<b>83,088,931</b>
<b>PROFIT</b>			<b>(11,090,020)</b>

**Performance Measures**

Profit on Cost%	-13.35%
Profit on GDV%	-15.49%
Profit on NDV%	-15.55%
Development Yield% (on Rent)	0.26%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR% (without Interest)	-4.19%
Rent Cover	-51 yrs -7 mths
Profit Erosion (finance rate 6.500)	N/A

## 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.

3006\_GA-P-L00 PL15 Proposed Ground Floor Plan  
3006\_GA-P-L01 PL8 Proposed First Floor Plan  
3006\_GA-P-L02 PL8 Proposed Second Floor Plan  
3006\_GA-P-L03 PL8 Proposed Third Floor Plan  
3006\_GA-P-L04 PL8 Proposed Fourth Floor Plan  
3006\_GA-P-L05 PL8 Proposed Fifth Floor Plan  
3006\_GA-P-L06 PL8 Proposed Sixth Floor Plan  
3006\_GA-P-L07 PL7 Proposed Seventh Floor Plan  
3006\_GA-P-L08 PL7 Proposed Eighth Floor Plan  
3006\_GA-P-L09 PL7 Proposed Ninth Floor Plan  
3006\_RP-L10\_PL10 Roof Plan  
3006\_GA-P-L00-NB PL9 Proposed Ground Floor Plan - North Block  
3006\_GA-P-L00-SB PL8 Proposed Ground Floor Plan - South Block  
3006\_GA-P-L01-NB PL6 Proposed First Floor Plan - North Block  
3006\_GA-P-L01-SB PL6 Proposed First Floor Plan - South Block  
3006\_GA-P-L02-NB PL6 Proposed Second Floor Plan - North Block  
3006\_GA-P-L02-SB PL6 Proposed Second Floor Plan - South Block  
3006\_GA-P-L03-NB PL6 Proposed Third Floor Plan - North Block  
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3006\_EX-SP-L00 OS Site Location Plan  
3006\_GA-SP-L00 Block Plan  
3006\_GA-P-L01-WCH PL3 Proposed Wheelchair Layouts  
3006\_GA-P-CA-PL-01 PL1 Core A Plot Layouts 01  
3006\_GA-P-CA-PL-02 PL1 Core A Plot Layouts 02  
3006\_GA-P-CA-PL-03 PL1 Core A Plot Layouts 03  
3006\_GA-P-CA-PL-04 PL1 Core A Plot Layouts 04  
3006\_GA-P-CB-PL-01 PL1 Core B Plot Layouts 01  
3006\_GA-P-CB-PL-02 PL1 Core B Plot Layouts 02

3006\_GA-P-CB-PL-03 PL1 Core B Plot Layouts 03  
3006\_GA-P-CC-PL-01 PL1 Core C Plot Layouts 01  
3006\_GA-P-CC-PL-02 PL1 Core C Plot Layouts 02  
3006\_GA-P-CC-PL-03 PL1 Core C Plot Layouts 03  
3006\_GA-P-CC-PL-04 PL1 Core C Plot Layouts 04  
3006\_GA-P-CC-PL-05 PL1 Core C Plot Layouts 05  
3006\_GA-P-CC-PL-06 PL1 Core C Plot Layouts 06  
3006\_GA-P-CD-PL-01 PL1 Core D Plot Layouts 01  
3006\_GA-P-CD-PL-02 PL1 Core D Plot Layouts 02  
3006\_GA-P-CD-PL-03 PL1 Core D Plot Layouts 03  
3006\_GA-P-CD-PL-04 PL1 Core D Plot Layouts 04  
3006\_GA-P-CD-PL-05 PL1 Core D Plot Layouts 05  
3006\_GA-E01 PL8 Proposed East and West Elevations  
3006\_GA-E02 PL7 Proposed Link North and South Elevations  
3006\_GA-E03 PL8 Proposed North and South Elevations  
3006\_GA-E-L-01 PL1 Proposed Long Elevations  
3006\_GA-S01 PL7 Proposed Sections A-A & B-B  
3006\_GA-S02 PL6 Proposed Sections C-C & D-D  
3006\_GA-S03 PL5 Proposed Sections E-E & F-F  
**195870-017 Rev - Highway Arrangement**  
**195870-016 Rev A Interim Highway Arrangement**

