

Draft conditions list for VIP Trading Estate and VIP Industrial Estate, Charlton, planning application no. 16/4008/F

1. Time limit

This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. Approved plans and documents

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

Proposed drawings	
Site plans	
10046-A-DRG-Z0-G000-2030-PL-RS Site Location Plan - Proposed Roof A0 1:1000 - C	10046-A-DRG-Z0-G100-0001-PL-RS General Site View Rev C
10046-A-DRG-Z0-G100-0002-PL-RS Navigation Plan Rev C	10046-A-DRG-Z0-G100-2000-PL-RS GA Plan - Site - Ground Floor Rev E
10046-A-DRG-Z0-G100-2001-PL-RS GA Plan - Site - Level 01 Rev C	10046-A-DRG-Z0-G100-2002-PL-RS GA Plan - Site - Level 02 Rev D
10046-A-DRG-Z0-G100-2003-PL-RS GA Plan - Site - Level 03 Rev D	10046-A-DRG-Z0-G100-2004-PL-RS GA Plan - Site - Level 04 Rev D
10046-A-DRG-Z0-G100-2005-PL-RS GA Plan - Site - Level 05 Rev D	10046-A-DRG-Z0-G100-2006-PL-RS GA Plan - Site - Level 06 Rev D
10046-A-DRG-Z0-G100-2007-PL-RS GA Plan - Site - Level 07 Rev D	10046-A-DRG-Z0-G100-2008-PL-RS GA Plan - Site - Level 08 Rev D
10046-A-DRG-Z0-G100-2009-PL-RS GA Plan - Site - Level 09 Rev D	10046-A-DRG-Z0-G100-2030-PL-RS GA Plan - Site - Roof Plan Rev D
10046-A-DRG-Z0-G100-2099-PL-RS GA Plan - Site - Basement Rev D	10046-A-DRG-Z0-G100-2130-PL-RS GA Plan - Site - Future road Rev B (Indicative)
10046-A-DRG-Z1-G100-2099-PL-RS GA Plan - Plot A - Site - Basement 1 Rev D	10046-A-DRG-Z2-G100-2099-PL-RS GA Plan - Plot B - Site - Basement 1 Rev B
10046-A-DRG-Z2-G100-2000-PL-RS GA Plan - Plot B - Site - Ground Floor Rev E	10046-A-DRG-Z2-G100-2001-PL-RS GA Plan - Plot B - Site - First Floor Rev C

10046-A-DRG-Z2-G100-2130-PL-RS GA Plan - Plot B - Site - Future road Rev B (Indicative)	10046-A-DRG-A-G200-2000-PL-RS Building A - Plot A - Level 00 Rev A
10046-A-DRG-A-G200-2001-PL-RS Building A - Plot A - Level 01 Rev A	10046-A-DRG-A-G200-2002-PL-RS Building A - Plot A - Apartment Layouts - Level 02 Rev C
10046-A-DRG-A-G200-2003-PL-RS Building A - Plot A - Apartment Layouts - Level 03 Rev C	10046-A-DRG-A-G200-2004-PL-RS Building A - Plot A - Apartment Layouts - Level 04 Rev C
10046-A-DRG-A-G200-2005-PL-RS Building A - Plot A - Apartment Layouts - Level 05 Rev C	10046-A-DRG-A-G200-2006-PL-RS Building A - Plot A - Apartment Layouts - Level 06 Rev C
10046-A-DRG-A-G200-2007-PL-RS Building A - Plot A - Apartment Layouts - Level 07 Rev C	10046-A-DRG-A-G200-2008-PL-RS Building A - Plot A - Apartment Layouts - Level 08 Rev C
10046-A-DRG-A-G200-2009-PL-RS Building A - Plot A - Apartment Layouts - Level 09 Rev B	10046-A-DRG-A-G200-2030-PL-RS Building A - Plot A - Roof Plan - Roof Rev A
10046-A-DRG-B-G200-2000-PL-RS Building B - Plot A - Level 00 Rev C	10046-A-DRG-B-G200-2001-PL-RS Building B - Plot A - Level 01 Rev B
10046-A-DRG-B-G200-2002-PL-RS Building B - Plot A - Apartment Layouts - Level 02 Rev C	10046-A-DRG-B-G200-2003-PL-RS Building B - Plot A - Apartment Layouts - Level 03 Rev C
10046-A-DRG-B-G200-2004-PL-RS Building B - Plot A - Apartment Layouts - Level 04 Rev C	10046-A-DRG-B-G200-2005-PL-RS Building B - Plot A - Apartment Layouts - Level 05 Rev C
10046-A-DRG-B-G200-2006-PL-RS Building B - Plot A - Apartment Layouts - Level 06 Rev C	10046-A-DRG-B-G200-2007-PL-RS Building B - Plot A - Apartment Layouts - Level 07 Rev C
10046-A-DRG-B-G200-2008-PL-RS Building B - Plot A - Apartment Layouts - Level 08 Rev C	10046-A-DRG-B-G200-2009-PL-RS Building B - Plot A - Apartment Layouts - Level 09 Rev C
10046-A-DRG-B-G200-2030-PL-RS Building B - Plot A - Roof Plan - Roof Rev A	10046-A-DRG-C-G200-2000-PL-RS Building C - Plot A - Level 00 Rev A
10046-A-DRG-C-G200-2001-PL-RS Building C - Plot A - Level 01 Rev A	10046-A-DRG-C-G200-2002-PL-RS Building C - Plot A - Apartment Layouts - Levels 02 Rev C

10046-A-DRG-C-G200-2003-PL-RS Building C - Plot A - Apartment Layouts - Level 03 Rev C	10046-A-DRG-C-G200-2004-PL-RS Building B - Plot A - Apartment Layouts - Level 04 Rev C
10046-A-DRG-C-G200-2005-PL-RS Building B - Plot A - Apartment Layouts - Level 05 Rev C	10046-A-DRG-C-G200-2006-PL-RS Building B - Plot A - Apartment Layouts - Level 06 Rev C
10046-A-DRG-C-G200-2007-PL-RS Building B - Plot A - Apartment Layouts - Level 07 Rev C	10046-A-DRG-C-G200-2008-PL-RS Building C - Plot A - Apartment Layouts - Level 08 Rev B
10046-A-DRG-C-G200-2009-PL-RS Building C - Plot A - Apartment Layouts - Level 09 Rev C	10046-A-DRG-C-G200-2030-PL-RS Building C - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-D-G200-2000-PL-RS Building D - Plot A - Level 00 Rev C	10046-A-DRG-D-G200-2001-PL-RS Building D - Plot A - Level 01 Rev C
10046-A-DRG-D-G200-2002-PL-RS Building D - Plot A - Apartment Layouts - Level 02 Rev B	10046-A-DRG-D-G200-2003-PL-RS Building D - Plot A - Apartment Layouts - Level 03 Rev B
10046-A-DRG-D-G200-2004-PL-RS Building D - Plot A - Apartment Layouts - Level 04 Rev B	10046-A-DRG-D-G200-2005-PL-RS Building D - Plot A - Apartment Layouts - Level 05 Rev B
10046-A-DRG-D-G200-2006-PL-RS Building D - Plot A - Apartment Layouts - Level 06 Rev B	10046-A-DRG-D-G200-2007-PL-RS Building D - Plot A - Apartment Layouts - Level 07 Rev A
10046-A-DRG-D-G200-2008-PL-RS Building D - Plot A - Apartment Layouts - Level 08 Rev A	10046-A-DRG-D-G200-2009-PL-RS Building D - Plot A - Apartment Layouts - Level 09 Rev A
10046-A-DRG-D-G200-2030-PL-RS Building D - Plot A - Roof Plan - Roof Rev A	10046-A-DRG-EF-G200-2000-PL-RS Building EF - Plot A - Level 00 Rev B
10046-A-DRG-EF-G200-2001-PL-RS Building EF - Plot A - Level 01 Rev B	10046-A-DRG-EF-G200-2002-PL-RS Building EF - Plot A - Apartment Layouts - Level 02 Rev B
10046-A-DRG-EF-G200-2003-PL-RS Building EF - Plot A - Apartment Layouts - Level 03 Rev B	10046-A-DRG-EF-G200-2004-PL-RS Building EF - Plot A - Apartment Layouts - Level 04 Rev B
10046-A-DRG-EF-G200-2005-PL-RS Building EF - Plot A - Apartment Layouts - Level 05 Rev B	10046-A-DRG-EF-G200-2006-PL-RS Building EF - Plot A - Apartment Layouts - Level 06 Rev B

