

APPENDIX 2: 18/00470/Out Conditions, Informatives & Reserved Matters Specification

Notes:

- 1) *This is a 'long list' with the duplicate conditions for individual institutions to be split out at a later stage. PPDT do not consider it necessary to include separate conditions for each of the educational/cultural buildings within the Committee Report noting the volume of additional reading this would create. These conditions are identified where necessary and will be split out on the final decision notice only.*
- 2) *The conditions have been numbered to ensure that all 'D' conditions relate to the detailed element only; 'O' conditions relate to the outline element only; and 'S' conditions relate to the entire 'site-wide' development comprising both the detailed and outline elements.*
- 3) *The wording in square brackets are subject to further refinement/addition of plan numbers.*

DEFINITIONS

Within the following conditions and informatives the following words and expressions have the following meaning:

"Access Routes"	means [to be defined].
"Commenced"	means the carrying out of a material operation as defined in section 56(4) of the Town and Country Planning Act (1990) other than Preparatory Works and shall mean the same as "Commence".
"Completion"	means completed in material respects such that a certificate of substantial completion in relation to engineering works or a certificate of practical completion in relation to building works could be issued under industry construction contracts for such works and "Completed" shall be construed accordingly.
"Detailed Element"	means the phase of this hybrid planning permission for which no matters are reserved.
"Development"	means the entire scheme consented by this hybrid planning permission including the Detailed Element for which no matters are reserved AND the Outline Element for which all matters are reserved. Has the same meaning as "Site-Wide".
"Development Plot"	means the relevant part of the site for either the Detailed Element or the Outline Element of the Development.
"Enabling Works"	means the planning permission granted under application ref: 18/00215/FUL (as varied by application ref: 18/00419/VAR) for the enabling works to facilitate the future development of plot PDZ.1.1 as identified within the Legacy Communities Scheme (ref: 11/90621/OUTODA).
"Environmental Statement"	means the Environmental Statement submitted in support of this application ref: SW02-DOC-CON-ENV-001_PL01.
"Manco"	means the site-wide management company and their associated office unit(s).
"Occupied"	means beneficial occupation for any purpose for which the planning permission has been granted in respect of the relevant unit, building, structure or part of the Site but not including occupation for the purposes of construction, fit-out or marketing.
"Outline Element"	means the phase (or phases) of this hybrid planning permission for which all matters are reserved including any subsequent phasing for the Outline Element as approved in writing by the Local Planning Authority pursuant to Condition O.4.

“Preparatory Works” means the following enabling works:

- a) Site clearance;
- b) Demolition of existing buildings/structures;
- c) The erection of hoardings or other means of enclosure;
- d) The erection of temporary buildings, structures and/or temporary facilities associated with the Development; and
- e) The creation of temporary access to the Site.

“Reserved Matters” has the same meaning as in the Town and Country Planning (Development Management Procedure) Order 2010.

“Site” means the whole of the land to which planning permission relates as the same as that shown edged in red on plan ref: [plan reference to be added].

“Works Packages” means the subset of the construction works associated with the construction programme of the Detailed Element and Outline Element.

APPROVED DRAWINGS, TIME LIMITS, RESERVED MATTERS AND PHASING OF DEVELOPMENT

Approved plans for Detailed Element

D.1. The Detailed Element of the Development shall be carried out and retained in accordance with the following details and plan numbers:

- Plan Numbers [to be added];
- Development Specification and Framework; and
- Statement of Superseded Development

and any other plans, drawings, documents, details, schemes or strategies which are approved by the Local Planning Authority after the date of this permission pursuant to these conditions.

Reason: To ensure that all works are properly implemented and retained.

Approved plans for Outline Element

O.1 The Outline Element of the Development shall be carried out in accordance with the following details and plan numbers:

- Parameter Plan Numbers [to be added];
- Development Specification and Framework;
- Design Codes Document; and
- Statement of Superseded Development.

and any other plans, drawings, documents, details, schemes or strategies which are approved by the Local Planning Authority after the date of this permission pursuant to these conditions.

Reason: To ensure that all works are properly implemented.

Time Limit – Detailed Element

D.2 The Detailed Element of the Development to which this permission relates must be begun not later than 3 years from the date of this decision notice.

Reason: In accordance with Section 91 and 92 Town and Country Planning Act 1990.

Time Limit – Outline Element

O.2 Applications for the approval of Reserved Matters relating to the Outline Element of the Development shall be made not later than the expiration of 5 years from the date of this permission.

Reason: In accordance with Sections 91 and 92 Town and Country Planning Act 1990.

Commencement Limit – Outline Element

- O.3 The Outline Element of the Development shall be Commenced either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of the approval of the Reserved Matters to be approved, whichever is the later.

Reason: In accordance with Sections 91 and 92 Town and Country Planning Act 1990.

Phasing – Outline Element

- O.4 No applications for Reserved Matters approval shall be submitted pursuant to the Outline Element of the Development until details, of any phasing within the Outline Element and the number of Reserved Matters applications, have been submitted to and approved in writing by the Local Planning Authority. The Outline Element of the Development shall thereafter be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid piecemeal development and to facilitate the orderly approach to the construction of the Development in accordance with Chapter 11 of the National Planning Policy Framework (2019).

Reserved Matters Specification – Outline Element

- O.5 Approval of the details of the access, appearance, landscaping, layout and scale of the Outline Element, shall be obtained from the Local Planning Authority in writing prior to the Commencement of any Development in respect of the Outline Element. Each application for the approval of Reserved Matters shall contain the information and other details as specified in the Reserved Matters Specification at Annex 1 of this planning permission unless otherwise agreed in writing with the Local Planning Authority.

The Development shall be carried out and retained thereafter in accordance with the Reserved Matters approvals

Reason and justification for the condition being a pre-commencement condition: As required by Section 92 of the Town and Country Planning Act as amended.