### **Accommodation Schedule dated 23 June 2021**

Air Quality Assessment  
Archaeology Assessment  
BREEAM 2018 Pre-Assessment Report V1 by Jaw Sustainability dated  
29.06.2020  
Car Park Management Plan  
Circular Economy Statement  
Daylight Sunlight Overshadowing Assessment  
Daylight Sunlight Overshadowing Assessment Addendum (November 2020)  
**Daylight and Sunlight Assessment 24 June 2021**  
Delivery and Servicing Management Plan  
Design and Access Statement  
Design and Access Statement Addendum (November 2020)  
Employment Statement and Relocation Strategy  
Energy Strategy Report by Jaw Sustainability (7<sup>th</sup> January 2021)  
Updated Energy Strategy Report and supporting documents (January 2021)  
Fire Strategy dated June 2021  
Flood Risk Assessment  
Flood Risk Assessment – Rev B (August 2020)  
Flood Risk and Surface Water Drainage Addendum (October 2020)  
Framework Travel Plan  
Health Impact Assessment  
Heritage Townscape and Visual Impact Assessment

Updated Townscape Heritage and visual Impact Assessment report (January 2021)

Land Contamination Assessment

Updated Landscape Strategy Studio Bosk Ltd dated June 2021

Life Cycle Carbon Assessment V01 by Jaw Sustainability (26<sup>th</sup> June 2020)

Updated Life Cycle Carbon Assessment – version 2 and supporting documents (January 2021)

Noise Assessment

Noise Assessment Addendum (November 2020)

Noise Assessment – Technical response to Consultee Technical Report (October 2020)

Outline Construction Logistics Plan

Updated Outline Construction Logistics Plan – Rev A (November 2020)

Overheating Assessment V01 by Jaw Sustainability (29<sup>th</sup> March 2020)

Overheating Assessment V02 by Jaw Sustainability (5<sup>th</sup> January 2021)

Updated Overheating Assessment – version 2 (January 2021)

Planning Statement

Preliminary Ecological Appraisal and Preliminary Roost Assessments prepared by The Ecology Partnership (June 2020)

Schedule of Accommodation dated 28.05.2021

Statement of Community Involvement

Sustainability Statement by Jaw Sustainability dated January 2021

Transport Assessment

Tree Survey and Arboricultural Impact Assessment

Utilities and Services Statement

Land at Nos. 6, 61-81 and Coopers Yard, Eastmoor Street and Nos. 6 & 10 Westmoor Street - Response to Sustainability Memorandum

M&E Initial Report Rev B by Taylor Project Services LLP (January 2021)

Viability Assessment and Affordable Housing Statement June 2020

**Updated Financial Viability Appraisal dated December 2020**

Updated Financial Viability Appraisal dated April 2021

Updated Financial Viability Appraisal dated June 2021

**Response to Occupational Therapist's comments 14 June 2021**

**20-10-08 Eastmoor Street Response to Consultee Comments**

**Covering letter dated 30 June 2020**

**Covering letter dated 25 November 2020**

**Covering letter dated 30 April 2021**

**Agent's emails:**

**14.06.2021 Re: noise conditions**

**10.06.2021 Re: consultation responses**

**03.06.2021 Re: outstanding issues**

**25.05.2021 Re: revised submission documents**

**24.05.2021 Re: revised submission documents - revised affordable housing offer**

**18.03.2021 Re: CGI views / THVIA**

**04.03.2021 Re: further comments in relation to daylight and sunlight**

**09.02.2021 Re: request for further information / clarification**

**08.01.2021 Re: request for further information / clarification**

## **Appendix 2 - Conditions**

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:

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M&E Initial Report Rev B by Taylor Project Services LLP (January 2021)

Reason: In the interests of good planning and to ensure that the development

ITEM NO: 5 – Addendum Appendices

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 -](http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice)

[\\_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'

b. 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 in writing 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:

- a) Measures to dissuade construction workers from parking in the vicinity of the development;
- b) 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;
- c) 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;
- d) 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 development 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**

Prior to commencement of construction a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall address the following matters:

- Provide an updated drainage layout plan confirming details of the invert level and sizes of the attenuation SuDS, the location and invert level of the HydroBrake, and post development discharge rates in accordance with the supporting calculations.
- Provide confirmation that Thames Water has consented to the proposed discharge point and discharge rates.

The approved scheme shall be implemented prior to the first occupation of the development.

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**

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 NO<sub>x</sub> 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.

- The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.
- An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases.
- All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

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 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 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 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 shall commence until~~ **Prior to the commencement of above ground works** full details of the proposed new vehicular access **shall be 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 to the south) details of the interface between the access within the application site and the adjacent site 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 **above ground works** ~~the development,~~ 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 approved the approved drawings. ~~The applicant shall not implement any part of the development hereby permitted~~ **No above ground works shall commence** 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 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 **above ground works** ~~the development~~, 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) 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~~ **prior to the commencement of above ground works**; 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).**

~~a) 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) 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;~~

~~v. Rainwater goods (annotated plans at a scale of not less than 1:10;~~

~~v. The details 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 designed buildings. No visible water plant, pipes or gutters are acceptable, which were not included in the submitted drawings for this planning application.~~

~~c) 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 and was not discussed as an option at the pre-application stage.~~

~~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**

Prior to the commencement of **above ground works** 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.

