

## Appendix I - Drawing numbers

The following drawings and associated documentation have been submitted by the applicant in support of application reference 23/3911/F:

### Drawings:

Drawing Title	Drawing Reference	Revision
Site Location Plan	1136_LP-100	P1
Ground Level Plan	1136_GA-00	P7
Podium Level Plan	1136_GA-01	P6
Podium Mezzanine Level	1136_GA-02	P2
Level 1	1136_GA-03	P4
Level 2	1136_GA-04	P2
Level 3-16	1136_GA-05	P2
Level 17-19	1136_GA-06	P2
Level 20	1136_GA-07	P2
Level 21	1136_GA-08	P2
Level 22	1136_GA-09	P2
Level 23	1136_GA-10	P2
Level 24-31	1136_GA-11	P2
Level 32	1136_GA-12	P2
Level 33-34	1136_GA-13	P2
Roof Level	1136_GA-14	P2
1 Bed Unit Types A	1136_GA-U-100	P2
1 Bed Unit Types B	1136_GA-U-101	P2
2 Bed Unit Types A	1136_GA-U-102	P2
2 Bed Unit Types B	1136_GA-U-103	P2
2 Bed Unit Types C	1136_GA-U-104	P2
3 Bed Unit Types	1136_GA-U-105	P2
4 Bed Unit Types	1136_GA-U-106	P2
Proposed Elevation - River / Telegraph Block South	1136_GE-100	P2
Proposed Elevations - River West	1136_GE-101	P1
Proposed Elevation - River /Telegraph Block North	1136_GE-102	P2
Proposed Elevation - River / Telegraph Block East	1136_GE-103	P2
Proposed Elevations - Telcon South	136_GE-104	P1
Proposed Elevations - Telcon / Morden West	1136_GE-105	P1
Proposed Elevations - Morden North	1136_GE-106	P1

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Proposed Elevations - Telcon / Morden East	1136_GE-107	P1
Proposed Elevations - Site Elevation South	1136_GE-109	P2
Proposed Elevations - Site Elevation North	1136_GE-110	P2
Proposed Elevation Study - 1	1136_GE-400	P1
Proposed Elevation Study - 2	1136_GE-401	P1
Proposed Elevation Study - 3	1136_GE-402	P1
Proposed Elevations - Site Elevation East	1136_GE-111	P1
Proposed Elevations - Site Elevation South	1136_GE-112	P1
Proposed Elevations - Site Elevation North	1136_GE-113	P1
Proposed P Section 01+02	1136_GS-103	P3
Proposed Site Proximity Sections 03 + 04	GS-104	
Proposed Site Proximity Section 05	GS-105	
Proposed Section AA	1136_GS-100	P4
Proposed Site Plan - Without Morden Wharf Development	1136_SP-101	P2
Proposed Site Plan - With Morden Wharf Development	1136_SP-102	P2
Proposed Site Plan - With Red Line Boundary Excluding Telcon Way	1136_SP-103	P2
Proposed Site Plan - With Red Line Boundary Excluding Telcon Way	1136_SP-104	P1
Proposed EA Buffer Zone	0711-020-P3	
Typical Tree Pit and Flood Defence Interface Details	8416-DE-SD-501	P01
Landscape General Arrangement Plan - Urban Greening Factor	8416-PL-X-GA-102	P01
Landscape General Arrangement Plan - Roof Plan	8416-PL-X-GA-101	P02
Existing Site Elevations	1136_EE-100	P1
Existing Site Plan	1136_SP-000	P1

**Documents:**

<b>Title</b>	<b>Author</b>	<b>Reference/date</b>
Environmental Statement Volume 1 (Chapters 1-6 and 8 -14), Volume 2, Volume 3 (Appendices 2.1 – 2.5, 5.1, 6.1, 8.1, 9.1 – 9.2, 10.1-10.5, 11.1 - 11.3, 13.1) and Volume 4	Avison Young	5 <sup>th</sup> December 2024
ES Volume 1 – Chapter 7 – Daylight and Sunlight Addendum	Avison Young	12 <sup>th</sup> February 2024

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ES Addendum Covering Letter	Avison Young	12 <sup>th</sup> February 2024
Response to ES Review	Avison Young	12 <sup>th</sup> February 2024
Rapid Health Impact Assessment Matrix – Self Completion Form	Centro Planning Consultancy	1 <sup>st</sup> December 2023
Ecological Assessment Report	Redstone Ecology	January 2024
Fire Statement	Marshall Fire	03 – 5 <sup>th</sup> April 2024
Framework Site Delivery and Servicing Management Plan	Markides Associates	Rev C – 15 <sup>th</sup> April 2024
Framework Operational Waste Management Plan	Markides Associates	Rev A – 20 <sup>th</sup> November 2023
Transport Assessment Addendum	Markides Associates	Rev B – 15 <sup>th</sup> April 2024
Transport Technical Note Addendum	Markides Associates	Rev A – 22 <sup>nd</sup> April 2024
Access Statement	David Bonnett Associates	November 2023
Planning Statement	Centro Planning Consultancy	Rev 2 - January 2024
Financial Viability Appraisal - Appraisal Input Assumptions Report: Impact of bus loop on proposed scheme	U.L.L Property	1st December 2023
Design and Access Statement	BGY	December 2023
Cover Letter	Centro Planning Consultancy	5 <sup>th</sup> December 2023
Accommodation Schedule	BGY	30 <sup>th</sup> November 2023
Area Schedule Commercial	BGY	5 <sup>th</sup> December 2023
Flood Risk Assessment	MAB Consultancy	P2 – 29 <sup>th</sup> November 2023
Intertidal Terrace Letter	CMPC	6 <sup>th</sup> March 2024
Flood Defence Structural Assessment Report	HHack Engineering	P2 - April 2024
Enderby Place, Flood Defence Memo	HHack Engineering	1333-MEM001 - 6th March 2024.
FRA Addendum 2	-	PI – 04 <sup>th</sup> March 2024
Desk Study and Preliminary Risk Assessment	Milvum Engineering Services	01 – November 2023
Sustainable Design and Construction Statement incorporating Energy Enderby Place	JS Lewis Ltd	Rev C – January 2024

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Circular Economy Statement	JS Lewis Ltd	Rev A – December 2023
Circular Economy Spreadsheet	JS Lewis Ltd	
BREEAM Accredited Professional Stage 2/3 Pre-assessment Report	The PES	30 <sup>th</sup> November 2023
Overheating Risk Assessment	JS Lewis Ltd	Rev B – December 2023
Construction Management Plan	OM Group	02 – November 2023
Construction Logistics Plan	Markides Associates	27 <sup>th</sup> November 2023
Lifecycle Carbon Assessment	JS Lewis Ltd	Rev A - December 2023
Whole Life Cycle Assessment	JS Lewis Ltd	23rd November 2023
Arboricultural Impact Assessment & Method Statement Report (BS5837:2012)	Arboricultural Design & Consultancy	AIA/MF/0189/23 – November 2023
Archaeological Desk Based Assessment	PCA	November 2023
Biodiversity Net Gain Calculation Spreadsheet	Sara Curtis	13 <sup>th</sup> November 2023
Landscape and Public Realm Strategy	Spacehub	November 2023
Statement of Community Involvement	Lowick	October 2023
Utilities Report	Landmark Information	