Implementation of Consent

- S.1 No development shall Commence in any Development Plot until a Confirmatory Deed (as defined in the Section 106 Agreement) relating to that Development Plot has been entered into.

Reason: To ensure that the developer's legal interest in each Development Plot is bound into the terms of the Section 106 Agreement.

Reason and justification for the condition being a pre-commencement condition: To ensure that the s106 process is legally sound.

COMPLIANCE WITH APPROVED DETAILS

Development in accordance with Environmental Statement

- S.2 The Development (including the Detailed Element, Reserved Matters and other matters submitted for approval pursuant to this permission) shall be carried out in accordance with the mitigation measures set out in the table contained within Annex 3.

Reason: To ensure the mitigation measures specified in the Environmental Statement are satisfactorily implemented.

Development thresholds and delivery of floorspace types - Detailed Element

- D.3 The total quantum of built floorspace for the Detailed Element of the Development shall not exceed the Gross External Area (GEA) for individual land uses comprising:

Sadler's Wells

- 10,348 sqm of performance venue (sui generis);

BBC

- 10,422 sqm of performance venue (sui generis);

London College of Fashion

- 41,965 sqm of educational development (Class D1) including ancillary uses;
V&A East
- 8,144 sqm of cultural development (Class D1);
Retail/ food & drink
- 1,934 sqm of retail/food & drink development (Classes A1-A5); and
Manco
- 86 sqm of office space (Class B1).

Reason: To ensure the Development is carried out in accordance with the approval plans and other submitted details and to ensure that the quantum of floorspace keeps within the parameters assessed pursuant to the Environmental Statement in relation to the Development.

Development thresholds and delivery of floorspace types – Outline Element

O.6 The total quantum of built floorspace for the Outline Element of the Development shall not exceed the Gross External Area (GEA) for individual land uses comprising:

- Use Class C3 shall not exceed 62,800 sqm; and
- Use Class A1-A5 shall not exceed 2,200 sqm.

Reason: To ensure the Development is carried out in accordance with the approval plans and other submitted details and to ensure that the quantum of floorspace keeps within the parameters assessed pursuant to the Environmental Statement in relation to the Development.

CONSTRUCTION

Environmental Manager – Detailed Element

D.4 The Detailed Element shall not be Commenced until an Environmental Manager has been appointed or nominated in respect of the Detailed Element and evidence of the same provided to and approved by the Local Planning Authority in writing. An Environmental Manager shall be retained or nominated at all times throughout the construction of the Detailed Element.

Reason: To ensure environmental mitigation measures are appropriately implemented in accordance with Policy 5.14 of the London Plan (2016) and Policy BN11 of the Local Plan (2015).

Pre-commencement condition justification: The impacts from construction have the potential to affect the amenity of residents and the local area and a nominated Environmental Manager is required to manage the impacts from construction.

Environmental Manager – Outline Element

O.7 The Outline Element shall not be Commenced until an Environmental Manager has been appointed or nominated in respect of the Outline Element and evidence of the same provided to and approved by the Local Planning Authority in writing. An Environmental Manager shall be retained or nominated at all times throughout the construction of the Outline Element.

Reason: To ensure environmental mitigation measures are appropriately implemented in accordance with Policy 5.14 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Pre-commencement condition justification: The impacts from construction have the potential to affect the amenity of residents and the local area and a nominated Environmental Manager is required to manage the impacts from construction.

Code of Construction Practice and subsidiary documents – Detailed Element

- D.5 The Development shall not be carried out otherwise than in accordance with the approved Code of Construction Practice (Environmental Statement, Regulation 25 Further Information, February 2019, SW02–DOC–CON–CLA–001).

Reason: To ensure that the construction of the Development uses best practicable means to minimise adverse environmental impacts in accordance with Policies 5.18, 6.11, 6.13, 7.13, 7.14, 7.15, of the London Plan (2016) and Policies T4, BN11 of the Local Plan (2015).

Code of Construction Practice and subsidiary documents – Outline Element

- O.8 The Development shall not be carried out otherwise than in accordance with the approved Code of Construction Practice (Environmental Statement, Regulation 25 Further Information, February 2019, SW02–DOC–CON–CLA–001).

Reason: To ensure that the construction of the Development uses best practicable means to minimise adverse environmental impacts in accordance with Policies 5.18, 6.11, 6.13, 7.13, 7.14, 7.15, of the London Plan (2016) and Policies T4, BN11 of the Local Plan (2015).

Construction Environmental Management Plan (CEMP) – Detailed Element

- D.6 No works pursuant to the Detailed Element shall commence until a Construction Environmental Management Plan (CEMP) for the Detailed Element has been submitted to and approved in writing by the Local Planning Authority. The Development shall thereafter be carried out in accordance with the approved CEMP.

The CEMP shall be submitted with a statement setting out how the management plan measures comply with the Code of Construction Practice (Environmental Statement, Regulation 25, Further Information, February 2019, SW02–DOC–CON–CLA–001).

The CEMP shall include details of:

The proposed surface water arrangements (either via drains or surface water run off) during the demolition/construction works, and during site occupation. Details shall confirm the following:

- 1) That no surface water (either via drains or surface water run-off) or extracted perched water or groundwater shall be discharged into the Waterworks River during the demolition/construction works, unless otherwise agreed by the Local Planning Authority;
- 2) That any surface water drains connecting the site with the waterway are capped off at both ends for the duration of the construction works – i.e. at the point of surface water ingress and at any outfall to the river, unless otherwise agreed by the Local Planning Authority; and
- 3) Alternative means of access to the waterfront, if required.