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 Obscure Glazing / Privacy Screens**

Prior to the commencement of above ground works ~~development, other than demolition and groundworks,~~ detailed drawings showing the proposed measures to protect the privacy of future occupants as as indicated in the submitted Design and Access Statement Addendum dated November 2020 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.

### **24. 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 above ground works ~~the development~~ 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).

### **25. 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 **above ground works** ~~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).

## **26. Delivery and Servicing Plan**

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.

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.

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.

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

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).

## **27. Cycle Parking Provision**

- A minimum of 396 long-stay (368 residential and 28 commercial / retail) and 39 short-stay (6 residential and 33 commercial/ retail) secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
- ~~No development of each Phase shall commence on site until the full~~ Full



details of the cycle parking facilities shall have been submitted to and approved in writing by the Local Planning Authority **prior to the commencement of above ground works.**

- All cycle parking spaces shall be provided and made available for use prior to occupation of the relevant **block 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).

## **28. Parking Design and Management Plan**

The development hereby approved shall not be occupied until a Parking Design and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Parking Design and 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 a further seven percent of residential dwellings will be provided with a disabled person parking space should demand arise;
  - iii. Conditions of use and monitoring of the parking to be provided, including the 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;
- The Parking Design and 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)

## **29. 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)

### **30. 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).

### **31. Framework Commercial Travel Plan**

a) The **non-residential areas** of the development hereby approved shall not be occupied until such time as a detailed site-specific Framework Commercial Travel Plan for that part, 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).

### **32. 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 Ardent Consulting Engineers (dated August 2020, Reference: 195870-01) and the following mitigation measures detailed within it:

- Finished floor levels set no lower than 6.400 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).

### **33. 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).

### **34. Water Efficiency**

No **above ground works** development shall commence, including both residential and non-residential units, until Water Efficiency calculations, prepared by suitably qualified assessor, have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the detailed design of the development is designed 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 submitted to the Local Planning Authority and approved in writing.

Prior to occupation 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 shall have been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy SI5 of London Plan (2021) and Policy DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich Greener Greenwich SPD (2014).

### **35. BRE Green Guide**

A. ~~Prior to commencement of the development, details demonstrating that all building materials to be used on the residential and non-residential components of 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 any part of the development falls below the C category, proposed measures will be identified to seek to achieve the required categories.~~

~~B. Six months prior to the fit out of the new residential buildings within the development, details demonstrating that the external and internal building materials to be used within the new residential buildings comply with the BRE Green Guide Specification categories A+ to C shall be submitted to an approved by the Local Planning Authority.~~

~~c. Six months prior to the fit out of the new non-residential buildings within the development, details demonstrating that the external and internal building materials to be used within the new non-residential buildings comply with the BRE Green Guide Specification categories A+ to C shall be submitted to an approved by the Local Planning Authority.~~

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

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

### **35. Rainwater Recycling**

A. Prior to commencement of **above ground works** the development, a report on the feasibility of rainwater recycling system for irrigation requirements shall be submitted to and approved by the Local Planning Authority.

B. **Subject to Part A** within six months from completion of the installation of the rainwater recycling system, evidence of commissioning and evidence that the rainwater recycling system has been installed in accordance with the details approved under Part A **shall** ~~should~~ be submitted to the Local Planning Authority **and approved in writing** ~~for written approval~~.

The development shall be carried out in accordance with the details as approved, shall be maintained as such thereafter and shall not be amended without the prior written consent of the Local Planning Authority.

Reason: To reduce the amount of potable water consumed from the water mains supply and contribute towards the sustainable use of water to comply with Policy D8, SI13 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **36. Sustainable Design and Construction Standards**

Prior to the first occupation of each residential unit within the development, the approved dwellings shall incorporate sustainability measures as detailed in the Sustainability Statement prepared by Jaw Sustainability (6<sup>th</sup> January 2021) and supplementary information.

Upon the first use of the non-residential spaces within the development, the approved spaces shall incorporate sustainability measures as detailed in the Sustainability Statement prepared by Jaw Sustainability (6<sup>th</sup> January 2021) and supplementary information.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies D3, SI1, SI2, SI3, SI4, SI7, SI12 and SI13 of the London Plan 2021, Policy DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

### **37. Whole lifecycle carbon assessment**

A. Prior to commencement of **above ground works** the development, including both residential and non-residential units, ~~other than site preparation, remediation and / or the formation of accesses,~~ a Whole Life-Cycle Carbon Assessment (WLCCA) shall be prepared in accordance with London Plan Policy SI2 and the draft Whole Life-Cycle Carbon Assessments guidance (as updated) and submitted to the GLA and Local Planning Authority **and approved in writing by the Local Planning Authority in consultation with the GLA** ~~for written approval~~. In preparing the WLCCA, the applicant should consider reporting the embodied carbon of products linked to mechanical, electrical and public health (MEP) systems in line with CIBSE TM65 or other appropriate guidance as appropriate.