10046-A-DRG-EF-G200-2007-PL-RS Building EF - Plot A - Apartment Layouts - Level 07 Rev B	10046-A-DRG-EF-G200-2008-PL-RS Building EF - Plot A - Apartment Layouts - Level 08 Rev C
10046-A-DRG-EF-G200-2009-PL-RS Building EF - Plot A - Apartment Layouts - Level 09 Rev A	10046-A-DRG-EF-G200-2030-PL-RS Building EF - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-G-G200-2000-PL-RS Building G - Plot A - Level 00 Rev C	10046-A-DRG-G-G200-2001-PL-RS Building G - Plot A - Level 01 Rev B
10046-A-DRG-G-G200-2002-PL-RS Building G - Plot A - Apartment Layouts Rev B	10046-A-DRG-G-G200-2003-PL-RS Building G - Plot A - Apartment Layouts - Levels 03 Rev B
10046-A-DRG-G-G200-2030-PL-RS Building G - Plot A - Roof Plan - Roof Rev B	10046-A-DRG-H-G200-2000-PL-RS Building H - Plot A - Level 00 Rev C
10046-A-DRG-H-G200-2001-PL-RS Building H - Plot A - Level 01 Rev V	10046-A-DRG-H-G200-2002-PL-RS Building H - Plot A - Apartment Layouts - Level 02 Rev C
10046-A-DRG-H-G200-2003-PL-RS Building H - Plot A - Apartment Layouts - Level 03 Rev C	10046-A-DRG-H-G200-2030-PL-RS Building H - Plot A - Roof Plan - Roof Rev B
10046-A-DRG-J-G200-2000-PL-RS Building J - Plot B - Level 00 Rev D	10046-A-DRG-J-G200-2001-PL-RS Building J - Plot B - Level 01 Rev B
10046-A-DRG-J-G200-2002-PL-RS Building J - Plot B - Apartment Layouts - Level 02 Rev D	10046-A-DRG-J-G200-2003-PL-RS Building J - Plot B - Apartment Layouts - Level 03 Rev B
10046-A-DRG-J-G200-2004-PL-RS Building J - Plot B - Apartment Layouts - Level 04 Rev C	10046-A-DRG-J-G200-2030-PL-RS Building J - Plot B - Roof Plan - Roof Rev A
10046-A-DRG-KL-G200-2000-PL-RS Building KL - Plot B - Level 00 Rev B	10046-A-DRG-KL-G200-2001-PL-RS Building KL - Plot B - Level 01 Rev C
10046-A-DRG-KL-G200-2002-PL-RS Building KL - Plot B - Apartment Layouts - Level 02 Rev C	10046-A-DRG-KL-G200-2003-PL-RS Building KL - Plot B - Apartment Layouts - Level 03 Rev C
10046-A-DRG-KL-G200-2004-PL-RS Building KL - Plot B - Apartment Layouts - Level 04 Rev C	10046-A-DRG-KL-G200-2005-PL-RS Building KL - Plot B - Apartment Layouts - Level 05 Rev C

10046-A-DRG-KL-G200-2006-PL-RS Building KL - Plot B - Apartment Layouts - Level 06 Rev C	10046-A-DRG-KL-G200-2007-PL-RS Building KL - Plot B - Apartment Layouts - Level 07 Rev B
10046-A-DRG-KL-G200-2008-PL-RS Building KL - Plot B - Apartment Layouts - Level 08 Rev B	10046-A-DRG-KL-G200-2009-PL-RS Building KL - Plot B - Apartment Layouts - Level 09 Rev B
10046-A-DRG-KL-G200-2030-PL-RS Building KL - Plot B - Roof Plan - Roof Rev A	10046-A-DRG-MN-G200-2000-PL-RS Building MN - Plot B - Level 00 Rev C
10046-A-DRG-MN-G200-2001-PL-RS Building MN - Plot B - Level 01 Rev D	10046-A-DRG-MN-G200-2002-PL-RS Building MN - Plot B - Apartment Layouts - Level 02 Rev D
10046-A-DRG-MN-G200-2003-PL-RS Building MN - Plot B - Apartment Layouts - Level 03 Rev D	10046-A-DRG-MN-G200-2004-PL-RS Building MN - Plot B - Apartment Layouts - Level 04 Rev D
10046-A-DRG-MN-G200-2005-PL-RS Building MN - Plot B - Apartment Layouts - Level 05 Rev D	10046-A-DRG-MN-G200-2006-PL-RS Building MN - Plot B - Apartment Layouts - Level 06 Rev D
10046-A-DRG-MN-G200-2007-PL-RS Building MN - Plot B - Apartment Layouts - Level 07 Rev C	10046-A-DRG-MN-G200-2008-PL-RS Building MN - Plot B - Apartment Layouts - Level 08 Rev D
10046-A-DRG-MN-G200-2009-PL-RS Building MN - Plot B - Apartment Layouts - Level 09 Rev D	10046-A-DRG-MN-G200-2030-PL-RS Building MN - Plot B - Roof Plan - Roof Rev B
10046-A-DRG-O-G200-2000-PL-RS Building O - Plot B - Level 00 Rev B	10046-A-DRG-O-G200-2001-PL-RS Building O - Plot B - Level 01 Rev A
10046-A-DRG-O-G200-2002-PL-RS Building O - Plot B - Apartment Layouts - Level 02 Rev A	10046-A-DRG-O-G200-2003-PL-RS Building O - Plot B - Apartment Layouts - Level 03 Rev A
10046-A-DRG-O-G200-2004-PL-RS Building O - Plot B - Apartment Layouts - Level 04 Rev A	10046-A-DRG-O-G200-2005-PL-RS Building O - Plot B - Apartment Layouts - Level 05 Rev A
10046-A-DRG-O-G200-2006-PL-RS Building O - Plot B - Apartment Layouts - Level 06 Rev A	10046-A-DRG-O-G200-2007-PL-RS Building O - Plot B - Apartment Layouts - Level 07 Rev A

10046-A-DRG-O-G200-2008-PL-RS Building O - Plot B - Apartment Layouts - Level 08 Rev A	10046-A-DRG-O-G200-2009-PL-RS Building O - Plot B - Apartment Layouts - Level 09 Rev A
10046-A-DRG-O-G200-2030-PL-RS Building O - Plot B - Roof Plan - Roof Rev A	10046-A-DRG-ZO-G200-5001-PL-RS Wheelchair Accessible Apartments - Building A Rev B
10046-A-DRG-ZO-G200-5002-PL-RS Wheelchair Accessible Apartments - Building B Rev B	10046-A-DRG-ZO-G200-5003-PL-RS Wheelchair Accessible Apartments - Building B Rev B
10046-A-DRG-ZO-G200-5004-PL-RS Wheelchair Accessible Apartments - Building C Rev B	10046-A-DRG-ZO-G200-5005-PL-RS Wheelchair Accessible Apartments - Building D Rev B
10046-A-DRG-ZO-G200-5006-PL-RS Wheelchair Accessible Apartments - Building EF Rev B	10046-A-DRG-ZO-G200-5010-PL-RS Wheelchair Accessible Apartments - Building KL Rev A
10046-A-DRG-ZO-G200-5101-PL-RS Typical Apartment - 1 Bed	10046-A-DRG-ZO-G200-5102-PL-RS Typical Apartment - 2 Bed
10046-A-DRG-ZO-G200-5103-PL-RS Typical Apartment - 3 Bed	10046-A-DRG-ZO-G200-5104-PL-RS Typical Apartment - 3 Bed Townhouse
10046-A-DRG-ZO-G200-5105-PL-RS Typical Apartment - Duplex	10046-A-DRG-A-F900-2000-PL-RS Building A- Unit Matrix Rev C
10046-A-DRG-B-F900-2000-PL-RS Building B - Unit Matrix Rev C	10046-A-DRG-C-F900-2000-PL-RS Building C - Unit Matrix Rev C
10046-A-DRG-D-F900-2000-PL-RS Building D - Unit Matrix Rev C	10046-A-DRG-EF-F900-2000-PL-RS Building EF - Unit Matrix Rev C
10046-A-DRG-G-F900-2000-PL-RS Building G - Unit Matrix Rev C	10046-A-DRG-H-F900-2000-PL-RS Building H- Unit Matrix Rev C
10046-A-DRG-J-F900-2000-PL-RS Building J - Unit Matrix Rev E	10046-A-DRG-KL-F900-2000-PL-RS Building KL - Unit Matrix Rev C
10046-A-DRG-MN-F900-2000-PL-RS Building MN - Unit Matrix Rev D	10046-A-DRG-O-F900-2000-PL-RS Building O - Unit Matrix Rev B
Exa_1752_001 ILLUSTRATIVE LANDSCAPE PLAN Rev D	Exa_1752_010 LANDSCAPE LEGEND Rev B