Reason: To ensure that the construction of the Development uses best practicable means to minimise adverse environmental impacts in accordance with Policies 5.18, 6.11, 6.13, 7.13, 7.14, 7.15, of the London Plan (2016) and Policies T4, BN11 of the Local Plan (2015). This condition seeks to prevent harm to the canal during the demolition and construction phases and is therefore required prior to commencement.

Pre-commencement condition justification: The impacts from construction have the potential to adversely affect the amenity of residents and the area and construction work should be carried out following measures to minimise the impacts.

Construction Environmental Management Plan (CEMP) – Outline Element

- O.9 No works pursuant to the Outline Element of the Development shall commence until a Construction Environmental Management Plan (CEMP) for that package of construction works for the Outline Element has been submitted to and approved in writing by the Local Planning Authority. The Outline Element shall thereafter be carried out in accordance with the approved details.

The CEMP shall be submitted with a statement setting out how the management plan measures comply with the Code of Construction Practice (Environmental Statement, Regulation 25, Further Information, February 2019, SW02–DOC–CON–CLA–001).

The CEMP shall include details of the proposed surface water arrangements (either via drains or surface water run off) during the demolition/construction works, and during site occupation. Details shall confirm the following:

- 1) That no surface water (either via drains or surface water run-off) or extracted perched water or groundwater shall be discharged into the Waterworks River during the demolition/construction works, unless otherwise agreed by the Local Planning Authority;
- 2) That any surface water drains connecting the site with the waterway are capped off at both ends for the duration of the construction works – i.e. at the point of surface water ingress and at any outfall to the river, unless otherwise agreed by the Local Planning Authority; and
- 3) Alternative means of access to the waterfront, if required.

Reason: To ensure that the construction of the Development uses best practicable means to minimise adverse environmental impacts in accordance with Policies 5.18, 6.11, 6.13, 7.13, 7.14, 7.15, of the London Plan (2016) and Policies T4, BN11 of the Local Plan (2015).

Pre-commencement condition justification: The impacts from construction have the potential to adversely affect the amenity of residents and the area and construction work should be carried out following measures to minimise the impacts.

Construction Transport Management Plan – Detailed Element

D.7 No works pursuant to the Detailed Element of the Development shall commence, until a Construction Transport Management Plan (CTMP) for the Detailed Element has been prepared in consultation with the Local Planning Authority, local highway authorities, Transport for London and the emergency services. The CTMP shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of works pursuant to the Detailed Element. Thereafter, an updated version of the CTMP for the Detailed Element shall be submitted to the Local Planning Authority for approval within two years of commencement, prior to the commencement of the Outline Element of the Development and no less frequently than once every four years throughout the construction of the Detailed Element. The Development shall thereafter be carried out in accordance with the approved updated CTMP.

The objectives of the CTMP shall be to:

- minimise the impact of road based construction traffic by identifying clear controls on routes for large goods vehicles, vehicle types, vehicle quality and hours of site operation;
- identify highway works required to accommodate construction traffic;
- minimise the number of private car trips to and from the site (both workforce and visitors) by encouraging alternative modes of transport and identifying control mechanisms for car use and parking; and
- assess the need for improvements to the public transport network to accommodate the additional number of trips associated with construction site activity.
- mitigate the impact on existing walking and cycling routes within QEOP.

The CTMP for the Detailed Element of the Development shall include as a minimum the following information:

- the arrangements for liaison with the relevant highway authorities and emergency services;
- the hours of deliveries to the Site and measures for managing deliveries to or removal of materials from the Site;
- the method for applying for approvals for Off Site highway works;
- road closures implementation and management;
- waterway closures implementation and management;

- measures to ensure access is maintained to the London Stadium, ArcelorMittal Orbit, Stratford Walk (Bridge F10) and London Aquatics Centre;
- measures to ensure disruption to the local permissive path network and the access routes are minimised;
- direction signing to worksites including deliveries;
- emergency access protocols and internal road naming conventions;
- workforce distribution, mode share and assignment, to include proposals for transport provision for movement of construction workforce and to encourage sustainable modes of transport;
- designated routes for large goods vehicles and dealing with abnormal loads;
- highway enabling schemes for access to and from the construction sites;
- Off Site parking issues including restrictions on parking in the area;
- parking provision and control for no more than 15 parking spaces for construction workers' motor cars and vans, 5 of which shall be reserved for Blue Badge holders;
- provision for walking and cycling to and at the site;
- lorry holding areas;
- driver standards and enforcement within the construction sites and on the highway;
- monitoring;
- dealing with complaints and community liaison;
- requirements on membership of the Fleet Operator Recognition Scheme (FORS) and Construction Logistics and Community Safety Scheme (CLOCS) and implementation of vehicle safety measures and driver training including cycle awareness and an on- road cycle module; and
- Making good repairs to the public realm and streetscape.

Reason: To ensure that the construction of the Development minimises its environmental impacts in accordance with Policies 6.9, 6.11, 6.13 7.13 7.14 of the London Plan (2016) and Policies T.4 and BN.11 of the Local Plan (2015).

Pre-commencement condition justification: The impacts from construction have the potential to adversely affect the amenity of residents and the area and construction work should be carried out following measures to minimise the impacts.

Construction Transport Management Plan – Outline Element

O.10 No works pursuant to the Outline Element of the Development shall commence, until a Construction Transport Management Plan (CTMP) for the Outline Element has been prepared in consultation with the Local Planning Authority, local highway authorities, Transport for London and the emergency services. The CTMP shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of works pursuant to the Outline Element. Thereafter, an updated version of the CTMP for the Outline Element shall be submitted to the Local Planning Authority for approval within two years of commencement, and no less frequently than once every three years throughout the construction of the Outline Element. The Development shall thereafter be carried out in accordance with the approved updated CTMP. The objectives of the CTMP shall be to:

- minimise the impact of road based construction traffic by identifying clear controls on routes for large goods vehicles, vehicle types, vehicle quality and hours of site operation;
- identify highway works required to accommodate construction traffic;
- minimise the number of private car trips to and from the site (both workforce and visitors) by encouraging alternative modes of transport and identifying control mechanisms for car use and parking;

- assess the need for improvements to the public transport network to accommodate the additional number of trips associated with construction site activity; and
- mitigate the impact on existing walking and cycling routes within QEOP.