## Appendix 2 – Conditions and Informatives

### I. Conditions and Reasons for Application Reference 23/3911/F:

#### Condition 1

##### Expiration of Planning Permission

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

#### Condition 2

##### Approved Drawings

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

##### Drawings:

Drawing Title	Drawing Reference	Revision
Site Location Plan	1136_LP-100	P1
Ground Level Plan	1136_GA-00	P7
Podium Level Plan	1136_GA-01	P6
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1 Bed Unit Types A	1136_GA-U-100	P2
1 Bed Unit Types B	1136_GA-U-101	P2
2 Bed Unit Types A	1136_GA-U-102	P2
2 Bed Unit Types B	1136_GA-U-103	P2
2 Bed Unit Types C	1136_GA-U-104	P2

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3 Bed Unit Types	I136_GA-U-105	P2
4 Bed Unit Types	I136_GA-U-106	P2
Proposed Elevation - River / Telegraph Block South	I136_GE-100	P2
Proposed Elevations - River West	I136_GE-101	P1
Proposed Elevation - River /Telegraph Block North	I136_GE-102	P2
Proposed Elevation - River / Telegraph Block East	I136_GE-103	P2
Proposed Elevations - Telcon South	I136_GE-104	P1
Proposed Elevations - Telcon / Morden West	I136_GE-105	P1
Proposed Elevations - Morden North	I136_GE-106	P1
Proposed Elevations - Telcon / Morden East	I136_GE-107	P1
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Proposed P Section 01+02	I136_GS-103	P2
Proposed Site Proximity Sections 03 + 04	GS-104	
Proposed Site Proximity Section 05	GS-105	
Proposed Section AA	I136_GS-100	P4
Proposed Section BB	I136_GS-101	P1
Proposed Section CC	I136_GS-102	P1
Proposed Site Plan - Without Morden Wharf Development	I136_SP-101	P2
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Utilities Report	Landmark Information	17 <sup>th</sup> October 2023



**Reason**

In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

**Condition 3****Quantum of development**

- a) **Residential Development** – The total amount of residential development within Use Class C3 (Dwelling Houses) shall be no more than 564 units; and
- b) **Non-residential development** – the total floorspace shall not exceed the following:

<b>Non-residential floorspace</b>	
Use Class	Sqm Floorspace
Light Industrial – Class E(g)(iii)	945sqm
Community/Café – Sui Generis	500sqm

**Reason**

To ensure that the development is carried out in accordance with the approved plans and drawings

**Condition 4****Quantum of development – Height of Buildings:**

The development hereby approved shall be built in accordance with the below maximum heights.

<b>Proposed Building – River Tower</b>	
Maximum Building height (metres)	82.79 AOD
No. of storeys	23 (podium plus 19 – 22)

<b>Proposed Building – Telegraph Avenue Maisonettes</b>	
Maximum Building height (metres)	20.80 AOD
No. of storeys	4

<b>Proposed Building – Telcon Tower</b>	
Maximum Building height (metres)	82.79 AOD
No. of storeys	23 (podium plus 16 – 22)

<b>Proposed Building – Morden Tower</b>	
Maximum Building height (metres)	119.99 AOD
No. of storeys	35 (podium plus 31 – 34)

  

<b>Combined Floor Area</b>	
Floor area (m <sup>2</sup> ) – Gross Internal Area (GIA)	62,358

**Reason**

To ensure that the development is carried out in accordance with the approved plans and drawings.

**Condition 5  
EIA Condition**

The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement Volume 1 (Chapters 1-6 and 8 -14), Volume 2, Volume 3 (Appendices 2.1 – 2.5, 5.1, 6.1, 8.1, 9.1 – 9.2, 10.1-10.5, 11.1 -11.3, 13.1) and Volume 4 received on 5<sup>th</sup> December 2024 and appendixes and ES Volume 1 – Main Text and Figures, ES Volume 1 – Chapter 7 – Daylight and Sunlight Addendum, ES Addendum Covering Letter, Response to ES Review (received on 12<sup>th</sup> February 2024) and whenever the Local Planning Authority is requested to approve a variation to those mitigation measures or a non-material or minor amendment as provided by planning procedures, it shall only do so if it is satisfied that the proposed variation or amendment would not have any significant environmental effects which have not been assessed in the Environmental Statement.

**Reason**

To ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.

**Condition 6  
Phasing**

No development shall take place until details of the phasing for the development has been submitted in writing and approved by the Local Planning Authority. Phasing of the development shall be carried out in accordance with such approved details.

The phases shall be separate chargeable developments for the purposes of the CIL Regulations. Where the development begins before a phasing plan has been

approved, any chargeable floorspace approved as part of this development shall be charged accordingly in respect to any relevant chargeable floorspace.

### **Reason**

The Local Planning Authority need to be satisfied that the development of this site is undertaken in a coherent and comprehensive manner, is developed within a reasonable time-scale for the benefit of future occupiers and other residents of the area and for the purposes of Regulations 9(4) and 2(1) of the CIL Regulations (2010) as amended

### **Condition 7**

#### **Use of the River**

Prior to the commencement of the development, a strategy assessing the feasibility and viability of the use of the river Thames through the supply chain as part of the construction stage, including the potential to make use of the various safeguarded wharves located in this area, shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation the Port of London Authority and TfL. Where the Strategy confirms that such use of the Thames is feasible and viable, it shall identify how measures to use it will be implemented during the construction stage. The development shall be carried out in accordance with the approved strategy.

### **Reason**

In order to promote the sustainable use of the river and ensure compliance with Policy SI 15 of the London Plan (2021) and IM5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 8**

#### **Construction Environmental Management Plan (CEMP)**

Prior to the commencement of any demolition and construction works a Demolition/Construction Environmental Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This must include an Air Quality and Dust Management Plan for a management scheme to control and minimise emissions of air pollutants attributable to the demolition works and construction of the development. This must 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 (or prevailing standard). The method statement must include, as relevant, full details of the following:

- Proposed contact details and method for dealing with complaints from neighbours;

- Haulage routes including use of the river (which where possible avoid nearby schools);
- Loading and unloading areas;
- Waste disposal of construction waste and demolition material;
- Likely noise levels to be generated from plant;
- Details of any noise screening measures;
- Proposals for monitoring of noise and procedures to be put in place where agreed noise levels are exceeded;
- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded including asbestos;
- A dust risk assessment shall be undertaken; to include 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;
- Bonfire policy;
- A demolition asbestos survey;
- Proposals for monitoring, reporting and mitigation of vibration levels at surrounding residential properties where they are likely to exceed 1mm/s measures peak particle velocity.
- Likely dust levels to be generated and any screening measures to be employed;
- Proposals for monitoring dust and controlling unacceptable releases, including asbestos;
- Wheel washing facilities and facilities for discharging the water;
- Site hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting)
- Site plan identifying location of site entrance, exit, hard standing, stockpiles, dust suppression, location of water supplies and location of nearest neighbouring receptors
- Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures,
- Identification of the roles and responsibilities with regard to managing and reporting on the construction phase sustainability measures and protection of any existing wildlife;

Reference shall be made to:

- The Councils' Construction Site Noise Code of Practice
- The Mayor of London's 'The control of dust and emissions from construction

- and demolition' Best Practice Guidance.
- BRE four-part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'; or
- Relevant prevailing standards

The proposed development must work with and consider the impacts of the construction works, if the Morden Wharf, is also undertaking construction works at a similar time.