Exa_1752_100 GA LANDSCAPE GROUND FLOOR PLAN Rev D	Exa_1752_101 Rev A GA GROUND FLOOR SHEET 1 OF 2 Rev D
Exa_1752_102 Rev A GA GROUND FLOOR SHEET 2 OF 2 Rev B	Exa_1752_112 GA PODIUM PLOT B Rev C
Exa_1752_121 GA ROOF TERRACE PLOT A BLOCKS A, B & C Rev C	Exa_1752_122 GA ROOF TERRACE PLOT A BLOCKS K & L Rev C
Exa_1752_200 PLANTING SCHEDULES AND SPECIFICATION Rev D	Exa_1752_201 PLANTING PLAN GROUND FLOOR SHEET 1 OF 2 Rev D
Exa_1752_202 PLANTING PLAN GROUND FLOOR SHEET 2 OF 2 Rev B	Exa_1752_212 PLANTING PLAN PODIUM PLOT B Rev B
Exa_1752_221 PLANTING PLAN ROOF TERRACE PLOT A BLOCKS A, B & C Rev C	Exa_1752_222 PLANTING PLAN ROOF TERRACE PLOT A BLOCKS K & L Rev C
Exa_1752_301 LEVELS GROUND FLOOR SHEET 1 OF 2 Rev C	Exa_1752_302 LEVELS GROUND FLOOR SHEET 2 OF 2 Rev B
Exa_1752_500 SECTION REFERENCE PLAN Rev C	Exa_1752_501 SECTION 1 – 4
Exa_1752_502 SECTION 5 – 8	Exa_1752_503 SECTION 9 - 13
Exa_1752_701 LANDSCAPE SOFT DETAIL	Exa_1752_702 LANDSCAPE SOFT DETAIL
Exa_1752_703 LANDSCAPE SOFT DETAIL	Exa_1752_704 LANDSCAPE SOFT DETAIL
Exa_1752_705 LANDSCAPE SOFT DETAIL	Exa_1752_706 LANDSCAPE SOFT DETAIL
Proposed Sections	
10046-A-DRG-Z1-G100-3001-PL-RS GA Section - Plot A - Section 1 & 2 Rev B	10046-A-DRG-Z2-G100-3001-PL-RS GA Section - Plot B - Section 1 & 2 Rev C
Proposed Elevations	
10046-A-DRG-Z0-G100-4001-PL-RS GA Elevation - Proposed - Site Elevations North & South Rev D	10046-A-DRG-Z0-G100-4002-PL-RS GA Elevation - Proposed - Site Elevations East & West Rev D
10046-A-DRG-Z1-G100-4001-PL-RS GA Elevation - Plot A - Elevation 01 - North Elevation, East Elevation Rev B	10046-A-DRG-Z1-G100-4002-PL-RS GA Elevation - Plot A - Elevation 02 - South Elevation, West Elevation Rev B

10046-A-DRG-Z1-G100-4003-PL-RS GA Elevation - Plot A - Elevation 03 - Internal site Elevation 1 & 2 Rev B	10046-A-DRG-Z1-G100-4004-PL-RS GA Elevation - Plot A - Elevation 04 - Internal site Elevation 3 & 4 Rev B
10046-A-DRG-Z2-G100-4001-PL-RS GA Elevation - Plot B - Elevation 01 - North Elevation, East Elevation Rev D	10046-A-DRG-Z2-G100-4002-PL-RS GA Elevation - Plot B - Elevation 02 - South Elevation, West Elevation Rev D
10046-A-DRG-Z2-G100-4003-PL-RS GA Elevation - Plot B - Elevation 03 - Internal site Elevation Rev D	10046-A-DRG-A-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building A Rev B
10046-A-DRG-B-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building B Rev B	10046-A-DRG-C-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building C Rev B
10046-A-DRG-D-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building D Rev B	10046-A-DRG-EF-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building EF Rev B
10046-A-DRG-G-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building G Rev B	10046-A-DRG-H-G200-4000-PL-RS GA Elevation - Plot A - Façade Elevation - Building H Rev B
10046-A-DRG-J-G200-4000-PL-RS GA Elevation - Plot B - Façade Elevation - Building J Rev D	10046-A-DRG-KL-G200-4000-PL-RS GA Elevation - Plot B - Façade Elevation - Building KL Rev B
10046-A-DRG-MN-G200-4000-PL-RS GA Elevation - Plot B - Façade Elevation - Building MN Rev D	10046-A-DRG-O-G200-40001-PL-RS GA Elevation - Plot B - Façade Elevation - Building O Rev A
Supporting documents	
Title	Date
Design and Access Statement	December 2017
Design and Access Statement Addendum	December 2018
Landscape and Biodiversity DAS Addendum	December 2018
Environmental Statement	December 2017
Environmental Statement Non-Technical Summary	December 2017
Addendum Environmental Statement	December 2018
Addendum Environmental Statement Non- Technical Summary	December 2018

Planning Statement	December 2016
Planning Statement Addendum	December 2017
Statement of Community Involvement	December 2016
Statement of Community Involvement Addendum	March 2018
Transport Assessment	December 2017
Transport Assessment Addendum	December 2018
Employment Strategy	December 2016
Energy Statement	December 2018
Sustainability Statement	December 2016
Sustainability Statement Addendum	December 2017
BREEAM Pre-Assessment December	December 2016
BREEAM Pre-Assessment Addendum	December 2017
Internal Daylight and Sunlight Report	December 2018
Utilities Assessment	December 2017
Arboricultural Impact Assessment	December 2016

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Local Plan Policies and Policy 1.1 of the London Plan (2016).

3. Phasing

Prior to the commencement of the development, a detailed phasing plan shall be submitted to, and approved in writing by, the Local Planning Authority. The phasing of the development shall be carried out in accordance with the approved Phasing Plan unless a further plan is subsequently submitted and approved by the Local Planning Authority.

Reason: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended, the Reason for Grant and also for the avoidance of doubt and in the interests of proper planning.

4. Compliance with EIA

No amendments to approved plans will be accepted unless:

- i. The Local Planning Authority first determines in writing that there is not likely to be a significant adverse environmental effect arising from the proposed amendments in comparison with the plans already subjected to environmental impact assessment and approved by this permission; or
- ii. The submission for amendment has been accompanied by a supplementary Environmental Impact Assessment or supporting environmental compliance review assessing the likely significant environmental effects of the amendments

proposed in comparison with the plans already subjected to environmental impact assessment and the application has been appraised in accordance with the procedure set out in the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended in 2015) , as if the Regulations applied to the application to amend under this condition as they would apply to an application under Section 73 of the Town & Country Planning Act 1990 (as amended).

Reason: To ensure that the development is carried out in accordance with the parameters assessed in the Environmental Statement, as may be modified by those conditions which the Local Planning Authority considers necessary to secure a satisfactory development and to ensure that amendments to the plans may be made providing the proposed changes either do not give rise to likely significant adverse effects in comparison with the plans authorised by this; or that prior to approval such likely effects are subject to environmental assessment.

5. Compliance with the EIA Mitigation Measures

The development shall be carried out in accordance with the mitigation measures set out in the Revised Environmental Statement (reference 1700001114 Issue: Final) submitted in December 2017 together with the Environmental Implications Letters dated 21.02.2018, and 13.04.2018 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.