B. Prior to the first occupation of each phase within the development, hereby approved, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems including MEP systems used. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) along with any supporting evidence as per the guidance and Local Planning Authority for information.

Reason: In the interests of sustainable development and ensure the carbon emissions resulting from the materials, construction and MEP and the use of a building over its entire life have been appropriately reduced in line with London Plan Policy SI2.

### 38. BREEAM New Construction Standards

The new non-residential spaces within the development shall be registered with Building Research Establishment (BRE), achieve a high BREEAM NC Very Good BREEAM as detailed in the BREEAM 2018 Pre-Assessment Report V1 prepared by Jaw Sustainability (29<sup>th</sup> June 2020) and make reasonable endeavours to achieve Excellent (based on the latest related BREEAM Technical guidance or subsequent BREEAM version).

- i. Within three months of the completion of **each of** the new non-residential units, Interim BREEAM (or subsequent scheme) Assessment, copy of the summary score sheets and related Design Certificates all verified by the BRE shall have been submitted to and approved in writing by the Local Planning Authority.
- ii. Within three months from the date of first use **of each** of the new non-residential units, Post Construction BREEAM (or subsequent scheme) Stage Assessment, copy of the summary score sheets and related Certification all verified by the BRE with a copy of a signed legal green fit-out agreement confirming that the approved non-residential units within each block have been designed and fitted out to beyond best practice energy demand reduction measures, and incorporate energy efficient systems for heating and cooling and water efficient equipment that will conform to the energy strategy approved as part of Condition 40 (Energy Strategy for Non-Residential) shall have been submitted to and approved in writing by the Local Planning Authority confirming the BREEAM standard and measures have been implemented within three months from the date of first use of the new non-residential unit.

Following any approval of a 'Post Construction Stage' assessment and certificate of the non-residential space, the approved measures and technologies to achieve the high BREEAM Very Good or higher standard shall be retained in working order for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with policies: D3, SI1, SI2, SI3, SI4, SI7, SI12 and SI13 of the London Plan 2021; and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### 39. Energy Strategy

Notwithstanding the Energy Strategy Report prepared by Jaw Sustainability (7<sup>th</sup> January 2021) and supporting information (January 2021) **prior to the commencement of above ground works** ~~each block containing residential and/or non-residential units within the development,~~ other than site preparation, remediation and / or the formation of accesses, a revised Energy

Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Energy Strategy shall:

- i) outline the measures to be incorporated into the residential and non-residential components of the development to comply with the zero carbon standard above Building Regulations Part L 2013 taking into account the changes proposed under the revised Interim Building Regulations Part L and Future Homes Standards.
- ii) investigate beyond best practice energy efficiency to minimise thermal bridging and maximise energy and carbon savings prior to incorporation of renewable/low carbon technologies. The carbon emissions and associated savings at the Be Lean case must be assessed and demonstrated against SAP 2012 emissions factors (if appropriate). Consideration to the LETI Climate Emergency Design Guide guidance shall be made.
- iii) identify measures and calculate and minimise energy uses not covered by Building Regulations (un-regulated);
- iv) be based on connection of all residential and/or non-residential buildings to the site wide district heating network served by either i) heating/cooling imported into the site or (ii) a single on-site energy centre based on low carbon heat sources.
- v) investigate ways of reducing peak sizes of installed post-occupancy
- vi) provide technical details for all technologies proposed including but not limited to types of refrigerants proposed for the technology and heat network, efficiencies of systems, refrigerant leak detector and refrigerants' Global Warming Potential etc;
- vii) maximise onsite renewable energy generation, subject to operational plant requirements and overshadowing constraints, including a minimum capacity of 73kWp solar Photovoltaic system;
- viii) evidence of developing a decarbonisation strategy including for low carbon heat to be supplied to the network from plant installed to serve the proposed development in the event that connection to an offsite local low carbon energy network is not pursued and engagement with RBG;
- ix) provide accredited SAP and SBEM modelling output reports for each stage of the Energy Hierarchy;
- x) submission of the GLA's Carbon Emission Reporting spreadsheet demonstrating the carbon dioxide emissions and associated savings.