The details of the Demolition/Construction Method Statement shall be strictly adhered to throughout the entirety of the demolition and construction period until completion of the development.

### **Reason**

In the interests of the amenities of neighbouring properties and to ensure compliance with Policies D14, S11 and T4 of the London plan (2021) and Policies H5, E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 9**

#### **Construction Logistics and Travel Plan**

Prior to the commencement of any demolition and construction works, a full Construction Logistics Plan (CLP) and Demolition / Construction Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Council's Highways Department and Transport for London.

The CLP shall include (but not be limited to) details of the access route for vehicles involved in construction of the expected number of construction vehicles generated by the site and the impact upon the highway network. It should identify measures to be undertaken during construction, including consolidation of trips; secure, off-street loading and drop-off facilities; and using operators committed to best practice (members of TfL's Freight Operator Recognition Scheme, Construction Logistics and Community Safety (CLOCS) standard, or similar).

The Demolition / Construction Travel Plan shall incorporate measures for construction workers to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river) and monitoring arrangements during the construction of the development shall be submitted to, and approved by, the Local Planning Authority.

The proposed development must work with and consider the impacts of the construction works, if the Morden Wharf, is also undertaking construction works at a similar time.

The demolition and construction shall in all respects be implemented in accordance with details approved pursuant to this condition.

**Reason**

In the interests of the amenities of neighbouring properties, pedestrian and highway safety and sustainable travel in line with Policy T4, T7 and D11 of the London Plan (2021) and Policies E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 10**

**Hours of Construction**

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

Monday to Friday 8.00 a.m. - 6.00 p.m.

Saturdays 8.00 a.m. - 1.00 p.m.

And not at all on Sundays and Public and Bank Holidays.

**Reason**

In the interests of the amenities of neighbouring properties and to ensure compliance with Policies D14, S11 and T4 of the London plan (2021) and Policies H5, E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 11**

**Piling/Foundation Design**

Prior to commencement of any piling and/or foundation works on the development a detailed design and method statement for any foundation designs shall be submitted to and approved by the Local Planning Authority in writing.

This shall include, piling and if proposed 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) shall have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Greater London Archaeology Advisory Service, Thames Water and the Environment Agency.

The approved foundation design and piling must be undertaken in accordance with the terms of the approved detailed design and method statement.

**Reason**

To ensure any foundation design do not present a risk to groundwater within the underlying aquifers. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Aquifers; and to ensure underground water and sewerage utility infrastructure are not damaged; and to ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and to protect assets of archaeological interest on-site in accordance with Policy HCI of the London Plan (2021) and Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 12****Contamination – Pre-commencement**

Prior to the commencement of the development, 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:

1. 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:

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.

4. 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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The development (other than the approved remediation works) shall not be commenced until the scheme has been fully implemented as approved.

**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, controlled waters or groundwater movement in line with the aims of the NPPF; Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014), and policy SD1 of the London Plan (2021).

### **Condition 13**

#### **Contamination - Verification Report**

Within 2 months of the completion of the works set out in the approved remediation strategy, details of 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 the Local Planning Authority for its written approval. The development shall not be occupied until the Local Planning Authority's written approval has been obtained.

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.

The long-term monitoring and maintenance plan shall be implemented as approved.

**Reason:** The applicant should demonstrate that any work has been carried out effectively and the environmental and that the risks to health and groundwater in the underlying aquifers have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the NPPF, policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and policy SD1 of the London Plan (2021).



## **Condition 14**

### **Unsuspected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) 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 that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF 2023); and with Policy (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

## **Condition 15**

### **Unexploded Ordnance (UXO)**

a) Prior to the commencement of the 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.

b) 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 prior to the commencement of development:

- A Detailed Risk Assessment and Intrusive UXO Survey, based on (1) 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 development (other than the approved remediation works) shall not be commenced until the identified mitigation have been carried out in accordance with the approved details.

- c) Within 2 months of completion of the above in (b), a final Verification Report is required to be submitted to the Local Planning Authority for its written approval to demonstrate that the works set out in (b) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action. The development shall not be occupied until the Local Planning Authority's written approval has been obtained.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the NPPF, policy E(e) of the

Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and policy SD1 of the London Plan (2021).

## **Condition 16**

### **Cranes**

Prior to the erection of any crane/(s) on-site, a construction methodology statement and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the development have been submitted in writing and approved by the Local Planning Authority, in consultation with the PLA, TfL and London City Airport (LCY) and Gatwick Airport.

Upon completing the initial assessment based on the information requested, these cranes may need to be assessed against LCY's Instrument Flight procedures (IFPs) by a CAA approved procedure designer.

The development shall be implemented in strict accordance with the approved details.

**Reason:**

In order to safeguard the general amenities of the local area, in the interests of aviation safety and to ensure compliance with and Policy D11 of the London Plan (2021) and Policy IM(d) of the Royal Greenwich Core Strategy and Detailed Policies 2014

**Condition 17****Drainage Strategy**

Prior to commencement of development in accordance with the submitted Flood Risk Assessment (Document Reference 0711), detailed design of a surface water drainage scheme shall be submitted to and agreed with 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 showing details of the proposed drainage for the second catchment area and how this interacts with the existing SuDS.
- Provide confirmation of the party responsible for future maintenance of the SuDS.

The approved scheme will be implemented prior to the first occupation of the development and retained for the lifetime of the development.

**Reason**

To minimise the risks of flooding to users of the buildings and to comply with Policy S112 of the London Plan (2021) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 18****Accessibility - External**

Prior to the commencement of the superstructure, full details of access arrangements for each relevant part of the development for people with mobility difficulties in accordance have been submitted to, and approved in writing by, the Local Planning Authority.

For the avoidance of doubt this shall include large scale plans illustrating the different gradients on all routes to and through the site including the proposed ramp adjacent to Enderby House meeting appropriate gradients.

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

**Reason**

To facilitate the movement of those with mobility difficulties and to comply with Policy D5 of the London Plan (2021) and Policy IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

**Condition 19****Archaeology**

No demolition or development until a stage 1 written scheme of investigation (WSI) has been submitted to, and approved in writing by, the Local Planning Authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage asset of archaeological interest are identified by stage 1 then for those part of the site which have an archaeological interest a stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with agreed stage 2 WSI which shall include:

- A. The statement of significance and research objective, 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. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication and 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 stage 2 WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

**Reason**

To protect assets of archaeological interest on-site in accordance with Policy HCl of the London Plan (2021) and Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 20****Archaeology – Public Engagement**

No demolition or development shall commence until details of an appropriate programme of public engagement including a timetable have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved programme.