6. Quantum of Development

The maximum amount of development as set out in the Environmental Statement dated Revised Environmental Statement (reference 1700001114 Issue: Final) submitted in December 2017 together with the Environmental Implications Letters dated 21.02.2018, and 13.04.2018 shall not exceed 771 residential units and 4,110sqm (909sqm flexible community space in Plot A and 3,201 flexible commercial space in Plot B) of non-residential floor space subject to the maximum limits within each of the respective use classes included in Condition 7.

Reason: To ensure that any alteration to the layout of the development does not have any effects which have not been assessed in the Environmental Statement.

7. Maximum Floor Space Restrictions

The maximum floor space hereby permitted within each respective use class shall not exceed 67,194 sqm (Use Class C3) for 771 dwellings, 4,110sqm of non-residential floor space

comprising 909sqm flexible community space (Class D1/ D2/ ancillary C3) and 3,201 flexible commercial space (Class B1, A1- A3, D1, D2).

Reason: To ensure that any alteration to the floor space of the development does not have any effects which have not been assessed in the Environmental Statement.

8. Detailed drawings, external materials and balcony screens

Notwithstanding the details shown on the plans, hereby approved, prior to the commencement of the development (other than demolition, site clearance and ground works):

- a) details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas including details of change in elevational treatment shall have been submitted to and approved in writing by the Local Planning Authority; and
- b) sample panels shall be constructed on site of building materials and hard surfacing, to be inspected and approved in writing by the Local Planning Authority;
- c) details of the following features and elements of the scheme must be submitted to Local Planning Authority and approved by the Local Planning Authority in writing:
 - i) Brick bonding and brick and cladding detailing (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
 - ii) External windows, balconies, winter gardens, doors, screens, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - iii) Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
 - iv) Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - v) external plan
 - vi) Shop fronts, entrances and openings (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

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

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policy DH1 of the Greenwich Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

9. Demolition Method Statement

Notwithstanding the approved plans and documents, prior to the commencement of the development, a demolition method statement shall be submitted to and approved in writing

by the Local Planning Authority in consultation with TfL. The method statement shall include details of the following:

- Site hoarding (including details of how this will address adverse wind effects during the construction phase).
- Works of demolition shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.
- Haulage routes
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.
- Likely dust levels to be generated and any screening measures to be employed
- Proposals for monitoring dust and controlling unacceptable releases
- Wheel washing facilities and facilities for discharging the water.

Reference shall be made to:

- The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice
- The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp and
- BRE four-part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

Reason: In the interests of the amenities of neighbouring properties and to ensure compliance with Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan and London Plan Policies 7.14, 7.15 and 6.3.

10. Construction Method Statement

Notwithstanding the approved plans and drawings, prior to construction works commencing; a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority:

- Site hoarding (including details of how this will address adverse wind effects during the construction phase);

- Works of construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.
- Haulage routes
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.
- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- 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;
- Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- 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 dust and preventing or controlling unacceptable releases, including asbestos;
- Wheel washing facilities, location and facilities for discharging the water.

Reference shall be made to:

- The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_construction_information_and_advice
- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

Reason: In the interests of the amenities of neighbouring properties and to ensure compliance with Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan and London Plan Policies 7.14, 7.15 and 6.3.

11. Construction Logistics Plans

Prior to the commencement of the construction of the development hereby approved, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with 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. The applicant shall seek prior approval from TfL before submitting the CLP pursuant to this condition. The development shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In the interests of the amenities of neighbouring properties and pedestrian and highway safety and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan and Policies E(a), E(b) and IM(a) of the Greenwich Local Plan: Core Strategy.

12. Construction Travel Plan

Prior to the commencement development, a detailed site specific Demolition /Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking and cycling) and monitoring arrangements for the construction of the development shall be submitted to, and approved by, the Local Planning Authority. The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: To safeguard the amenity of adjacent residents and the area generally, to ensure efficient and sustainable operation of the borough's highway system, to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction in accordance.

13. Site Waste Management Plan

No development shall commence until a Site Waste Management Plan (SWMP) has been submitted to, and approved in writing by, the Local Planning Authority. The (SWMP) shall include full details of the following:

- Identification of the likely types and quantities of waste to be generated (including waste acceptance criteria testing to assist in confirming appropriate waste disposal options for any contaminated materials);
- Identification of waste management options in consideration of the waste hierarchy, on and offsite options, and the arrangements for identifying and managing any hazardous wastes produced;
- A plan for efficient materials and waste handling taking into account constraints imposed by the application site;
- Targets for the diversion of waste from landfill;
- Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and emphasising compliance with legal responsibilities;
- Details of transportation arrangements for the removal of waste from the site and
- A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out in the SWMP have been achieved.

The demolition and construction operations associated with the development hereby permitted shall be carried out in strict accordance the approved (SWMP).

Reason: To encourage the re-use and recycling materials and to encourage the removal of construction waste from the site by the river where practicable in accordance with policy 5.18 of the London Plan (2016).

14. Unexploded Ordnance

No development shall commence until a survey in relation to unexploded ordnance has been carried out and submitted to the local planning authority together with details of proposed mitigation measures. The development shall thereafter be carried out in strict accordance with the details approved.

Reason: To minimise potential risks to public safety and to ensure compliance with Policy 7.13 of the London Plan (2016).

15. Basement Impact Assessment

No development shall commence until a Basement Impact Assessment has been submitted to, and approved in writing by, the Local Planning Authority. The Basement Impact Assessment shall include full details of the following:

- The impact of basement construction on groundwater levels and flows, including residual impacts due to the action of the basement development as an obstruction to groundwater flow;
- The likely quality of groundwater that will require management during basement excavation, and may also impact the quality of the water managed via the built basement seepage management and pumping systems;

Details of proposed mitigation measures to address any identified impacts.

Reason: To ensure that any impacts upon groundwater in terms of flood risk and groundwater quality are properly mitigated in accordance with policies 5.12 and 5.14 of the London Plan (2016) and policies E2 and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

16. New Residential Entrances

Prior to the commencement of the development, other than demolition and groundworks, details relating to the design of all residential entrances shall be submitted to and agreed in writing by the Local Planning Authority.

The agreed measures shall be implemented prior to the first occupation of the development and retained for the lifetime of the development.

Reason: In order that the Local Authority may be satisfied with the quality of the external appearance of the entrances and that the finished development is tenure blind, contributing to social cohesion to accord with Policies 3.5 and 7.6 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

17. Details of Evacuation of Basement Car Park

No development approved by this planning permission shall take place until such time as a scheme to ensure that users of the basement level will have sufficient time to reach a level safely above the breach flood level has been submitted to, and approved in writing by, the Local Planning Authority. The scheme should either include calculations to show that the

rate of inundation of the basement level will not be deep and rapid, or a structure for controlling the rate of inundation to the basement level.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users of the basement level in accordance with policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

18. Land contamination

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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.
- 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 scheme shall be 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 and controlled waters in line with the aims of the National Planning policy Framework (NPPF); and with Policies E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and Policies 5.21 and 5.22 of the London Plan (2016).

19. Contamination Not Previously Identified

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: Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning policy Framework (NPPF); and with Policies E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and Policies 5.21 and 5.22 of the London Plan (2016).

20. Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater or underground water infrastructure. This should be demonstrated through 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 water infrastructure, and the programme for the works) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. The development shall be carried out in accordance with the approved details.

Reason: To ensure foundation works pursuant to the site development do not have a detrimental effect on the principal aquifer present beneath the site or underground water infrastructure and to ensure compliance with policy 5.14 of the London Plan (2016) and policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

21. Submission of Drainage Strategy

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker (Thames Water). No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”.

Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community arising from sewage flooding in accordance with policy 5.14 of the London Plan (2016).

22. Water Supply

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policy 5.15 of the London Plan (2016).

23. Archaeology

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

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have 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 below existing ground level shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, policy 7.8 of the London Plan (2016) and policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

24. Geoarchaeological Investigation

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

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

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

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, policy 7.8 of the London Plan (2016) and policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

25. Public Engagement (heritage assets of archaeological interest)

No development shall commence until details of an appropriate programme of public engagement in relation to the heritage assets of archaeological interest on the site including a timetable have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, policy 7.8 of the London Plan (2016) and policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

26. Cranes

Prior to the commencement of demolition/construction of the relevant part of the development, details of the use of cranes in relation to the location, maximum operating height and duration shall be submitted to and approved in writing by, the Local Planning Authority (in consultation with the Port of London Authority, TfL and London City Airport). 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 Policy 7.13 of the London Plan. In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policies IM3, IM4, IM(a) and E1 of the of the Greenwich Local Plan.