The CTMP for the Outline Element of the Development shall include as a minimum the following information:

- the arrangements for liaison with the relevant highway authorities and emergency services;
- the hours of deliveries to the Site and measures for managing deliveries to or removal of materials from the Site;
- the method for applying for approvals for Off Site highway works;
- road closures implementation and management;
- waterway closures implementation and management;
- measures to ensure access is maintained to the London Stadium, ArcelorMittal Orbit, Stratford Walk (Bridge F10) and London Aquatics Centre;
- measures to ensure disruption to the local permissive path network and the access routes are minimised;
- direction signing to worksites including deliveries;
- emergency access protocols and internal road naming conventions;
- workforce distribution, mode share and assignment, to include proposals for transport provision for movement of construction workforce and to encourage sustainable modes of transport;
- designated routes for large goods vehicles and dealing with abnormal loads;
- highway enabling schemes for access to and from the construction sites;
- Off Site parking issues including restrictions on parking in the area;
- parking provision and control for no more than 15 parking spaces for construction workers' motor cars and vans, 5 of which shall be reserved for Blue Badge holders;
- provision for walking and cycling to and at the site;
- lorry holding areas;
- driver standards and enforcement within the construction sites and on the highway;
- monitoring;
- dealing with complaints and community liaison;
- requirements on membership of the Fleet Operator Recognition Scheme (FORS) and Construction Logistics and Community Safety Scheme (CLOCS) and implementation of vehicle safety measures and driver training including cycle awareness and an on- road cycle module; and
- Making good repairs to the public realm and streetscape.

Reason: To ensure that the construction of the Development minimises its environmental impacts in accordance with Policies 6.9, 6.11, 6.13 7.13 7.14 of the London Plan (2016) and Policies T.4 and BN.11 of the Local Plan (2015).

Pre-commencement condition justification: The impacts from construction have the potential to adversely affect the amenity of residents and the area and construction work should be carried out following measures to minimise the impacts.

Site Waste Management Plan – Detailed Element

- D.8 No works pursuant to the Detailed Element of the Development shall commence, until a Site Waste Management Plan (SWMP) for the Detailed Element has been submitted to and approved in writing by the Local Planning Authority. The objectives of the SWMP shall be to ensure that all waste arising from the construction works pursuant to the Detailed Element is managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials. The SWMP shall be in accordance with the Code of Construction Practice (Environmental Statement, Regulation 25, Further Information, February 2019, SW02–DOC–CON–CLA–001) and prepared in consultation with the Local Planning Authority in accordance with site waste management planning policies current at the date of its submission. The SWMP shall include a waste forecast for construction and excavation waste and shall also detail the compliance and assurance requirements to be maintained on the Site during all phases of construction. The SWMP shall include as a minimum the following information for that of the Detailed Element:

- measures to minimise waste generation through appropriate design, procurement, logistics, construction, demolition and excavation activities
- classification of all waste including hazardous waste according to current legislative provisions;
- provision for the segregation and storage of waste streams on the Site, in containers that are appropriately sized, colour-coded and labelled;
- opportunities for re-use or recycling on-site or within Queen Elizabeth Olympic Park in preference to outside Queen Elizabeth Olympic Park;
- performance measurement and target setting against estimated waste forecasts;
- reporting of project performance on quantities and options utilised;
- ensuring an appropriate audit trail encompassing waste disposal activities, non-hazardous waste transfer notes and hazardous waste consignment notes;
- ensuring compliance with the Duty of Care requirements of all waste holders handling and transferring waste to and from the site (e.g. ensuring that waste operation facilities receiving the waste have an appropriate permit or exemption to operate);
- measures to avoid fly tipping by others on lands being used for construction; and
- measures to provide adequate training and awareness through toolbox talks.

The SWMP shall:

- Achieve a minimum of 80% and target of 95% by weight landfill diversion of non-hazardous construction and excavation waste generated on site, by way of reduction, re-use, recycling and recovery;
- Not less than 20% of key building materials, by weight or volume in accordance with BREEAM requirements, used in the development will be certified as responsibly sourced; and
- Not less than 25% of the total high-grade aggregate, by weight, used in the substructure and superstructure for the Detailed Element will be from recycled or secondary aggregate sources.

The works pursuant to the Detailed Element shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the construction of the Development minimises its environmental impacts and ensures high standards of sustainability are achieved in accordance with Policy 5.18 of the London Plan (2016) and Policy S.6 the Local Plan (2015).

Pre-commencement justification: Construction works have the potential to generate waste and there should be measures in place from the commencement of development to handle all potential waste in a sustainable manner.