**Reason**

To encourage early and inclusive engagement with stakeholders, including local communities in line with Policy GGI of the London Plan (2021) and to protect assets of archaeological interest on-site in accordance with Policy HCI of the London Plan (2021) and Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

**Condition 21****Bird Hazard Management Plan**

Prior to above ground works a Bird Hazard Management Plan must be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 3 ‘Wildlife Hazards Around Aerodromes’.
- ‘No bird feeding’ signs to be installed in the communal areas adjacent to the Thames.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force and complied with for the life of the building.

**Reason**

It is necessary to manage any large flat/shallow pitched roofs and the communal area’s adjacent to the Thames River to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of London City Airport.

**Condition 22****Sound Attenuation – Environmental Noise**

Prior to the commencement of the superstructure works hereby approved details of the sound attenuation to protect against externally generated (environmental)

noise sources including road, rail, aircraft traffic, commercial activities associated with existing safeguarded wharves so as to achieve the internal ambient noise levels detailed in Table 4 Section 7.7.2 of BS 8233:2014 shall be submitted to and approved in writing by, the Local Planning Authority.

The measured or calculated noise level shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Under overheating mitigation conditions, the noise criteria set out in Approved Document O must not be exceeded. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole dwelling ventilation is provided then acoustically treated inlets and outlets must ideally be located away from the facades most exposed to noise and any local sources of air pollution.

For external amenity areas details shall be submitted and approved by the Local Planning Authority to demonstrate the predicted noise levels within external amenity areas in accordance with the guidelines presented in BS 8233:2014.

The rating levels according to BS 4142: 2014 +A1: 2019 on balconies due to all industrial sources operating at a cumulative maximum shall not be more than 5 dB above pre-existing background levels at all times.

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

### **Reason**

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

### **Condition 23**

#### **Materials and Details**

Notwithstanding the details hereby approved, no above ground works shall commence until technical section drawings and material samples of all types of walls at a scale of 1:5, 1:10 and 1:20 showing the joints of all adjoining materials and individual components of the scheme, including walls (and boundary walls), windows, doors, sills, balconies, balustrades, soffits, parapets and all other external materials including means of enclosure have been submitted to and approved in writing by the local planning authority.

The details submitted must include the proposed screening/balustrading on the third floor of the maisonettes deck access and also within the River Towers balconies located on 1<sup>st</sup> and 2<sup>nd</sup> floor level facing south towards the Enderby Wharf development.

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

### **Reason**

In order that the Council may be satisfied with the external appearance of the development and ensure compliance with Policies D3 and D4 of the London Plan (2021), Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and in the interests of the amenities of neighbouring properties and to ensure compliance with Policies D14, S11 and T4 of the London plan (2021) and Policies H5, E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 24**

#### **Wheelchair Units**

A minimum of 10% of all dwellings shall meet the requirement M4(3) wheelchair user dwellings contained within Part M volume I of the Building Regulations (or prevailing standards). All other dwellings shall meet the requirement M4(2) accessible and adaptable dwellings contained within Part M volume I of the Building Regulations (or prevailing standards).

a. Prior to above ground works no development shall commence until full details of the wheelchair adaptable dwellings comply with Building Regulations 2016 (as amended) requirement M4(3)(2)(a) 'wheelchair adaptable dwellings' (or most recent standard) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist. The details submitted shall include:

- i. 1:50 drawings of all unit layouts,
- ii. 1:100 or 1:200 drawings of the general arrangements; and
- iii. 1:20 drawings of kitchens and bathrooms.

b. Prior to above ground works no development shall commence until full details of the remaining dwellings that comply with Building Regulations 2016 (as amended) requirement M4(2) (or most recent standard) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist. The details submitted shall include:

- i. 1:50 drawings of all unit layouts, and
- ii. 1:100 or 1:200 drawings of the general arrangements.

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

### **Reason**

To comply with Policies D5 and D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 25**

#### **Landscape and Ecological Management Plan**

Prior to above ground works no development shall commence until an ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, has been submitted to, and approved in writing by, the Local Planning Authority. The development must ensure no net loss of biodiversity and deliver the biodiversity net gain as set out within the approved plans and documents to make a positive contribution to the protection, enhancement, creation and management of biodiversity and achieve the required Urban Greening Factor (UGF) score (0.41) for the approved site (as detailed within the approved plans and documents). The submitted report shall include details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement must include the following:

- a) Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
  - i. 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;
  - ii. Dense areas of shrubbery;
  - iii. Habitat areas identified in the Greenwich Biodiversity Action Plan;
  - iv. Living roofs and walls including extensive green roofs, brown roofs and intensive green roofs compliant with GRO Green Roof Code (2014 or subsequent version and specification as per condition
  - v. assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
- b) VII. Bird and bat sensitive lighting; Artificial nesting and roosting sites (including bird and bat boxes); details of maintenance regimes;
- c) X. details of treatment of site boundaries and/or buffers around water bodies;



- d) XI. details of management responsibilities
- e) XII. an irrigation/watering timetable for each type planting i.e., for climbers, trees, planted beds/boxes and grassed areas
- f) XIII. A schedule for seasonal maintenance of the landscaping with appropriate support systems and health checking of planting to ensure it is performing as intended
- g) XIV. Details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development

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.

b. Evidence that the ecological measures approved under parts (a) have been installed in accordance with the approved details must be submitted to and approved by the local planning authority prior to occupation of the relevant part of the development.

The details approved shall be retained for the lifetime of the development.

### **Reason**

To contribute to protecting and enhancing biodiversity, protect aviation and improving the aesthetic value of the development as well as resident's well-being. To comply with Policy G5 of the London Plan (2021) and Policy OS(f) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 26**

#### **Hard and Soft Landscaping Details**

Prior to the completion of the superstructure a detailed Landscaping Strategy for all the hard and soft landscaping (including the proposed species, density and pot sized of all planting) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include any part of the site not occupied by buildings including, but not limited to, details of:

- i) Open space;
- ii) Areas of paving;
- iii) Car parking areas;
- iv) Amenity areas;
- v) Pedestrian linkages;
- vi) Lighting; Bollards;
- viii) Street furniture (including waste bins);

- ix) Cycle linkages/routes (in conjunction with condition 30);
- x) Wayfinding within the site boundary;
- xi) Permeability of all hard surfaces;
- xii) Materials;
- xiii) Use of planting to provide privacy and defensible areas.

The proposed landscaping strategy and plans associated with part a must consider and detail the proposed on-street parking spaces (which are set out to be only if demand requires) and initial landscaping approach prior to the development.

All hard landscaping works which form part of the approved scheme shall be completed prior to occupation of the development.