27. London City Airport's OLS

No building or structure forming part of the permanent development will exceed London City Airport's Obstacle Limitation Surfaces (OLS). In the event that during construction, crane or scaffolding is required at a higher elevation than that of the planned development, then their use must be subject to separate consultation under condition 26 above.

Reason: In the interests of aviation safety and to ensure compliance with policy 7.13 of the London Plan (2016).

28. Protection of Trees During Construction

No development shall take place until a Tree Protection Plan (TPP) method statement has been submitted to and approved in writing by the Local Planning Authority. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded. This should also include provision for a supervised trail digging exercise to ascertain the precise location of roots along the proposed building line. The scheme shall be implemented in accordance with the approved details.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with 7.19 and 7.21 of the London Plan (2016) and policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

29. Wheelchair accessible and adaptable dwellings

A minimum of 10% of all dwellings shall be built to requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations, as identified on the plans approved under condition 2. All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations. The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist approval, prior to the first occupation of the unit. The wheelchair adaptable dwellings shall be marketed as such for a period of eight months. After that period evidence of such marketing shall be submitted to and approved by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist prior to first occupation of the dwellings identified above.

Reason: To ensure a socially inclusive and sustainable development in accordance with Greenwich Local Plan Policy H5 and Policies 3.8 and 7.2 of the London Plan.

30. Non Road Mobile Machinery

All Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall meet at least Stage IIIA of EU Directive 97/68/EC (as amended) if in use before 1 September 2020 or Stage IIIB of the directive if in use on 1 September 2020 or later.

If NRMM meeting the relevant Stage in paragraph 1 above is not available, the requirement may be met using the following techniques:

- Reorganisation of NRMM fleet
- Replacing equipment (with new or second hand equipment which meets the policy)
- Retrofit abatement technologies
- Re-engineering

This is subject to the local planning authority's prior written consent.

If NRMM meeting the policy in the paragraph above is not available every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions. This is subject to the local planning authority's prior written consent.

Unless it complies with the above standards, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To protect local amenity and air quality in accordance with London Plan policies 5.3 and 7.14 and Greenwich Local Plan Policy E1.

31. Boiler Details

Prior to above ground works, details of the boilers hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The boilers shall have dry NOx emissions not exceeding 40 mg/kWh (0%). The boilers shall be installed and retained for the lifetime of the development in accordance the approved details unless the prior written approval of the authority is given.

Reason: To comply with the London Plan SPG on Sustainable Design and Construction 2014 and policy 7.14 of the London Plan (2016).

32. Biomass/CHP

The boilers thereby approved must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan Sustainable Design and Construction SPG 2014. Prior to the development commencing, evidence to demonstrate compliance with these emission limits will be submitted to the Local Planning Authority for approval.

Reason: To comply with the London Plan SPG on Sustainable Design and Construction 2014 and policy 7.14 of the London Plan (2016) and policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

33. Secured by Design

Prior to the first occupation of the development hereby permitted details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall achieve Secured by Design 'Silver' standard as a minimum and aim to achieve the Secured by Design 'Gold' standard where feasible. The Secured by Design measures shall be implemented in accordance with the approved details, completed prior to the first occupation of the development and retained for the lifetime of the development.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

34. Management Plan to Prevent Anti-social Behaviour

Prior to the first occupation of the development hereby permitted a site management plan for the prevention of anti-social behaviour within the site shall be submitted to and approved in writing by the Local Planning Authority. The plan and measures identified within it shall fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: In the interests of community safety in accordance with policies 7.3 of the London Plan (2016) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

35. Boundary Treatments

Details of the proposed boundary treatments including gates, walls and fences shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant works.

The approved boundary treatments shall be implemented prior to occupation of the buildings and retained for the lifetime of the development.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

36. Flood Evacuation Plan

Prior to the first occupation of each relevant part of the development, an evacuation plan covering flood evacuation and escape routes, and signage within and outside buildings shall be submitted to, and approved in writing by, the Local Planning Authority.

The evacuation plan and measures identified within it shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: To minimise the risk of flooding to users of the building and to ensure compliance with policy 5.12 of the London Plan (2016) and policy E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

37. Implementation of the FRA

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment by Water Environment Ltd dated December 2017 Revision A and the mitigation measures detailed within it including:

- Finished floor levels set out in Table 5 of the approved document;
- Restriction of ground floor areas to open plan kitchen / dining areas with all sleeping accommodation to be located at first floor or above;
- Use of flood resilient construction;

- Residents to subscribe to the Environment Agency's Flood Warning service.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with policy 5.13 of the London Plan (2016) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

38. Signs/Road Markings and Details of Traffic Calming

Full details of 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 prior to the commencement of the relevant part of the development.

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

Reason: In order to maintain safety for all road users and to ensure compliance with policy 6.3 of the London Plan (2016).

39. Accessibility Arrangements

Prior to the commencement of the relevant part of the development, full details of access arrangements for each relevant part of the development for people with mobility difficulties shall be submitted to, and approved in writing by, the Local Planning Authority. For the avoidance of doubt this shall include large scale plans illustrating the different gradients on all routes to and through the site.

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

Reason: To facilitate movement by those with mobility difficulties and to comply with policy 7.2 of the London Plan (2016) and Policies DH1 and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

40. Landscaping Details

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

- Open space;
- Areas of paving;
- Car parking areas;
- Amenity areas – including details of measures to protect the privacy of adjacent residential units;

- Pedestrian linkages;
- Public art;
- Playspace provision;
- Lighting;
- Bollards;
- Street furniture (including waste bins);
- Cycle linkages;
- Wayfinding;
- Permeability of all hard surfaces;
- Materials

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

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 approved 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 DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

41. Children's Play Area

Full details of the children's play areas play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority prior to the first occupation of the development.

The playspace shall provide a minimum provision as follows:

- 0- 5 years 1,332 sq.m.
- 6 - 11 years 907 sq.m.
- 12 years + 547 sq.m.

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

Reason: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with policy 3.6 of the London Plan (2016) and policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

42. Refuse and Recycling

Prior to any above ground works , full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall include but are not limited to:

- Separate storage areas for bulk storage and bin storage;
- Turning areas to allow the refuse trucks to move in forward motion when entering and exiting the road;
- Bin store arrangements for front gardens of houses and ground floor units;
- Provision of bin storage for non-residential uses;
- Location of any communal collection points;
- Details of any enclosures to be provided for all of the external communal collection points; details of management; arrangements for movement of refuse to any collection points.

The storage and recycling facilities shall in all respects be constructed in accordance with the approved details, before the relevant part of the development is first occupied and maintained for the lifetime of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with policy 5.16 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

43. Electric Vehicle Charging Points

Details of the proposed of electric vehicle charging points to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works/relevant phase. 20% of the parking spaces shall have active charging points and the remainder shall have passive provision.

The electric vehicle charging points as approved shall be installed prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To minimise carbon dioxide emissions and to comply with policy 6.13 of the London Plan (2016) and IM3 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

44. Car Park Management Plan

The development shall not be occupied until a car park management plan has been submitted to, and approved in writing by, the Local Planning Authority, and must include at least the following details:

- 1) Details of the layout.

- II) The proposed allocation of and arrangements for the management of parking spaces including disabled parking bays serving the residential development and further spaces that could be brought into such use;
- III) The provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision for both the residential and office parking areas in accordance with adopted London Plan Guidance.
- IV) Details of the controls of means of entry to the car park, and a proactive regime of car lift maintenance.
- I) The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas; and

The car park management plan as approved shall be implemented prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that safe and secure off-street parking is maintained and managed to that satisfaction of the Council, to ensure the acceptable provision of Blue Badge parking for occupants of the wheelchair units and ensure compliance with policy IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and with policies 6.3, 6.9 and 6.13 of the London Plan.

45. Travel Plan

A) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's guidance in relation to Travel Plans: tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans has been submitted to and approved in writing by the Local Planning Authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.

B) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. The Travel Plan must include use of the buildings/site for community purposes including specific measures for the management of travel associated with any use as a crèche, should this be included within the community space.