Site Waste Management Plan – Outline Element

O.11 No works pursuant to the Outline Element of the Development shall commence, until a Site Waste Management Plan (SWMP) for the Outline Element has been submitted to and approved in writing by the Local Planning Authority. The objectives of the SWMP shall be to ensure that all waste arising from the construction works pursuant to the Outline Element is managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials. The SWMP shall be in accordance with the Code of Construction Practice (Environmental Statement, Regulation 25, Further Information, February 2019, SW02–DOC–CON–CLA–001) and prepared in consultation with the Local Planning Authority in accordance with site waste management planning policies current at the date of its submission. The SWMP shall include a waste forecast for construction and excavation waste and shall also detail the compliance and assurance requirements to be maintained on the Site during all phases of construction. The SWMP shall include as a minimum the following information for that Outline Element:

- measures to minimise waste generation through appropriate design, procurement, logistics, construction, demolition and excavation activities;

- classification of all waste including hazardous waste according to current legislative provisions;
- provision for the segregation and storage of waste streams on the Site, in containers that are appropriately sized, colour-coded and labelled;
- opportunities for re-use or recycling on-site or within Queen Elizabeth Olympic Park in preference to outside Queen Elizabeth Olympic Park;
- performance measurement and target setting against estimated waste forecasts;
- reporting of project performance on quantities and options utilised;
- ensuring an appropriate audit trail encompassing waste disposal activities, non-hazardous waste transfer notes and hazardous waste consignment notes;
- ensuring compliance with the Duty of Care requirements of all waste holders handling and transferring waste to and from the site (e.g. ensuring that waste operation facilities receiving the waste have an appropriate permit or exemption to operate);
- measures to avoid fly tipping by others on lands being used for construction; and
- measures to provide adequate training and awareness through toolbox talks.

The SWMP shall:

- Achieve a minimum of 80% and target of 95% by weight landfill diversion of non-hazardous construction and excavation waste generated on site, by way of reduction, re-use, recycling and recovery;
- Not less than 20% of key building materials, by weight or volume in accordance with BREEAM requirements, used in the development will be certified as responsibly sourced; and
- Not less than 25% of the total high-grade aggregate, by weight, used in the substructure and superstructure for the Detailed Element will be from recycled or secondary aggregate sources.

The works pursuant to the Outline Element shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the construction of the Development minimises its environmental impacts and ensures high standards of sustainability are achieved in accordance with Policy 5.18 of the London Plan (2016) and Policy S.6 the Local Plan (2015).

Pre-commencement justification: Construction works have the potential to generate waste and there should be measures in place from the commencement of development to handle all potential waste in a sustainable manner.

Construction Waste Monitoring – Detailed Element

- D.9 The site waste outputs from the Detailed Element of the Development shall be monitored against the minimum provision and targets set out in Condition D.8. These shall be reviewed within 6 months of the Commencement of the Detailed Element of the Development and thereafter every 6 months. The results of each review shall be reported to the Local Planning Authority in writing including a statement on progress against the targets set out in Condition D.8. If that review demonstrates that the targets set out in Condition D.8 have not been met, details of why the targets have not been met and, where relevant, details of any proposed changes to the SWMP to meet the targets shall be submitted to the Local Planning Authority for approval in writing and any changes to the revised SWMP shall be implemented thereafter.

Reason: To ensure that the construction of the Development minimises its environmental impacts and ensures high standards of sustainability are achieved in accordance with Policy 5.18 of the London Plan (2016) and Policy S.6 of the Local Plan (2015).

Construction Waste Monitoring – Outline Element

- O.12 The site waste outputs from the Outline Element of the Development shall be monitored against the minimum provision and targets set out in Condition O.11. These shall be reviewed within 6 months of the commencement of the Outline Element of the Development and thereafter every 6 months. The results of each review shall be reported to the Local Planning Authority in writing including a statement on progress against the targets set out in Condition O.11. If that review demonstrates that the targets set out in Condition O.11 have not been met, then details of why

the targets have not been met and, where relevant, details of any proposed changes to the SWMP to meet the targets shall be submitted to the Local Planning Authority for approval in writing and any changes to the revised SWMP shall be implemented thereafter.

Reason: To ensure that the construction of the Development minimises its environmental impacts and ensures high standards of sustainability are achieved in accordance with Policy 5.18 of the London Plan (2016) and Policy S.6 of the Local Plan (2015).

Construction Dust – Detailed Element

D.10 No works pursuant to the Detailed Element of the Development shall Commence until a scheme for dust monitoring, assessment and mitigation for all construction and demolition activities pursuant to the Detailed Element has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be substantially in accordance with the guidance contained within the Mayor's 'The Control of Dust and Emissions from Construction and Demolition' SPG published by the GLA in July 2014 (as may be updated from time to time) and shall include:

- The identification of dust sensitive premises to be used as the location for dust monitoring, including any arrangements proposed for amending the selected locations if new dust sensitive premises are introduced;
- A construction dust assessment as required by the aforementioned 'The Control of Dust and Emissions from Construction and Demolition' SPG;
- The location, type, frequency, targets and other arrangements for dust monitoring; and
- The arrangements for reporting the results of dust monitoring and the implementation of mitigation measures to the Local Planning Authority.

The Detailed Element of the Development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect the amenities of local residents and occupiers of other buildings, in accordance with Policy 7.14 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Pre-commencement justification: Measures to minimise the impacts of dust from construction works need to be in place at the commencement of development to protect sensitive users.

Construction Dust – Outline Element

O.13 No works pursuant to the Outline Element of the Development shall Commence until a scheme for dust monitoring, assessment and mitigation for all construction and demolition activities pursuant to the Outline Element has been submitted to and approved by the Local Planning Authority in writing. The scheme shall be substantially in accordance with the guidance contained within the Mayor's 'The Control of Dust and Emissions from Construction and Demolition' SPG published by the GLA in July 2014 (as may be updated from time to time) and shall include:

- The identification of dust sensitive premises to be used as the location for dust monitoring, including any arrangements proposed for amending the selected locations if new dust sensitive premises are introduced;
- A construction dust assessment as required by the aforementioned 'The Control of Dust and Emissions from Construction and Demolition' SPG;
- The location, type, frequency, targets and other arrangements for dust monitoring; and
- The arrangements for reporting the results of dust monitoring and the implementation of mitigation measures to the Local Planning Authority.

The Outline Element of the Development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect the amenities of local residents and occupiers of other buildings, in accordance with Policy 7.14 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Pre-commencement justification: Measures to minimise the impacts of dust from construction works need to be in place at the commencement of development to protect sensitive users.