All planting, seeding or turfing comprised in the landscaping scheme 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 Policy G5 of the London Plan (2021) and Policies DH1, E3, OS(f) and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 27**

#### **Wind Mitigation**

The development shall be carried out in accordance with the wind mitigation measures set out in the Chapter 8 of the submitted ES (Avison Young) and appendix 8.1 (Wind Microclimate Report by Arcaero).

Prior to commencement of above ground works details of the measures to reduce any wind effects, specifically relating to any amenity spaces/public realm routes (including on the corner of Telcon Way adjacent to the Telcon Tower commercial unit) demonstrated through testing as well on the on-site balconies (and in conjunction with the details relevant to condition 23) shall be submitted in writing and approved by Local Planning Authority.

The approved mitigation and measures shall be installed prior occupation of the site and shall be maintained as such thereafter for the lifetime of the development.

**Reason**

To safeguard the amenities of occupants of the residential properties and to ensure compliance with Policy D3 of the London Plan (2021) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

**Condition 28****Children's Play Space**

Prior to the completion of the superstructure full details of the children's play area and play equipment to be installed to achieve substantial compliance with the Mayor's Supplementary Planning Guidance 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation' (September 2012) (or such other relevant standard) shall be submitted to, and approved in writing by, the Local Planning Authority.

The play areas and play equipment shall be fully implemented in accordance with the approved details prior to first occupation of the relevant part of the development and shall be retained in perpetuity thereafter.

**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), the Mayor's Supplementary Planning Guidance 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation' (September 2012) or other such relevant updated document, Policy S4 of the London Plan (2021) and Policies H5 and H(e) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

**Condition 29****Details of Cycle Routes**

Prior to the commencement of the superstructure, full details of the proposed cycle routes within the site (including from the Thames Path and Telcon Way), to allow safe and convenient cycling must be provided.

For the avoidance of doubt, the provision must be in accordance with the standards within the London Plan and London Cycling Design Standards (LCDS) 2016 or the prevailing standards at the time of submitting details.

Once approved the details shall be fully implemented before the development is first occupied and shall be retained for the lifetime of the development.

**Reason**

To promote sustainable travel and to ensure compliance with Policy T5 of the London Plan (2021) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 30****Details of Cycle Parking**

Prior to the completion of the superstructure the location and type of facilities for parking of cycles for occupants and visitors shall be submitted to, and approved in writing by, the Local Planning Authority.

For the avoidance of doubt, the provision must be in accordance with the standards within the London Plan and London Cycling Design Standards (LCDS) 2016 or the prevailing standards at the time of submitting details.

Once approved the details shall be fully implemented before the development is first occupied. The approved cycle parking shall be retained for the lifetime of the development.

**Reason**

To promote sustainable travel and to ensure compliance with Policy T5 of the London Plan (2021) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 31****Cycle Stores Management Report**

Prior to the commencement of the superstructure full details relating to the lower ground/ground floor cycle store, a report setting out the following measures shall be submitted and approved in writing by Local Planning Authority:

- Provision of 'emergency call' buttons placed at key points within the cycle stores which a user could use to specifically attract the attention of on-site and estate security staff.
- Details of internal and external CCTV coverage, demonstrating that the approach and all places within the stores are covered from two angles.
- Details of the real-time monitoring of CCTV coverage by on-site and/or wider estate security staff, and the recording of images.
- Details of door control measures (for every door within the cycle stores) and the recording of access permissions generally for the cycle stores and the user (or the user to whom a security fob or card) gaining access each time a door to the cycle store is opened. Further, use of any external

door within the cycle stores should trigger an alert in the on-site and/or estate security room(s) so the attention of staff is drawn to that activity.

- Details of the maintenance of all equipment and systems covered by the points above.

The approved cycle store management report shall be fully implemented and retained for the lifetime of the development.

### **Reason**

To ensure safe and secure cycle parking is maintained and managed to the satisfaction of the Council and to ensure compliance with Policy T5 of the London Plan (2021) and Policies IM4 and IM(b), IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the London Design Cycle Standards (LCDS) (2016) (or other such document that amends alters or supersedes the LCDS).

### **Condition 32**

#### **Secured by Design (SBD)**

##### **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 and shall be implemented in accordance with the approved details prior to occupation.

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

Prior to occupation of the relevant part of the development 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 of the relevant part of the development.

The details approved shall be retained for the lifetime of the development.

### **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).

**Condition 33****Digital Connectivity**

Prior to commencement of above ground works details and plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

**Reason**

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.

**Condition 34****Traffic Calming Measures**

Prior to commencement of the superstructure details of any traffic calming measures, road markings, signage, street lighting, highways drainage, location of highways trees (including size and species) and visibility splays within the relevant part of the development shall be submitted to and approved in writing by the Local Planning Authority

The scheme shall be implemented in accordance with the approved details prior to occupation and retained for the lifetime of the development.

**Reason**

In order to maintain safety for all road users and to ensure compliance with Policy IM(a) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

**Condition 35****Foul Water Capacity**

Prior to the occupation of the development confirmation shall be provided that either:

- Foul water Capacity exists off site to serve the development, or
- A development and infrastructure phasing plan has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Thames Water, or
- All foul water network upgrades required to accommodate the additional flows from the development have been completed.

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.

**Reason**

To ensure that the water infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan Policy SI 5 (2021).

**Condition 36****Clean Water Infrastructure**

There shall be no occupation beyond the 2nd dwelling until confirmation has been provided that either:

- All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- A development and infrastructure phasing plan has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Thames Water.

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 the water infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan Policy SI 5 (2021).

**Condition 37****Whole Life Cycle Carbon Assessment**

- a) Prior to the Commencement of Construction, a Whole Life Carbon Assessment shall be submitted in writing and approved by the Council. The Assessment shall be compliant with policy SI2(F) of the London Plan and in line with the GLA (March 2022) guidance. The Development shall meet the GLA benchmark targets and seek to achieve the aspirational target ensuring that all elements of the proposed materials to include details of the material quantity and end of life scenario in full, all types and quantities for all the applicable building elements including but not limited to the framing system within the façade and roof coverings; update assumptions in regards to maintenance, repair and replacement cycles (Module B); estimated mass (kg) of reusable and recyclable materials; details of the refrigerants' and all details of the GWP potential for all life cycle modules.
- b) Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development must submit the

post-construction Whole LifeCycle Carbon (WLC) Assessment to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk).

The owner must use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment must provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment must be submitted along with any supporting evidence as per the guidance and must be received three months post as-built design completion, unless otherwise agreed.

The relevant part of the development shall be carried out in accordance with the details approved pursuant to this condition and maintained for the lifetime of the development.

### **Reason**

To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI2(F) of the London Plan.

### **Condition 38**

#### **Plant noise**

Prior to the first use of any permanent plant within the development hereby permitted, an acoustic report detailing noise from fixed plant shall be submitted to, and approved in writing by, the Local Planning Authority. The acoustic report shall be prepared by a suitably qualified expert and shall include the following:

- Survey of existing background/ambient sound level;
- Manufacturers noise specification (Sound power/Sound pressure level, octave band spectral levels) of proposed plant and equipment such as air handling units, boilers, lifts, mechanical ventilation;
- The proposed operational hours of the plant;
- Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant must be attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance with the latest British Standard 4142, and shall be submitted to, and approved in writing by, the Local Planning Authority.