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

Reason: In order that both the Local Planning Authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policies 6.3 and 7.14 of the London Plan (2016) and policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

46. Delivery and Servicing Plan

A delivery and servicing plan (DSP) for both the commercial and residential uses, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of any part of the development. The DSP shall cover the following items:

- Deliveries and collections (both commercial and residential);
- Servicing trips (including maintenance) with the aim of reducing the impact of servicing activity;
- Details for management and receipt of deliveries for the residential properties;
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations.

The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason: To ensure satisfactory vehicle management and that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with Policy IM3 and E1 of the Greenwich Local Plan and London Plan Policy 6.3 and 6.14.

47. Vehicular Access

The development hereby approved shall not be occupied until the vehicular access as shown on plan(s) 10046-A-DRG-Z0-G100-2000-PL-RS E has been constructed. Prior to the occupation of the development hereby permitted detailed drawings of the access shall be submitted to and approved in writing by the Local Planning Authority and the access shall be constructed in full accordance with the approved drawings.

Reason: In order to ensure that satisfactory means of access is provided and to comply with the policies IM(a) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

48. Management of Vehicular Access within the Site

Prior to the first occupation of the development hereby permitted full details of the proposed arrangements for the management of vehicular traffic within the site shall be submitted to and approved in writing by the Local Planning Authority.

Vehicular access within the site shall thereafter be managed in accordance with the approved details.

Reason: In the interests of pedestrian safety and residential amenity and in order to ensure that satisfactory means of access is provided and to comply with the policies IM(a) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

49. Cycle Parking Provision

Prior to commencement of construction works on site full details of the cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. Provision shall be made for a minimum of 1,400 spaces.

The submitted details shall include details of the layout of the spaces and specification for cycle stands together with details of cyclists' storage and shower provision for the non-residential uses

All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

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

50. Provision of Parking Spaces (Residential)

The whole of the car parking accommodation shown on drawing nos. 10046-A-DRG-Z0-G100-2099-PL-RS D hereby approved shall be provided prior to the occupation of any dwelling and retained permanently thereafter

Reason: To ensure the permanent retention of the space(s) for parking purposes, to ensure that the use of the building(s) does not increase on-street parking in the vicinity and to comply with policy IM9(C) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

50. Carbon Emissions Reduction

The development hereby permitted shall seek to achieve one hundred per cent (100%) reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations and achieve no less than 51 per cent (51%) reduction in building carbon dioxide emissions over Part L 2013 of the building regulations from on-site measures, in line with the submitted Energy Statement.

Prior to first occupation of the building the developer shall submit evidence that the minimum 51% reduction over Part L 2013 of the building regulations has been achieved from on site measures. All remaining regulated CO2 emissions not dealt with on site must be offset through a s106 contribution.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with policy 5.2 of the London Plan (2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

52. Energy Performance

All dwellings within the development hereby permitted must achieve the following energy performance standards:

- (i) All houses and flats must achieve a minimum of a fifty four percent (54%) reduction in building carbon emissions beyond Part L of the Building Regulations 2013 from on-site measures, in line with the submitted Energy Statement..
- (ii) The relevant part of the development hereby permitted shall not be occupied until evidence of the energy performance standard referred to in part (i) of this

condition having been achieved, has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with policy 5.2 of the (London Plan 2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

53. BREEAM (for all non-residential uses)

a) The non-residential elements of the development hereby permitted shall be built to a minimum of BREEAM Excellent (or its successor).

b) No above ground development shall take place until a Design Stage assessment (under the BREEAM or its successor) has been carried out and a copy of the summary score sheet and interim BREEAM Certificate have been submitted to and approved in writing by the Local Planning Authority.

c) Prior to first occupation of the non-domestic element of the development a copy of BREEAM Assessor's completed Post Construction Review (under BREEAM or its successor) shall be submitted to the Local Planning Authority and within 6 months of occupation the final certificates verifying that the agreed standards have been met shall be submitted to the Local Planning Authority.

Reason: In the interest of addressing climate change and to secure sustainable development and to comply with policies DH1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

54. Heating, Cooling and Power Networks

Full details of the Combined Heat and Power facility shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved and the approved scheme shall be operational prior to first occupation. Details shall include location, specification, flue arrangement, operation/management strategy (Compliance with Heat Trust Code of Best Practice).

The development shall be carried out in accordance with the details as approved, shall be maintained as such thereafter and no changes to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To allow for the efficient distribution of energy, to minimise carbon dioxide emissions and to comply with policy 5.6 of the (London Plan 2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

55. Future Connection to Heating, Cooling and Power Networks

Full details demonstrating how the approved scheme has been designed to allow for the future connection to any neighbouring heating and cooling system and/or any private wire power network shall be submitted to and approved in writing by the Local Planning

Authority prior to the commencement of the development hereby permitted. Evidence that the approved scheme has been implemented shall be submitted to and approved by the Local Planning Authority prior to the issue of a certificate of practical completion.

The development shall be carried out in accordance with the approved design details and no alterations shall take place without the prior written consent of the Local Planning Authority.

Reason: To allow for the efficient distribution of energy, to minimise carbon dioxide emissions and to comply with policy 5.6 of the (London Plan 2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

56. On-site Renewable Energy Technologies

Full details of on-site renewable energy technologies, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The details shall include:

- a) Provision of 1,377 sq.m. of net Photovoltaic (PV) panels, as agreed during the application stage;
- b) Details of machinery/apparatus location, specification and operational details
- c) A management plan for the operation of the technologies;
- d) (if applicable) A servicing plan including times, location, frequency, method of servicing (and any other details the Local Planning Authority deems necessary);
- e) (if applicable) A noise assessment regarding the operation of the technology

The development shall be carried out in accordance with the details hereby approved, shall be maintained as such thereafter and no amendments to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with policy 5.7 of the (London Plan 2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

57. On-site Renewable Energy Technologies – evidence of installation

Evidence that the scheme of renewable energy provision has been installed in accordance with condition 56 above, including evidence of commissioning and a copy of the building's Energy Performance Certificate, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

Reason: To contribute towards carbon dioxide emissions reduction and to comply with policy 5.7 of the (London Plan 2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

58. On-site Renewable Energy Technologies – monitoring

To monitor the effectiveness of the renewable energy technology, a monitoring agreement will be signed with the Local Planning Authority prior to first occupation to comply with the

prevailing monitoring requirements which will include the installation of an on-site automatic meter reading (AMR) device by the developer.

Reason: To contribute towards carbon dioxide emission reduction and to comply with policy 5.7 of the (London Plan 2016) and policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

59. Overheating

Details derived using simulation software demonstrating that all dwellings comply with the CIBSE standard preventing summer overheating shall be submitted to, and approved in writing by, the Local Planning Authority prior to the construction of the relevant part of the development. The development shall be carried out in accordance with the details as approved.

Reason: To comply with policy 5.9 of the (London Plan 2016) and policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

60. Water Efficiency

The development hereby permitted shall comply with Regulation 36(2)(b) of the Building Regulations 2010 (as amended by the Building Regulations &c. (Amendment) Regulations 2015/767) and as set out in section G2 of the Building Regulations Approved Document (110 litres per person per day).

Reason: To accord with policy 5.15 of the (London Plan 2016) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

61. Implementation of Agreed Biodiversity Mitigation/Enhancement

The mitigation measures set out in the approved Ecological Appraisal dated November 2016 shall be implemented in full within three months of the first occupation of the accommodation hereby permitted.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 7.19 of the London Plan (2016) and policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

62. Ecological / Landscape Management Plan

Prior to the commencement of the landscaping works a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except private domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The submitted information shall include:

- a) A report from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement;

- b) b) Details of all landscape features including plans and cross sections.

The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for the enhancement of the ecological value of the site in line with policies 5.11 and 7.19 of the (London Plan 2016) and policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

63. Intensive Green Roofs (roof gardens to be used as outdoor amenity space)

Full details of an intensive green roof which shall be compliant with the GRO Green Roof Code 2014 shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the development hereby approved. Information submitted should include:

- a) an ecological management plan including the landscape features and a cross section of the roof;
- b) specified maintenance plan with allocated responsibilities;
- c) assessment of the effectiveness of the living roof as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
- d) The green roof should be comprised of, but not necessarily limited to, the following:
 - soil and vegetation to cover a minimum of 70% of the green roof area for water attenuation purposes;
 - a minimum of 25% of the vegetated area should be native species. Of the remaining vegetated area, a minimum of 50% should be of known wildlife value (rather than purely ornamental).
- e) parts a to d must be addressed within a single submission document.