Construction Noise and Vibration – Detailed Element

D.11 The Detailed Element of the Development shall not be Commenced until a scheme for noise and vibration monitoring, assessment and mitigation for all construction plant and processes pursuant to the Detailed Element has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include:

- The arrangements for managing complaints and community liaison;
- The identification of noise sensitive premises to be used as the location for noise monitoring, including any arrangements proposed for amending the selected locations if new noise sensitive premises are introduced during the construction period;
- A schedule of premises containing people or equipment potentially sensitive to disturbance from vibration or any buildings potentially at risk of damage from vibration (caused by construction operations on the Site)
- The noise parameters to be measured and the circumstances when continuous monitoring will be undertaken;
- The arrangements for reporting the results of noise monitoring to the Local Planning Authority;
- The arrangements for submitting applications for consent under s61 of the Control of Pollution Act 1974; and
- The arrangements for implementing mitigation measures for sensitive premises during construction.

The Detailed Element of the Development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect the amenities of local residents and other sensitive receptors in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Pre-commencement justification: Measures to minimise the impacts of noise and vibration from construction works need to be in place at the commencement of development to protect sensitive users.

Construction Noise and Vibration – Outline Element

O.14 The Outline Element of the Development shall not be commenced until a scheme for noise and vibration monitoring, assessment and mitigation for all construction plant and processes pursuant to the Outline Element has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include:

- The arrangements for managing complaints and community liaison;
- the identification of noise sensitive premises to be used as the location for noise monitoring, including any arrangements proposed for amending the selected locations if new noise sensitive premises are introduced during the construction period;
- a schedule of premises containing people or equipment potentially sensitive to disturbance from vibration or any buildings potentially at risk of damage from vibration (caused by construction operations on the Site)
- The noise parameters to be measured and the circumstances when continuous monitoring will be undertaken;
- The arrangements for reporting the results of noise monitoring to the Local Planning Authority;
- The arrangements for submitting applications for consent under s61 of the Control of Pollution Act 1974; and
- The arrangements for implementing mitigation measures for sensitive premises during construction.

The Outline Element of the Development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect the amenities of local residents and other sensitive receptors in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Pre-commencement justification: Measures to minimise the impacts of noise and vibration from construction works need to be in place at the commencement of development to protect sensitive users.

Non-Road Mobile Machinery

- S.3 No non-mobile road machinery (NRMM) shall be used on Site unless it is compliant with the NRMM Low and Ultra Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air-quality is not adversely affected by the development in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Hours of Work

- S.4 There shall be no demolition or construction work outside the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 on Saturdays nor at any time on Sundays or on Bank or Public Holidays without the prior written approval of the Local Planning Authority. Construction work audible at the façade of any noise sensitive premises may only take place outside these permitted hours of work where these works have been approved by the Local Authority under s61 of the Control of Pollution Act 1974.

Reason: To protect the amenities and environment of residents and other sensitive receptors, in accordance with Policy 7.15 of the London Plan and Policy BN.1 of the Local Plan 2015.

Removal of Construction Buildings and Construction Equipment on Completion

- S.5 At the completion of the relevant phase of the Development hereby approved within the Site, all construction plant, temporary construction buildings, construction bridges, construction fencing and all other construction equipment shall be removed from the Site.

Reason: To avoid unnecessary visual or other environmental impacts in accordance with Policy 7.4 of the London Plan (2016) and Policy BN.1 of the Local Plan (2015).

Fencing

- S.6 No new boundary fencing/hoardings shall be erected on the Site, or any existing boundary fencing/hoardings altered unless full details of location, dimensions and finish materials have been submitted to and approved in writing by the Local Planning Authority; and the Development shall only be carried out in accordance with the approved details.

Reason: To ensure that the environmental or other impacts of the fencing are minimised in accordance with Policy 7.5 of the London Plan (2016) and Policy BN.1 of the Local Plan (2015).

Highway Temporary Access

- S.7 Before any temporary vehicular access to a highway is brought into use, details of that access shall be submitted to and approved by the Local Planning Authority in writing; and the Development shall only be carried out in accordance with the approved details.

Reason: To ensure highway safety and the amenity of local residents in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Noise from Construction

- S.8 Noise levels at any occupied residential or non-residential property due to construction and demolition activities pursuant to the Development shall not exceed 75dB LAeq (10 hour) measured at 1m from the façade of the nearest occupied property, during the hours from 08:00 to 18:00 Monday-Friday, 75dB LAeq (5 hour) during the hours from 08:00 to 13:00 on Saturday except with the prior approval of the Local Authority, under s61 of the Control of Pollution Act 1974.

Reason: To ensure that best practicable means are used to reduce noise generated by construction, in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Impact Piling

- S.9 No impact piling shall take place unless it has the prior written approval of the Local Planning Authority and takes place in accordance with the terms of any such approval, or in accordance with a consent issued under s61 of the Control of Pollution Act (1974).

Reason: To avoid, wherever possible, unnecessary noise from piling operations in accordance with Policy 7.16 of the London Plan and Policy BN.11 of the Local Plan 2015.

Cranes and Scaffolding – London City Airport Flight-Path

- S.10 No cranes or scaffolding shall be erected on the Site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved in writing by the Local Planning Authority, in consultation with London City Airport.

Reason: To ensure that operations at London City Airport are safeguarded in accordance with London Plan Policy 6.6.

SURFACE WATER

Surface and Foul Water Drainage Details – Detailed Element

- D.12 The Detailed Element of the Development shall not be Commenced until a surface water and foul drainage and sewer flooding scheme for the Detailed Element, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include as a minimum:

- Scheme of Surface Water Drainage, Foul Drainage and Sewer Flooding to be installed as per approved plan [to be inserted] and operational prior to occupation.
- A completed 'Newham Surface Water Drainage Pro-forma for new developments'; and
- Details of how the proposed surface water drainage scheme will be maintained; and Detail of ownership, management and maintenance arrangements for the Development.