The approved measures shall be implemented prior to first use of the equipment and shall be permanently maintained thereafter for the lifetime of the development.

**Reason**

In order to safeguard the amenities of residents and to ensure compliance with Policy D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 39**

**Delivery and Servicing Plan**

The relevant part of the development shall not be first occupied (in regards to the residential use) or its first use (in regards to the proposed non-residential uses) until a detailed Delivery and Servicing Plan (DSP) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with TfL.

The relevant part of the development shall be carried out in accordance with the details approved pursuant to this condition and maintained for the lifetime of the development.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy T4 and T7 of the London Plan (2021) and IM3 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

**Condition 40**

**Refuse and Recycling**

The relevant part of the development shall not be first occupied (in regards to the residential use) or its first use (in regards to the proposed non-residential uses) until a refuse and recycling strategy including confirmed collection arrangements for all uses has been submitted to and approved in writing by the Local Planning Authority of the development. Such details shall include but are not limited to:

- Separate storage areas for bulk storage and bin storage;
- Any safety measures required to ensure the effective collection of waste so as to not conflict with the use of the development site or any surrounding uses;

The Refuse and Recycling Strategy as approved shall be implemented prior to first occupation of the relevant part of the Development and shall thereafter be retained and maintained in accordance with the approved details.

**Reason**

In order that the Council may be satisfied with the details of the proposal and ensure compliance with Policy SI 7 of London Plan (2021) and DHI of the Royal Greenwich Core Strategy and Detailed Policies 2014.

**Condition 41****Car Park Management Plan**

Prior to first occupation of the development hereby approved a Car Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Car Parking Management Plan must include at least the following details:

- i. Details of the layout.
- iii. Conditions of use and monitoring of the residential parking. Details of the blue badge parking bays shall include how all spaces are to be managed ensuring that the proposed M4 (3) low-cost affordable rented units within the development are allocated a minimum of 35% (7) of the spaces, if there is specific demand for those spaces.
- iv. All parking spaces shall be provided with active provision of Electric Vehicle Charging Points (EVCP)
- v. The enforcement of unauthorised parking.
- vi. The safety and security measures to be incorporated within the development to ensure the safety of car parking areas.

The Car Parking Management Plan as approved shall be implemented prior to first occupation of the relevant part of the Development and shall thereafter be retained and maintained in accordance with the approved details. Accessible parking spaces must be reserved for disabled “blue badge” holders or those involved in their care and not used for any other purpose.

**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).

**Condition 42****Lighting**

Prior to first occupation full details of lighting and external illumination for the development shall be submitted to, and approved in writing by, the Local Planning Authority.

Such details shall demonstrate that the lighting has been designed to minimise potential impacts on navigation and include a strategy for the lighting to be adjusted must it be found to be a hazard to navigation once it has been installed.

There shall be no light spill into the watercourse or adjacent river corridor habitat. To achieve this, and to comply with sustainability, artificial lighting must be directional and focused with cowlings to light sources in close proximity to the river corridor.

The lighting shall be installed and made operational prior to first occupation and maintained as such for the lifetime of the development.

### **Reason**

In order to safeguard the general amenities of the local area, safety of vessels navigating the river and ecology and to ensure compliance with Policies CHI and OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 43**

#### **Non-residential space**

Full details of the non-residential floorspaces including the proposed specifics of the use and sizes of each unit/(s) shall be submitted to, and approved by, the Local Planning Authority prior to the occupation of the relevant part of the development.

The development shall thereafter be implemented in strict accordance with the approved details.

### **Reason**

In order to safeguard the vitality and viability of town centres, to provide a mix of sustainable uses and to safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with Policies SD6 and SD7 of the London Plan (2021) and Policy TC1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 44**

#### **Non-residential – hours of operation**

Prior to the occupation of each of the non-residential uses within each relevant phase, as identified through condition 3 of this decision notice, full details of hours of operation including hours for deliveries and servicing for that unit shall be submitted to and approved in writing by the Local Planning Authority. The uses shall thereafter be operated 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 Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 45****Water Efficiency**

Prior to the first occupation of the residential development hereby approved, a completed Water Efficiency Calculator for the residential development must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 105 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purpose of the Building Regulations. The Water Efficiency Calculator shall be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development.

The approved details shall be implemented prior to the first occupation of any part of the development hereby approved and thereafter permanently maintained as such.

**Reason**

To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy SI 5 of London Plan (2021) and Policy DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

**Condition 46****Circular Economy**

a) Prior to commencement of construction a Circular Economy (CE) statement shall be submitted to the Council for approval that is in line with the GLA CE guidance (March 2022). The Statement must include a CE compliance table that lists the commitments and targets proposed to meet the minimum levels required by London Plan policy SI7.

b) Prior to completion of construction of the permitted development a Circular Economy Statement Post Completion Report must be completed accurately and in its entirety in line with the GLA's Circular Economy Statement Guidance (or equivalent alternative Guidance as may be adopted). This must be submitted to the GLA at: [CircularEconomyLPG@london.gov.uk](mailto:CircularEconomyLPG@london.gov.uk), along with any supporting evidence as per the 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.

c) Specific commitments detailed in the Circular Economy statement produced by JS Lewis in December 2023 (vA), or any later approved version, and accompanying Logistic Plans, must be implemented including; diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use, and diverting the London Plan target of 65% of Operational Waste from landfill by 2030.

### **Reason**

In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line with London Plan Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

### **Condition 47**

#### **Energy and CO2**

a) Notwithstanding the details submitted, prior to the construction an updated Energy details shall be submitted and approved in writing by the Local Planning Authority (in consultation with GLA Energy Officers) to include:

- Updated GLA spreadsheet accounting for below and using correct method;
- Be Lean - updated modelling and clarifications required for domestic (representative sample) and non-domestic (all units);
- Be Clean - heat network further exploration and updated correspondence required;
- Be Clean - plant drawings required and confirmation of heat network compatibility;
- Be Green - detailed PV roof plan and maximisation;
- Overheating – Updated modelling (including fully representative sample) and additional details for domestic dwellings.

b) These details shall continue to ensure that prior to construction completion and occupation, the Development shall implement and thereafter maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall sitewide reduction in regulated CO2 emissions of at least 74.47% (equating to 375 tonnes of CO2 per year) beyond Building Regulations Part L 2021 and using SAPI0.2 emission factors by:

- i. Lean, energy efficiency design measures to achieve an annual reduction of at least 13.82% equating to at least 68.83 tonnes in regulated carbon dioxide