The development shall be carried out in accordance with the details approved, shall be maintained as such thereafter and no alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To create open space for residents and a sense of well-being. To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as residents' wellbeing. To comply with London Plan policies 5.11 and policies OS4, DH1 and E(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

64. Extensive Green Roofs (not to be used as amenity space)

Full details of an extensive green roof which shall be compliant with GRO Green Roof Code 2014 shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of the relevant part of the development hereby approved. Submitted information should include the following;

- a) a report from a suitably qualified ecologist specifying how the living roof has been developed for biodiversity with details of landscape features and a roof cross section.
- b) The green roof should be comprised of, but not necessarily limited to, the following:
 - biodiversity based with extensive/semi-intensive soils;
 - substrate which is commercial brick-based aggregate or equivalent with a varied substrate depth of 80 -150mm planted with 50% locally native herbs/wildflowers in addition to sedum. include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates, individual logs or log piles, and an area suitable for Black Redstarts;
- c) parts a and b must be addressed within a single submission document.

The development shall be carried out strictly in accordance with the details approved, shall be maintained as such thereafter and no alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Evidence that the green roof has been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as residents' well-being. To comply with policies 5.11 and 7.19 of the (London Plan 2016) and policies OS4, DH1 and E(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

65. Timing of Vegetation Clearance (breeding birds)

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

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

66. Control of Invasive Plants

Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of invasive plants on the site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of invasive plants during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reason: The spread of invasive plants is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would

be the risk of an offence being committed and avoidable harm to the environment occurring.

67. Precautionary Bat Survey

An updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

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

68. Bird Boxes

Details of bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the exact location, specification and design of the habitats. The boxes shall be installed prior to the first occupation of the development.

The nesting boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan (2016).

69. Bat Boxes

Details of bat boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the exact location, specification and design of the habitats. The boxes shall be installed prior to the first occupation of the development.

The roosting boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan (2016).

70. Low Reflectivity Glass

Prior to the commencement of the relevant part of the development hereby permitted details of low reflectivity glass to be used on the buildings within Plot B shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To mitigate the impacts of solar glare in accordance with policy 7.7 of the London Plan (2016).

71. Minimum Amount of B1 Floorspace

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), with the exception of 150 sq.m. of flexible commercial floorspace and 17 sq.m. of space for Metropolitan Police facilities at ground level within Building M/N the ground floor of Buildings J, K/L and M/N and the first floor of Building O shall be used only for uses within Class B1 and for no other purpose.

Reason: In order to ensure the satisfactory provision of employment generating floorspace in accordance with the aspirations of the Charlton Riverside Masterplan 2017 and policy EA(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

72. Minimum Amount of D1 Floorspace

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the space identified for flexible community use in Building B (comprising 337sq.m.) shall be used only for purposes within Class D1 and for no other purpose.

To ensure that the development makes satisfactory provision for community uses to meet the needs of the development in accordance with policy CH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

73. Minimum Floorspace for Police Welfare Facilities

Notwithstanding the submitted drawings a minimum of 17 sqm of floorspace shall be reserved for Metropolitan Police facilities at ground level within Building M/N. A revised plan showing these facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted.

To ensure that the development makes satisfactory provision for community uses to meet the needs of the development in accordance with policy CH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

74. Removal of Permitted Development Rights for Conversion to Residential Use

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

Reason: In order to ensure that satisfactory provision of employment generating floorspace is maintained in accordance with the aspirations of the Charlton Riverside Masterplan 2017 and policy EA(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

75. Restriction on D1 Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the flexible community floorspace hereby permitted shall not be used as a place of worship.

Reason: In order to prevent adverse impacts upon the local road network and to safeguard the amenities of future residents of the development, and ensure compliance with policy 6.12 of the London Plan (2016) and policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

76. Sound Insulation for D1/D2 Premises

Prior to the commencement of any superstructure works on the development hereby permitted, details of the proposed sound insulation scheme for the parts of the development to be used for D1/ D2 use shall be submitted to and approved by the Local Planning Authority. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance to surrounding occupiers. The noise measured at one metre from the facade of the nearest noise sensitive premises should not exceed 10dB(A) below the typical LA90 1Hour day or LA90 5 min night. Details should include airborne sound insulation. The developer shall certify to the Local Planning Authority that the noise mitigation measures agreed have been installed. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with Policies 3.5 and 7.15 of the London Plan (2016) and Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

77. Sound Insulation for Commercial Premises

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

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

78. Opening Hours

The B1 uses within Plot B hereby permitted shall only be operational between the following hours:

07:00 – 20:00 Monday to Saturday and the flexible commercial space within Plot B shall only be open for customer business / operational between the following hours:

07:00 – 23:00 Monday to Saturday

07:00 – 19:00 Sundays and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with policy DH(b) the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

79. Amplified Music/Sound

No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible outside the premises or within adjoining buildings.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

80. Noise from Plant

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

Reason: In order to safeguard the amenities of residential properties and ensure compliance with policy 7.15 of the London Plan (2016) and Policies DH(b) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

81. Mechanical and Extract Ventilation

a) Prior to the commencement of any above ground works a scheme demonstrating how provision will be made for the future installation of mechanical ventilation equipment or other plant associated with the commercial units shall be submitted to and approved in writing by the Local Planning Authority.

b) No use within Classes A3, shall commence until full details of any mechanical ventilation or other plant associated with the commercial operation of the building (including details of external appearance) have been submitted to and approved in writing by the Local Planning Authority. Details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the high level discharge of kitchen extract air/ the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved scheme shall be completed prior to occupation of the development and shall be permanently maintained thereafter. Reference shall be had to Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by DEFRA.

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

82. Construction Dust/Emissions Monitoring

The developer shall monitor levels of dust pollution using an objective method of measurement for each phase of the development. The proposed method, the frequency and location of the monitoring for the relevant phase of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase of the development.

Baseline levels of dust shall be agreed prior to the commencement of the works of demolition and construction. The developer shall also agree action levels of dust pollution with the Local Planning Authority. When these levels are exceeded, the developer shall take action to ensure that the levels of dust are reduced to comply with the agreed action level.

Reason: To prevent nuisance and protect environmental health and local amenity and to comply with policy 7.14 of the London Plan (2016) and its Sustainable Design and Construction SPG 2014 and policy E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

83. Community Use Plan / Community Development Strategy

Prior to the first occupation of the development hereby permitted a Community Use Plan and a Community Development Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Community Use Plan and Community Development Strategy shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

Reason: To ensure that the development makes satisfactory provision for community uses to meet the needs of the development in accordance with policy CH1 of the Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

84. Creche Use

No use as a creche shall commence on the site until the following details have been submitted to and approved in writing by the Local Planning Authority:

- Air quality assessment detailing continuous monitoring of particulate matter for a minimum period of 6 months demonstrating that the site suitable for sensitive receptors;
- Flood evacuation plan;
- Details of access arrangements including drop off and pick up;
- Details of layout and means of enclosure for the associated external space.

The use shall be implemented in accordance with the details thus approved.

Reasons: To ensure that a satisfactory environment in respect of air quality is provided for users of the creche and to ensure that vulnerable users are safe from flood risk in accordance with policies E(c) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

85. Lighting Strategy

Prior to the commencement of the relevant works details of a lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, community safety and to prevent light pollution and adverse impacts on wildlife in accordance with policies DH1, E(a) and OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

86. Details of Roof Plant

Prior to the commencement of the relevant works detailed drawings of all roof plant and any associated enclosures shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the Local Planning Authority may be satisfied as to the external appearance of the building(s) and to protect the character and appearance of the nearby Locally Listed Buildings and the character and appearance of the wider area (including the Charlton Riverside Conservation Area) and ensure compliance with Policies 7.4 and 7.8 of the London Plan (2016), Policies DH1, DH3, DH(a), DH(h) and DH(j) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

87. Noise Criteria Compliance

Prior to the commencement of construction of each building, full details as required by the scheme for testing and implementation required by Condition 88 demonstrating that the following Noise Criteria 1 to 6 are met shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Port of London Authority and Safeguarded Wharf Operators).