B. Within three-months of the practical completion of each block containing residential and/or non-residential units within the development and prior to occupation, the following information shall have been submitted to and approved in writing by the Local Planning Authority:

- i) Final technical information and evidence including commissioning of installation that the renewable/low carbon technologies are installed in accordance with Part ( A ) and, if appropriate, certified under the



Microgeneration Certification Scheme (MSC) and complies with the Enhanced Capital Allowances (ECS) product criteria.

ii) the resulting scheme, along with machinery/apparatus location, specification and operational details of renewable/low carbon technologies in accordance with Part ( A ) and Condition 44 Energy Centre/ Centralised plant room/District Heating Network.

lii) a management plan for the operation of the renewable/low carbon technologies in accordance with Part ( A ) and Condition 44 Energy Centre/ District Heating/ Connection to offsite low carbon energy network

iv) a servicing plan including times, location, frequency, method of servicing of the renewable/low carbon technologies and Condition 44 Energy Centre/ District Heating/ Connection to offsite low carbon energy network

v) Evidence that energy efficient appliances and other appropriate measures have been incorporated to reduce the energy demand and unregulated energy usage in accordance with Part ( A ).

vi) Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER/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 ( A ).

vii) Detailed thermal bridging calculations for both residential and non-residential components, 'As Built' SAP Thermal Bridging (residential) and SAP Overheating (residential) modelling output reports to confirm that the psi value has been reduced (psi-value <0.15) and Criterion 3 of the Building Regulations Part L 2013.

The approved development shall be carried out strictly in accordance with the details so approved, and the necessary equipment to allow connection of the approved development to the onsite energy centre or to the offsite local energy network shall be installed and operational prior to the first occupation of the development.

Reason: To ensure that the development hereby approved is 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 GG3, SI1, SI2, SI3 and SI4 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).

#### **40. Energy Strategy for non-residential elements**

Prior to the first occupation of each non-residential unit within the development, evidence that the approved non-residential spaces shall incorporate and maintain energy, overheating and fit out measures that are in line or improve upon those stated and approved under Condition 39 Energy Strategy and Condition 41 Overheating and Cooling Non-Residential shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the non-residential components of the development hereby approved and occupied 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 GG3, SI1, SI2, SI3 and SI4 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).

#### **41. Overheating and Cooling - Residential**

Prior to commencement of ~~above ground works~~ -the details of the dynamic thermal modelling **being applied to a representative sample of residential units proposed** using the guidance and criteria provided in CIBSE TM59 & TM49 (DSY1, DSY2 and DSY3) and Cooling Hierarchy, and demonstrating how these units perform against and even exceed the overheating criteria, shall have been submitted to and approved in writing by the Local Planning Authority. The details of any additional measures to be incorporated into each residential unit to minimise the risk of overheating (without active cooling) shall also be submitted and evidence that these measures can and will be incorporated into the residential component of the development if the dynamic thermal modelling demonstrates that overheating would occur. Compliance with Criterion 3 of the Building Regulations should also be demonstrated.

Each residential unit shall thereafter be constructed in accordance with the approved details.

Reason: To ensure that each residential unit within the development, hereby approved, is energy efficient and to reduce reliance on cooling and the risk of overheating in line with policy SI4 of the London Plan 2021, and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

#### **42. Overheating and Cooling - Non-residential**

Prior to commencement of **above ground works** ~~the non-residential spaces within the development, hereby approved,~~ the details of the dynamic thermal modelling, being applied to each non-residential unit proposed using the guidance and criteria provided in CIBSE TM52 & TM49 (DSY1, DSY2 and DSY3) and Cooling Hierarchy, and demonstrating how these units perform against and even exceed the overheating criteria, shall have been submitted to and approved in writing by the Local Planning Authority. The details of any additional measures to be incorporated into each non-residential unit to minimise the risk of overheating (without active cooling first) shall also be submitted and evidence that these measures can and will be incorporated into the development if the dynamic thermal modelling demonstrates that overheating would occur. Compliance with Criterion 3 of the Building Regulations should also be demonstrated and the actual cooling demand (kW/m<sup>2</sup>) (if required) should be demonstrated to be significantly reduced compared to the notional.

Each non-residential unit shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the non-residential development, hereby approved, is energy efficient and to reduce reliance on cooling and the risk of overheating in line with policy SI4 of the London Plan 2021, and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **43. Energy Centre/ District Heating/ Connection to offsite low carbon energy network**