- (CO<sub>2</sub>) emissions over BR Part L 2021 (using SAP10.2 conversion factors), for the residential development, and at least 12.39%, equating to at least 0.7 tonnes, over Part L 2021 for the non-residential space (using SAP10.2 emission factors).
- ii. Green, renewable energy equipment including the incorporation of three arrays of photovoltaic panels and Air Source Heat Pumps to achieve an annual reduction of at least 60.66%, equating to 305.49 tonnes, in regulated carbon dioxide (CO<sub>2</sub>) emissions over Part L 2021 (using SAP10.2 emission factors).
  - iii. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pump system (including the heat generation and the electrical parasitic loads of the heat pumps, in line with the Council's monitoring requirements.
- c) Prior to Installation, details of the proposed renewable energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the communal heat distribution network schematics, the exact number of heat pumps, the heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact number of PV arrays, the kWp capacity of each array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the renewable energy installation contractor(s), and if different, the commissioning electrical or plumbing contractor, must be submitted to the Council prior to installation.
  - d) On completion of the installation of the renewable energy equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
  - e) The development shall incorporate the overheating mitigation measures detailed Any later stage version shall be compliant with CIBSE guidance Part O (TM59/Guide A), and/or TM52, and modelled against the TM49 DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files for TM59 criteria (a) and (b).
  - f) Details of how the development has been futureproofed for connection to any suitable future district heating network (DHN) by ensuring sufficient space is allocated for a valve and heat exchange.
  - g) Within three months of the occupation/first use of the development a two-page summary report prepared by a professionally accredited person comparing the "as built stage" TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) shall be submitted to the Council for approval.

All details approved shall be retained for the lifetime of the development.

### **Reason**

In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, Policy EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014)

### **Condition 48**

#### **Post-construction energy use monitoring (“be Seen”)**

In order to demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of noncompliance, the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

- a) Within four weeks of planning permission being issued by the Local Planning Authority, the Owner is required to submit to the GLA 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 document, for the consented development. This must be submitted to the GLA's monitoring portal in accordance with the ‘Be seen’ energy monitoring guidance.
- b) Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the ‘be seen’ energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 ‘As-built stage’ of the GLA ‘Be seen’ energy monitoring guidance. All data and supporting evidence must be uploaded to the GLA’s monitoring portal. In consultation with the Council and/or their chosen Automated Energy Monitoring Platform the owner must 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, the legal Owner is required to provide accurate and verified annual in-use energy performance data 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 document. All data and supporting evidence must be uploaded to the GLA’s monitoring portal. This condition will be satisfied after

the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

- 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 must use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures must be prepared and agreed with the Local Planning Authority. The measures approved by the Local Planning Authority must be implemented by the legal Owner as soon as reasonably practicable.

### **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 SI2 of the London Plan.

### **Condition 49**

#### **Non-Residential BREEAM energy/CO2 accreditation**

- a) The non-residential element of the development shall be registered with Building Research Establishment (BRE) and achieve BREEAM Rating "Excellent".
- b) The development shall implement the measures identified in the BREEAM pre-assessment report produced by PES (Property, Energy & Sustainability Company) in November 2023 (v1) and achieve a BREEAM "Excellent" rating with a predicted score of at least 78.02% (based on the latest BREEAM NC Technical guidance).
- c) Within 3 months of completion of each non-residential element of the development, Interim BREEAM NC Assessment and related Certification verified by the BRE shall be submitted to the Local Planning Authority for written approval.
- d) Within 3 months from the date of first occupation of each non-residential element of the development, BREEAM 'Post Construction Stage' Assessment and related Certification verified by the BRE must be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.
- e) Following any approval of a 'Post Construction Stage' assessment and certification of the development, the approved measures and technologies to achieve the BREEAM "Excellent" rating shall be retained in working order in perpetuity.



**Reason**

In the interest of addressing climate change and to secure sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014)

**Condition 50****Mechanical Ventilation**

Prior to the fit out of the relevant part of development, full details of any mechanical ventilation or other plant associated with the commercial operation of the building shall be submitted to and approved in writing by the Local Planning Authority. Details must include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration must 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 relevant part 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/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf)) (or prevailing standard)

**Reason**

To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy DI4 of the London Plan (2021) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 51****Green/Brown Roofs**

- a. Full details of the Green / Brown Roofs shall be provided to and approved by the Local Planning Authority prior to their installation. The details shall include type of green / brown roof; substrate and vegetation.
- b. The development shall be constructed with a GRO Green Roof Code 2014 compliant Green roof where applicable.
- c. Photographic evidence that the roof has been installed in accordance with (a) shall be submitted to the local planning authority prior to the final occupation of the development hereby approved.
- d. The green / brown roof shall be retained 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. To comply with Policy G5 of the London Plan (2021) and Policies OS4 (Biodiversity), DHI (Design) and E(f) Living Roofs and Walls of the Royal Greenwich Core Strategy and Detailed Policies 2014

**Condition 52****Fire Statement**

The development must be carried out in accordance with the provisions in the Fire Strategy Report undertaken by Marshall Fire (Rev 03 dated 5th April 2024) submitted with the proposal and retained for the lifetime of the development.

**Reason**

To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 of the London Plan (2021).

**Condition 53****Access to Amenity and Play Space**

- a) All future occupants of the development hereby approved shall have full access upon occupation to the combined amenity and child play space identified for their respective blocks on the drawings hereby approved as listed in condition 2 which shall be retained and provided for the lifetime of the development; and
- b) The whole of the amenity space (including balconies and child play spaces) as shown on drawings hereby approved shall be fully implemented prior to the first occupation of the relevant building and retained for the lifetime of the development, for the benefit of the occupiers of the residential units hereby permitted.

**Reason**

In order that all future occupants have full and continuous access to the amenity space and play space on-site, and to ensure compliance with Policy S4 of the London Plan (2021) and Policies H5 and H(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 54****Maisonettes**

The Telegraph Avenue maisonettes shall include within their fourth floor northern elevation fronting towards the Enderby Wharf development, obscure glazed and non-opening windows up to 1.7 metres from the internal floor height (This includes the oriel windows proposed which shall include obscure glazed and non-opening windows within the northern facing section) by clear sections facing east and west.

This shall be maintained as such for the lifetime of the development.

**Reason**

In order to safeguard the amenities of residents and to ensure compliance with Policy D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 55****Commercial/Residential Internal Sound Insulation**

Prior to the commencement of above ground works, excluding demolition and site preparation works, a detailed scheme of noise and vibration insulation measures for all divisions (walls and/or floors) separating non-residential 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 for the relevant phase. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

**Reason**

In order to safeguard the amenities of occupants of the residential properties and to ensure compliance with policy D14 of the London Plan (2021) and Policies DHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 56****Non-residential Frontages**

Prior to commencement of the facade works of the non-residential parts of the development within a phase, plans and sectional details at a scale of 1:10 or 1:20 showing the proposed commercial shop fronts, shall be submitted to, and approved in writing by, the local planning authority.

Such information must demonstrate the location of any fascia signs, shutter/grill boxes, window systems, stall risers, canopies, awnings and entrances.