The scheme shall thereafter be implemented in accordance with the approved details and maintained thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity in accordance with Policies 5.12 and 5.13 of the London Plan (2016) and Policy S.8 and BN.13 of the Local Plan (2015).

Pre-commencement justification: To ensure risk of flooding is mitigated and protect water quality across the site.

Surface and Foul Water Drainage Details – Outline Element

- O.15 The Outline Element of the Development shall not be Commenced until a surface water and foul drainage and sewer flooding scheme for the Outline Element, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include as a minimum:

- details of critical storm events up to and including the 1 in 100-year return period event (1% AEP) plus an allowance for climate change at a 40% sensitivity test level or current level as identified in national planning guidance at the time in line of submission;
- measures to ensure that no untreated foul water discharges into watercourses;
- A completed 'Newham Surface Water Drainage Pro-forma for new developments'; and
- Details of how the proposed surface water drainage scheme will be maintained; and Detail of ownership, management and maintenance arrangements for the Development.

The scheme shall thereafter be implemented in accordance with the approved details and maintained thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity in accordance with Policies 5.12 and 5.13 of the London Plan (2016) and Policy S.8 and BN.13 of the Local Plan (2015).

Pre-commencement justification: To ensure risk of flooding is mitigated and protect water quality across the site.

Surface and Foul Water Drainage Verification Report – Detailed Element

- D.13 Prior to the first Occupation of the Detailed Element of the Development, a verification report stating what works were undertaken and demonstrating that the Detailed Element has been completed in accordance with the approved drainage scheme under Condition D.12, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity in accordance with Policies 5.12 and 5.13 of the London Plan (2016) and Policy S.8 and BN.13 of the Local Plan (2015).

Surface and Foul Water Drainage Verification Report – Outline Element

- O.16 Prior to the first Occupation of the Outline Element of the Development, a verification report stating what works were undertaken and demonstrating that the Outline Element has been completed in accordance with the approved drainage scheme under Condition O.15, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity in accordance with Policies 5.12 and 5.13 of the London Plan (2016) and Policy S.8 and BN.13 of the Local Plan (2015).

Borehole Management

- S.11 Prior to the sinking of any borehole within the Site for the investigation of soils, groundwater or geotechnical purposes, a scheme for the management of the borehole shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme shall be implemented as approved and any redundant or retained boreholes shall be decommissioned or secured and protected (as applicable) prior to the occupation of any part of the Development that contains such a redundant or retained borehole.

Reason: To ensure that redundant and retained boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework and The Environment Agency's approach to groundwater protection March 2017 Version 1.0 <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and in accordance with Policy 5.15 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

ARCHAEOLOGY

- S.12 An archaeological monitoring (watching brief) shall take place within areas of excavation works (excluding piling) not previously monitored as part of the Enabling works (LPA ref: 18/00215/FUL as varied by 18/00419/VAR) or where excavations go below the depths of what has been previously excavated as part of the enabling works. The works shall be detailed in a written scheme of investigation to be submitted to and approved by the Local Planning Authority in writing.

The Development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority prior to the Commencement of Development.

Reason: To ensure that archaeological remains are properly investigated and recorded and to ensure that the development is in accordance with Policy 7.8 of the London Plan (2016) and Policy BN.12 of the Local Plan (2015).

Pre-commencement justification: The details may impact on the preservation of archaeological remains during construction works.

CONTAMINATED LAND AND REMEDIATION

Remediation Statement - Detailed Element

- D.14 The Detailed Element of the Development shall not be Commenced until a Remediation Statement (as defined in the submitted Global Remediation Strategy Ref. [document reference to be entered]) has been submitted to and approved in writing by the Local Planning Authority.

A framework for the Detailed Element remediation methodology and verification plan shall be presented within the Remediation Statement, which shall include:

- A review of the previous documentation prepared to discharge Condition 6 of the Enabling Works permission (18/00419/VAR) and identify elements that are applicable to the Development.
- Identify if additional ground investigation and ground gas and groundwater monitoring is required.
- Details of the proposed development and general work methodology and programme,
- Measures and controls to protect the integrity of the existing remediation work.
- General health and safety and environmental controls including details of any required authorisations, permits, licences and consents.
- Discovery strategy to deal with unexpected contamination.
- Verification of materials including site won and imported.
- Outline remediation strategy detailing the level of ground gas and ground gas protection.

Reason: To safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Remediation Statement - Outline Element

- O.17 The Outline Element of the Development shall not be Commenced until a Remediation Statement (as defined in the submitted Global Remediation Strategy Ref. [document reference to be added]) has been submitted to and approved in writing by the Local Planning Authority.

A framework for the Outline Element remediation methodology and verification plan shall be presented within the Remediation Statement, which shall include:

- A review of the previous documentation prepared to discharge Condition 6 of the Enabling Works permission (18/00419/VAR) and identify elements that are applicable to the Development.
- Identify if additional ground investigation and ground gas and groundwater monitoring is required.
- Details of the proposed development and general work methodology and programme,
- Measures and controls to protect the integrity of the existing remediation work.
- General health and safety and environmental controls including details of any required authorisations, permits, licences and consents.
- Discovery strategy to deal with unexpected contamination.
- Verification of materials including site won and imported.
- Outline remediation strategy detailing the level of ground gas and ground gas protection.

Reason: To safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Quality of Imported Fill

- S.13 No soils or infill materials (including silt dredged from watercourses and crushed concrete or other aggregates), shall be imported onto the Site until it has been satisfactorily demonstrated that they present no risk to human health, planting and the environment. Documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis test results, shall be submitted to and approved in writing by the Local Planning Authority prior to that import. The import onto the Site of material classified as 'waste' is only acceptable with the prior written approval of the Local Planning Authority.