- A) Within six (6) months of commencement of the approved development, including residential and non-residential components, within the development, hereby approved, the following details shall have been submitted to and approved in writing by the Local Planning Authority:
- i. Evidence of investigation of ways of heat exported to neighbouring sites and briefings of discussions with sites in close proximity;
  - ii. ~~Evidence of investigation of ways of heat imported into the site and briefings of discussions with sites in close proximity;~~
  - iii. Details of the energy plant room and equipment, including size, layout and location, details of the flue and thermal stores (if available);
  - iv. Details of the technologies and associated equipment to serve the energy requirements of the development, including technical information such as operational data and operational performance, costs, carbon intensity of heat network (kgCO<sub>2</sub>/kWh), monthly demand profiles for heating and hot water and cooling demand, analysis used to determine size of the proposed technology, HIUs including specifications, type and efficiency (and any other details the Local Planning Authority deems necessary);
  - v. 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) for the connection of the residential and/or non-residential components into the site wide heat network or as approved under Energy Strategy condition
- vi. Details of schematic of the site wide heat network showing all residential units and/or non-residential units connected into it or plant room and connection to a local low carbon energy network as approved under Condition 40 Energy Strategy;
  - vii. Details showing how the non-residential units will be designed with appropriate connections to allow space heating to be provided by the onsite or offsite district heating network;
  - viii. The method of how the facility and/or infrastructure has been designed to allow for the future connection of the development to an offsite heat network and/ or private wite network including connection point on the ground floor; drawings and floor plans if connection to an offsite local low carbon energy network hasn't been pursued as a priority;
  - ix. Evidence that any gas boilers required to serve the energy requirements of the approved development as an interim or later stage, should be of Ultra-Low NOx with maximum NOx Emissions that are compliant with the NOx (g/m<sup>2</sup>) (<40mgNOX/kWh) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG (April 2014).
  - x. **Details and evidence to demonstrate that the onsite district heating network, if an onsite standalone system is proposed, and secondary distribution heat network shall be designed in accordance with Heat Networks: Code of Practice for the UK (based on the latest technical guidance), Heat Trust Standards and Heat Network (Metering and Billing) Regulations (HNMBR)**
  - ~~xi. Details and evidence to demonstrate that the district heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK (based on the latest technical guidance), Heat Trust Standards and Heat Network (Metering and Billing) Regulations (HNMBR).~~
- B) Within six months of occupation of the relevant block of the development including residential and non-residential components, details and evidence of a post-commissioning assessment, completed by an independent assessor, for either connection to an offsite local low carbon energy network or installation of an energy centre to provide the space heating/ hot water/ cooling, certifying that either the offsite connection or the onsite standalone energy servicing strategy has been well designed in line with Part A, runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place shall have been submitted to and approved in writing by the Local Planning Authority.

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 SI2, SI3 of the London Plan 2021, 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).

#### **44. 'Be seen' energy monitoring**

The development hereby approved shall be constructed to comply with the GLA 'Be Seen' energy monitoring requirements set out in points a, b, c and d below for at least five years:

- A. Within four weeks of planning permission being issued by the Local Planning Authority, accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance shall be submitted to the GLA's monitoring portal and Local Planning Authority for information.
- B. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to occupation of each phase of the development, updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as well as supporting evidence, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal and submitted to the Local Planning Authority for information. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.
- C. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, accurate and verified annual in-use energy performance data as well as supporting evidence for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal and submitted to the Local Planning Authority for information.
- D. In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner

shall investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which can be reasonably practicable to implement, an action plan comprising such measures shall have been submitted to and approved in writing by the Local Planning Authority within six weeks of the submission of the information being uploaded to the GLA's Portal. The measures approved by the Local Planning Authority shall be implemented ~~by the legal Owner as soon as reasonably practicable and based on~~ **in accordance with** the agreed action plan timescales.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

#### **45. Precautionary Bat Survey**

If more than one year passes between the most recent bat survey and the commencement of development involving tree works an update 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 relating to each Phase.

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

#### **46. 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.

#### **47. Ecological / Landscape 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;**

**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.**

~~Notwithstanding the Preliminary Ecological Appraisal and Preliminary Roost Assessments prepared by The Ecology Partnership (June 2020) and Landscape Strategy prepared by Studio Bosk Ltd (24th June 2020), prior to the commencement of development an ecological and landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, 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 and achieve or even exceed the required Urban Greening Factor (UGF) score for the approved site. The submitted report shall include:~~

~~A. Ecological Appraisal demonstrating the details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.~~



- ~~B. Detailed phase II nesting birds' surveys which include: nesting bird checks, if evidence of these species is recorded.~~
- ~~C. A detailed method statement for the removal or long-term management /eradication of invasive species on the site. The method statement shall include proposed measures to prevent the spread of butterfly bush and cherry laurel during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.~~
- ~~D. 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.~~
- ~~E. Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement, are linked and will become part of the wider green infrastructure as well as provide ecological corridors for the local fauna as appropriate. The mitigation and enhancement should include the following:~~
- ~~i. Native and/or nectar producing and/or deciduous plant and tree species 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. Dense areas of shrubbery;~~
  - ~~iv. Habitat areas identified in the Greenwich Biodiversity Action Plan;~~
  - ~~v. Bird and bat sensitive lighting;~~
  - ~~vi. Street trees; and~~
  - ~~vii. Artificial nesting and roosting sites/boxes including number, location (eastings and northings) and specification for bird, bat and invertebrate species. 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.~~
- ~~F. Evidence that the ecological measures approved under parts ( A ) to ( E ) 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 residential and non-residential buildings within the development.~~

~~Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's well-being and comply with London Plan~~