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

**Reason**

In order that the Council may be satisfied with the external appearance of the development and ensure compliance with Policies D3 and D4 of the London Plan (2021), Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

**Condition 57****Routes to and from Morden Wharf**

The pedestrian and cycling route provided to and from the Morden Wharf development situated on the northern boundary of this site must be provided, maintained and open accordingly for members of the public 365 days a year.

**Reason**

To promote sustainable travel and to ensure compliance with Policy T5 of the London Plan (2021) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

**Condition 58****Timing of vegetation clearance (breeding birds)**

In accordance with the submitted Preliminary Ecological Appraisal (prepared by AECOM dated October 2020), 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 the protection of wildlife in line with policies G5, G6 and G7 of the London Plan (2021) policy OS4 of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014), the Sustainable Design and construction SPG (2014) and Greener Greenwich SPD (2014) and The Wildlife and Countryside Act 1981 (as amended)

**Condition 59****Use Class Restriction**

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as updated) (or any Order revoking, re-enacting or modifying that Order), the commercial premises shall be used for the following purposes (and as detailed within condition 3) of Use Class E (g)(iii) and no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning

(Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

**Reason**

In order to protect the residential amenity of future occupiers of the development in accordance with Policy D8 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

**Condition 60**

**Public Toilet**

Three months prior to the first use of the commercial/café space proposed full details of the location, opening hours and maintenance of the proposed public toilets located within this building shall be submitted to and approved in writing by the Local Planning Authority.

The public toilet shall be provided in-line with the details approved and be made available for use at the same time as the first use of that commercial/café space. These toilets shall then be retained for the lifetime of the development in full accordance with the approved details.

**Reason**

In order that the Local Planning Authority may be satisfied with the external appearance of the building and ensure compliance with Policy D4 of the London Plan (2021), and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

## **2. Informative(s) for Application Reference 23/3911/F:**

### **01. CIL**

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

### **02. Street Naming & Numbering**

The applicant be advised that the implementation of the proposal will require approval by the Council of a Street naming and Numbering application

### **03. London City Airport**

#### **The Bird Hazard Management Plan**

The Bird Hazard Management plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Airside Operations staff. In some instances, it may be necessary to contact Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

#### **Crane advice**

London City Airport requires notification of the future cranes that will/Maybe operated on site. Please forward the details such as maximum height, operating radius, name and phone number of site manager and they phone number, installation, and dismantling dates to [safeguarding@londoncityairport.com](mailto:safeguarding@londoncityairport.com) when this information is available.

The safeguarding team can then assess and add these cranes to the approved obstacles list. To apply for future crane permits, please follow the link via CAA

website: Crane notification | Civil Aviation Authority (caa.co.uk) Specific CAA guidance for crane lighting/marking is given in CAPI096: Guidance to crane users on the crane notification process and obstacle lighting and marking (caa.co.uk)

#### **04. Positive and Proactive Statement:**

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

#### **05. Occupational Therapists**

The applicant is advised to contact the Council's occupational therapist to inspect the accessible units and check compliance with M4(3). This should happen initially at first fix stage and at agreed intervals thereafter. The Councils occupational therapists can be contacted on 020 8921 2614

#### **06. Archaeology**

##### **Written Scheme of Investigation**

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

This condition is exempt from deemed discharge under Schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

##### **Public Engagement**

Historic England's Guidelines for Archaeological Projects in Greater London provides advice for popular interpretation and presentation options

##### **Foundation Design**

The Local Planning Authority wishes to ensure archaeology remains on this site and are preserved in situ. The detailed proposals should include appropriate drawings, notes and method statement showing how the objectives of in situ preservation are to be achieved. Particular attention should be paid to the design of foundation and new grounds works including any piling, underpinning, new

slab levels, slab construction, lift shafts or new service trenches. You are advised to discussed with GLAAS and the Local Planning Authority accordingly.

## 07. Thames Water

### **Water Comments**

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

### **Waste Comments**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed online via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses



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

### **1. National Planning Policy Framework (NPPF) (2023)**

### **2. The London Plan (March 2021) – The following London Plan policies are of consideration:**

- GG4 Delivering the homes Londoners need
- SD1 Opportunity areas
- D1 London’s form, character and capacity for growth
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D10 Basement Development
- D11 Safety, security, and resilience to emergency
- D12 Fire Safety
- D13 Agent of Change
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H7 Monitoring of Affordable Housing
- H10 Housing size mix
- S1 Developing London’s social infrastructure
- S4 Play and informal recreation
- HCI Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S14 Managing heat risk
- S112 Flood Risk Management
- S113 Sustainable Drainage

- T2 Healthy Streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, servicing, and construction

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

**Housing Policies**

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

**Economic Activity and Employment Policies**

EA1	Economic Development
EA5	Tourism
EA(c)	Skills and Training

**Town Centres Policies**

TC1	Town Centres
TC4	Greenwich Town Centres

**Design and Heritage Policies**

DH1	Design
DH3	Heritage Assets
DH4	Maritime Greenwich World Heritage Site
DH(b)	Protection of Amenity for Adjacent Occupiers
DH(e)	Shopfronts and Signs
DH(g)	Local Views
DH(h)	Conservation Areas
DH(i)	Locally Listed Buildings
DH(m)	Archaeology

**Open Space Policies**

OS4	Biodiversity
OS(c)	Public Open Space Deficiency Areas
OS(f)	Ecological Factors

**Environment and Climate Change Policies**

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

**Cohesive and Healthy Communities Policies**

CH1	Cohesive Communities
CH2	Healthy Communities

**Infrastructure and Movement Policies**

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

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

- Mayor of London’s Optimising Site Capacity: A Design-led Approach LPG (2023)
- Mayor of London’s Urban Greening Guide LPG (2023)
- Mayor of Housing Design Standards LPG (2023)
- Mayor of London’s Circular Economy Statement LPG (2022)
- Public London Charter (The Charter) LPG (2021)
- Mayor of London’s Crossrail Funding Use of Planning Obligation and the Mayoral Community Infrastructure Levy SPG (2016)
- Mayor of London’s Social Infrastructure SPG (2015)
- Mayor of London’s Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 (‘Mayor’s Play and Informal Recreation SPG)
- Mayor of London’s Accessible London: Achieving an Inclusive Environment SPG (2014)
- Mayor of London’s Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Mayor of London’s Character and Context SPG (2014)
- Mayor of London’s Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy SPG (2013)

- Mayor of London's Planning for Equality and Diversity in London SPG (2007)
- Mayor of London's View Management Framework SPG (2012)
- Mayor of London's London World Heritage Sites - Guidance On Settings SPG (2012)
- Air Quality Neutral GLA Planning Support Update (2014)
- Royal Borough of Greenwich Urban Design Guide Supplementary Planning Document (SPD) (2023)
- Royal Borough of Greenwich Infrastructure Delivery Plan (2021)
- Royal Borough of Greenwich Planning Obligations SPD (July 2015)
- Royal Borough of Greenwich Greener Greenwich SPD (2014)
- Royal Borough of Greenwich Strategic Flood Risk Assessment (2011)