Criterion 1

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

Criterion 2

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

Criterion 3

The maximum dredger-only noise level at the 63 Hz octave-band inside any habitable room at any time shall not exceed 50 dB Leq,63Hz.

Criterion 4

Noise levels in bedrooms at night under higher ventilation rates (as set out in the Building Regulations 2010 Approved Document F) such as may be required for mitigation against overheating, shall not exceed 35 dB LAeq,8hour. Criterion 4 does not apply to purge ventilation. This limit applies to rooms that are exposed to façade noise levels due to wharf and dredger operations at or above 50 dB LAeq,15min and/or 65 dB Leq,63Hz.

Criterion 5

Noise levels in habitable rooms during the day under higher ventilation rates (as set out in the Building Regulations 2010 Approved Document F) such as may be required for mitigation against overheating, shall not exceed 40 dB LAeq,16hour. Criterion 5 does not apply to purge ventilation. This limit applies to rooms that are exposed to façade noise levels due to wharf and dredger operations at or above 55 dB LAeq,15min and/or 65 dB Leq,63Hz.

Criterion 6

The rating levels according to BS 4142: 2014 on balconies due to all wharf and dredger sources operating at a cumulative maximum shall not be more than 5 dB above background noise levels at any time.

Reason: In order to protect the amenity of future occupants of the development and to minimise the potential for conflict with the nearby safeguarded wharfs in accordance with policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and policy 7.26 of the London Plan (2016).

88. Noise Criteria Testing and Implementation

- a) Prior to the first occupation of each building, a scheme for testing the internal and external noise environment of the units, to demonstrate compliance with Criteria 1 to 5 of Condition 87 above and modelling to demonstrate compliance with Criterion 6, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Port of London Authority and Wharf operators).
- b) Prior to the first occupation of each building, the scheme for noise testing and modelling required by part a) above shall be implemented and the results submitted and approved in writing by the Local Planning Authority (in consultation with the Port of London Authority and the Safeguarded Wharf Operators).
- c) The development shall be carried out in accordance with the approved measures and Noise Criteria 1 to 6 of Condition 87.

Reason: In order to protect the amenity of future occupants of the development and to minimise the potential for conflict with the nearby safeguarded wharfs in accordance with policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and policy 7.26 of the London Plan (2016).

89. Wind Testing and Mitigation

No development shall commence until further assessment has been carried out to address the impacts of the revisions to Plot B upon the wind microclimate and the results, together

with details of any proposed mitigation, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the wind mitigation measures set out in Chapter 12 of the Environmental Statement (1700001114 Issue: Final) together with any further mitigation identified by the further assessment of Plot B.

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

90. Access and Heritage Interpretation Plan

No development in connection with the proposed River Walk shall commence until an Access and Heritage Interpretation Plan has been submitted to and approved in writing by Local Planning Authority. The Access and Heritage Interpretation Plan will specify the measures for facilitating a wider understanding and appreciation of this site's industrial heritage, namely the covered ropewalk and narrow gauge railway of the former Charlton Ropeworks.

The Plan will give detailed proposals for creating, maintaining and encouraging public access to the linear heritage features of the former Charlton Ropeworks Site as well as details of signage and interpretation panels.

Once the Plan has been approved, the access arrangements and heritage signage and interpretation panels shall be implemented prior to first occupation of the development.

Reason: To improve heritage access and interpretation across this development site, to protect and enhance the Royal Borough's heritage assets, better reveal significance and promote local distinctiveness in accordance with Policies DH1 and DH3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014, Policy 7.8 of the London Plan 2011 and Policy 12 of the National Planning Policy Framework 2012.

91. Building Recording and Historic Analysis

No works (including demolition works) shall take place on site until the applicant has undertaken a programme of building recording and historic analysis of all buildings on the former Charlton Ropeworks site which considers building structure, architectural detail and archaeological evidence and this has been submitted to and approved in writing by the Local Planning Authority.

The recording shall include (but not be limited to):

- a) a photographic record
- b) historical photographs (both external and internal) plus a record of the sources used;
- c) historical and recent drawings, map evidence and written records that record the historical development of the site;
- d) any artefacts and/ or samples or environmental evidence found during assessment and demolition

- e) assessment and analysis
- f) proposals from the investigating expert for an appropriate level of publication and dissemination of the results dependent on what is found

Upon receipt of the record, the Royal Borough of Greenwich shall disseminate it to the Greenwich Heritage Centre for its safekeeping.

Reason: The Royal Borough of Greenwich as the local planning authority in conjunction with Historic England wishes to secure the provision of archaeological recording of the historic structures prior to development, to ensure that an appropriate record is made to help the understanding of our past and to assist in future planning in accordance with Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014, Policy 7.8 of the London Plan 2011 and Policy 12 of the NPPF.

Informatives

1. Archaeology

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.

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It is envisaged that the first stage of archaeological fieldwork will comprise:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The second stage of the archaeology condition will necessarily be dependent on the results of the first stage, however it is possible that the recommended second stage of works may comprise:

Excavation

Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of

artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving.

It is envisaged that geoarchaeological fieldwork will comprise:

Geotechnical Monitoring

It is recommended that a suitable geoarchaeologist reviews existing geotechnical records and monitors any future geotechnical work. The data collected during this work should then be used to produce a deposit model assessment of the site, with possible targeted geoarchaeological boreholes to provide supplementary data if necessary. A Written Scheme of Investigation will need to be submitted and approved ahead of the implementation of the geoarchaeological works.

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

2. Environment Agency Advice

With respect to any proposals for piling through made ground, we would refer you to the Environment Agency guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" (NGWCL Centre Project NC/99/73). We suggest that approval of piling methodology is further discussed with the Environment Agency when the guidance has been utilised to design appropriate piling regimes at the site.

We reiterate our advice with respect to flood risk management, and groundwater protection and contaminated land, as set out in our previous letter dated 25 January 2017.

Permits / consents / licences Please be advised that any works within 16 metres of a flood defence require a flood risk activity permit under the Environmental Permitting (England and Wales) Regulations 2010 prior to commencement. This will be relevant for the proposed path works to the north of the site. Environment Agency permits, consents and licences are separate from the planning process and are not guaranteed. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. The applicant should contact our Partnerships and Strategic Overview team at: ps0.selondon&Nkent@environment-agency.gov.uk to apply.

3. Thames Water Advice

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number

is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water will require the points of connection to the public sewer system (for both foul and surface water) as well as the anticipated flow (including flow calculation method) into any proposed connection point, to be clearly stipulated within a drainage strategy for the proposed development.

4. Wheelchair Accessible Dwellings

STAGE 1 Contact to view 1:50 plans with essential furnishings shown at the planning application stage, preferably a few weeks before submission date so as to allow for comments to be acted upon and any alterations reviewed.

STAGE 2 Final 1:50 plans agreed.

STAGE 3 1:20 plans with elevations for WC, Shower Room, Bathroom and Kitchen submitted to Housing OT for layout approval.

STAGE 4 Final 1:20 plans agreed. If kitchen plans produced by a specialist firm (after this stage) these must be approved by Housing OT before installation.

STAGE 5 Site visit at first fix and subsequently at appropriate times to ensure minimal disruption if alterations are required. An example would be when plumbing and electrics are in place but wall finishes not completed. RP Development Manager and consultant to be present when Housing OT visits site.

STAGE 6 Site visit prior to handover to Registered Provider "OT snagging". RSL Development Manager and consultant to be present.

STAGE 7 Nomination of potential tenants at a maximum of six weeks before viewing.

STAGE 8 Tenant viewing must be accompanied by Housing Occupational Therapists so that customising details can be agreed such as shower seat and rail positions and kitchen worktop height. These are to be completed prior to the tenant moving in.

5. Accessibility

The applicant is reminded that compliance with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', will need to be stated on the Building Regulations application to Building Control and that compliance will be confirmed by Building Control at completion of the development.

6. Standard of Residential Accommodation

The applicant is advised to review the internal layouts of the units on the upper floors of Building M/N in order to address the use-ability of the floorspace where affected by irregular room shapes, in order provide an improved standard of amenity for future occupants.