~~(2021) policies G1 (Green Infrastructure), G5 (Urban Greening), SI13 (Sustainable Drainage) and G6 (Biodiversity and Access to Nature) and policies OS4 (Biodiversity), DH1 (Design) and E(f) Living Roofs and Walls of the Royal Greenwich Core Strategy and Detailed Policies 2014.~~

#### **48. Biodiverse/ Biosolar Green Roof**

A. Within three months of commencement of the development, a detailed investigation into the incorporation of biodiverse/ bio-solar green roof that is compliant with GRO Green Roof Code 2014 shall have been carried out and submitted to and approved in writing by the Local Planning Authority, ~~and submitted to Local Planning Authority for written approval.~~

B. Subject to part ( A ), details of the green/biosolar roof shall have been submitted to and approved in writing by the Local Planning Authority within six months of commencement of the development, and should include:

- i.type of green roof and how it has been developed for biodiversity and biodiversity and ecological enhancement;
- ii.details of landscape features;
- iii.roof cross-sections and roof plan showing biosolar features;
- iv.substrate and vegetation;
- v.assessment of the effectiveness of the green roof as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
- vi.Planting within the first planting season following the practical completion of the building works  
The green roof should be comprised of, but not necessarily limited to:
  - biodiversity-based with extensive/semi-intensive soils,
  - substrate which is commercial -based aggregate or equivalent with a varied substrate depth of 80-150mm planted with 50% locally native herbs/wildflowers in addition to sedum and include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates, individual logs or log piles, shallow pools and an area suitable for black redstarts and nesting starling.

C. Evidence that the roof has been installed in accordance with (A) and (B) shall have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

D. The green roof shall be retained and maintained for the lifetime of the development in accordance the approved details.

Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's well-being and comply with London Plan

(2021) policies G1 (Green Infrastructure), G5 (Urban Greening), SI13 (Sustainable Drainage) and G6 (Biodiversity and Access to Nature) and policies OS4 (Biodiversity), DH1 (Design) and E(f) Living Roofs and Walls of the Royal Greenwich Core Strategy and Detailed Policies 2014.

#### **49. 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.

#### **50. 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).

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

Full details of the children's play areas (as shown in the Landscape Strategy dated June 2021) 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. This shall include the provision of a minimum of 587m<sup>2</sup> of playspace for under 5s and 547 m<sup>2</sup> of play space for ages 5-11 and 12+

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).

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

The commercial units hereby permitted shall be completed to an enhanced shell specification (to a weathertight standard, including facades, glazing, doors, louvres and a screed floor 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

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

Notwithstanding the submitted documents, 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).

### **54. 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).

### **55. Permitted Uses - Flexible Employment 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 with or without modification) the flexible employment spaces

hereby permitted (Units 4,5,6,7 & 8 as shown on drawing GA-P-L00 Rev PL15) shall

be used only for the following purposes:

- Offices to carry out any operational or administrative functions;
- Research and development of products or processes;
- Industrial processes;
- Storage and distribution.

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).

## **56. Permitted Uses - Flexible Retail and Community 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 with or without modification) the flexible employment spaces hereby permitted (Units 1,2 & 3 as shown on drawing GA-P-L00 Rev PL 15) shall be used only for the following purposes:

- Display or retail sale of goods, other than hot food
- Sale of food and drink for consumption (mostly) on the premises
- Provision of:
  - Financial services
  - Professional services (other than health or medical services), or
  - Other appropriate services in a commercial, business or service locality
  - Public houses, wine bars, or drinking establishments
  - Drinking establishments with expanded food provision
  - Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
  - Creche, day nursery or day centre (not including a residential use)
- Offices to carry out any operational or administrative functions,
- Research and development of products or processes
- Industrial processes
- Halls or meeting places for the principal use of the local community
- Provision of education
- Display of works of art (otherwise than for sale or hire)

- Museums
- Public libraries or public reading rooms

For the avoidance of doubt the use of the flexible retail and commercial units hereby permitted shall not be used for the following purposes:

- Place of worship;
- Hot food takeaway;

Reasons:

To safeguard the amenities of future occupants of the development and neighbouring properties and the area generally and to ensure compliance with policies D14 and E7 of the London Plan (2021) and Policies E(a) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

In order to prevent adverse impacts upon the local road network in accordance with policy T4 of the London Plan (2021)

In order to prevent the introduction of hot food takeaway uses within 400m of a school entrance in accordance with policy E9 of the London Plan (2021).

## **57. Sound Insulation between Residential and Non- Residential Floorspace**

Prior to the commencement of **above ground works** ~~the development~~ a detailed scheme of noise insulation measures for all divisions walls and/or floors separating the flexible employment floorspace / flexible retail and community 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 policies D14 and E7 of the London Plan (2021) and policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **58. Sound Insulation for Flexible Retail and Community Uses**

Prior to the commencement of **above ground works** ~~the development~~ hereby permitted, details of the proposed sound insulation scheme for the parts of the development to be used for flexible retail and community use shall be submitted to and approved by the Local Planning Authority. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance to surrounding occupiers. The noise measured at one metre from the façade of the nearest noise sensitive premises should not exceed 10dB(A) below the typical LA90 1Hour day or LA90 5 min night. Details should include airborne sound insulation. The developer shall certify to the Local Planning Authority that the noise mitigation measures agreed have been installed. The approved scheme is to be completed prior to occupation of the community floorspace and shall be permanently maintained thereafter.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with policies D14 and E7 of the London Plan (2021) and policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

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

Prior to the **occupation of 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).

## **60. Implementation of Approved Noise Mitigation Measures**

Prior to the first occupation of the development hereby permitted full details demonstrating that the approved mitigation and design set out in the 'Arden Consulting Engineers Noise Assessment Report Ref 195870-04 dated June 2020' submitted with the planning application have been fully installed shall be submitted and approved in writing by the Local Planning Authority.

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).

## **61. Noise Criteria Compliance**

The development hereby permitted shall achieve the following noise criteria:

### **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 L<sub>A</sub>max,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, in addition to those outlined in the *Ardent Consulting Engineers Noise Assessment Report Ref 195870-04 dated June 2020*, 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 (in consultation with the Port of London Authority and the wharf operators) 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).

## **62. 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 61 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).

### **63. 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 *Ardent Consulting Engineers Noise Assessment Report Ref 195870-04 dated June 2020*, 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).

### **64. 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).

### **65. Mechanical and Extract Ventilation**

a) Prior to the commencement of any above ground works a scheme demonstrating how provision will be made for the future installation of

mechanical ventilation equipment or other plant associated with the commercial units shall be submitted to and approved in writing by the Local Planning Authority.

b) No use involving the preparation of hot food shall commence until full details of any mechanical ventilation or other plant associated with the commercial operation of the building (including details of external appearance) have been submitted to and approved in writing by the Local Planning Authority. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the high-level discharge of kitchen extract air/ the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reference shall be had to Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by DEFRA ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb105\\_27-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb105_27-kitchen-exhaust-0105.pdf))

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

## **66. Air Quality**

The development hereby permitted shall be carried out in accordance with the mitigation measures identified in the submitted Air Quality Assessment Report Reference: 195870-08 PROJECT NO. 195870 JUNE 2020.

Reason: to ensure compliance with policy SI 1 the London Plan (2021) and and policy Policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

## **67. Fire Statement**

**Notwithstanding the submitted documents**, prior to the commencement of **above ground works** ~~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).

## **68. Surface Water Capacity**

No development shall be occupied until confirmation has been provided that either:-

1. Capacity exists off site to serve the development or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason: To ensure the satisfactory provision of waste water infrastructure to meet the needs of the development, noting that network reinforcement works may be required to accommodate the proposed development in order to avoid flooding and/or potential pollution incidents in accordance with London Plan (2021) policy SI 5.

## **69. Water Network Upgrades**

There shall be no occupation beyond the 99th dwelling until confirmation has been provided that either:-

all water network upgrades required to accommodate the additional flows to serve the development have been completed;

or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To ensure that sufficient water capacity is made available to accommodate additional demand anticipated from the new development in accordance with London Plan (2021) policy SI 5.

## **70. Details of Cranes (Aviation Safety)**

No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

## **71. Bird Management (Aviation Safety)**

No **above ground works** ~~Construction Works~~ in respect of any building **hereby permitted** shall be carried out unless and until a detailed scheme for green and/or brown roofs and associated aggressive bird management strategy has been submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

**Reason:** All green and/or brown roofs should be designed to make them unattractive to birds so as not to have an adverse effect on the safety of operations at London City Airport by encouraging bird roosting and creating sources of food for birds, and thereby presenting a bird strike threat to aircraft operating at the Airport.

## **72. Community Development Plan**

Prior to the first occupation of the development hereby permitted a Community Development Strategy and Community Use Plan shall be submitted to and approved in writing by the Local Planning Authority. The Community Development Strategy and Community Use Plan shall be fully implemented in accordance with the approved details prior to the occupation

of the residential units and shall be maintained for the lifetime of the development.

Reason: To ensure that the development contributes towards creating and maintaining cohesive communities and encourages the successful integration of tenures in accordance with policy CH1 of the Greenwich Local Plan: Core Strategy with Detailed Policies (2014).2. Informative(s) for Application Reference 20/1924/F:

### **73. Post-completion report**

**Prior to the occupation the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation.**

**Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with policy SI7 of the London Plan (2021).**

**Appendix 3 - BPS Appraisal dated 25 June 2021**