Reason: To ensure that no contaminated material is brought onto the Site to safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Foundation Works Risk Assessment – Detailed Element

- D.15 No foundation works pursuant to the Detailed Element (including piling, deep investigation boreholes, tunnel shafts or other similar penetrative methods) shall commence until a foundation works risk assessment for the Detailed Element, including a piling method statement, has been submitted to and approved in writing by the Local Planning Authority. The Detailed Element of the Development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the proposed activities safeguard human health and do not harm controlled waters and groundwater resources in line with paragraph 109 of the NPPF and the Environment Agency's approach to groundwater protection March 2017; and in accordance Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Foundation Works Risk Assessment – Outline Element

- O.18 No foundation works pursuant to the Outline Element (including piling, deep investigation boreholes, tunnel shafts or other similar penetrative methods) shall commence until a foundation works risk assessment for the Outline Element, including a piling method statement, has been submitted to and approved in writing by the Local Planning Authority. The Outline Element of the Development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the proposed activities safeguard human health and do not harm controlled waters and groundwater resources in line with paragraph 109 of the NPPF and the Environment Agency's approach to groundwater protection March 2017; and in accordance Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Contamination Assessment, Remediation Strategy and Methodology – Detailed Element

- D.16 The Detailed Element of the Development shall not be Commenced until details of remediation for the Detailed Element as defined in the submitted Remediation Statement has been submitted to and approved by the Local Planning Authority in writing. The contamination assessment, remediation strategy and methodology approach shall be detailed in either of the following documents:

- Remediation protection method statement; or
- Site specific remediation strategy and remediation method statement.
- Each submission shall contain as a minimum:
- Confirmation that the framework for the development wide remediation methodology and verification plan as detailed in the Remediation Statement apply to the phase of Development.
- Provide details of any variations or additions to the remediation methodology and verification plan framework as presented in the Remediation Statement.
- Assessment of any additional ground investigation information, including ground gas or vapour monitoring, undertaken as part of the Development. Any assessment shall use appropriate assessment criteria.

The remediation method statement shall include details of design, installation and verification of gas and vapour protection measures in accordance with current guidance and British Standards if required by the Local Planning Authority.

The Detailed Element of the Development shall be carried out in accordance with the approved details.

Reason: To Safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN13 of the Local Plan (2015).

Contamination Assessment, Remediation Strategy and Methodology – Outline Element

O.19 The Outline Element of the Development shall not be Commenced until details of remediation for the Outline Element as defined in the submitted Remediation Statement has been submitted to and approved by the Local Planning Authority in writing. The contamination assessment, remediation strategy and methodology approach shall be detailed in either of the following documents:

- Remediation protection method statement; or
- Site specific remediation strategy and remediation method statement.

Each submission shall contain as a minimum:

- Confirmation that the framework for the development wide remediation methodology and verification plan as detailed in the Remediation Statement apply to the phase of development.
- Details of any variations or additions to the remediation methodology and verification plan framework as presented in the Remediation Statement.
- An assessment of any additional ground investigation information, including ground gas or vapour monitoring, undertaken as part of the Development. Any assessment shall use appropriate assessment criteria.

The remediation method statement shall include details of design, installation and verification of gas and vapour protection measures in accordance with current guidance and British Standards if required by the Local Planning Authority.

The Outline Element of the Development shall be carried out in accordance with the approved details.

Reason: To Safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN13 of the Local Plan (2015).

Remediation Validation and Protection – Detailed Element

D.17 The Detailed Element of the Development shall not be Occupied until a verification (or validation) report demonstrating completion of works set out in the approved remediation protection method statement, or site-specific remediation strategy, and remediation method statement has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall assess and describe the requirements for long-term monitoring and maintenance (including contingency action) to ensure the effectiveness of the remediation measures implemented. The long-term monitoring and maintenance shall be implemented as approved.

Reason: To safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Remediation Validation and Protection – Outline Element

O.20 The Outline Element of the Development shall not be Occupied until a verification (or validation) report demonstrating completion of works set out in the approved remediation protection method statement, or site-specific remediation strategy, and remediation method statement has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall assess and describe the requirements for long-term monitoring and maintenance (including contingency action) to ensure the effectiveness of the remediation measures implemented. The long-term monitoring and maintenance shall be implemented as approved.

Reason: To safeguard human health, controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Unexpected Contamination

- S.14 If any unexpected contamination is encountered during any works pursuant to the construction of the Development then no further works shall be carried out until an addendum to the remediation protection method statement, site specific remediation statement and remediation method statement has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved document.

Reason: To safeguard human health, controlled waters, property and ecological systems, and to ensure that the development is carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies 5.21, 5.14 and 7.19 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

Infiltration Drainage

- S.15 No infiltration drainage into the ground within any part of the Site is permitted other than with the prior written consent of the Local Planning Authority. If infiltration drainage is proposed then a written plan to demonstrate that there is no unacceptable risk to controlled waters from contamination shall be submitted to and approved in writing by the Local Planning Authority.

The Development shall be implemented in accordance with the approved details.

Reason: To safeguard controlled waters in accordance with Policy 5.13 of the London Plan (2016) and Policy BN.13 of the Local Plan (2015).

SUSTAINABILITY, ENERGY AND CLIMATE CHANGE

Sustainability/BREEAM – Pre-Commencement

- S.17 Prior to occupation of any building (or part of building) to be provided as part of the Development for non-residential use, written evidence shall be submitted to the Local Planning Authority demonstrating that the relevant building (or part of building) is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been produced indicating that the building (or part of building) can achieve at least the final BREEAM ratings set out in the Energy Statement, 2018.

This shall also demonstrate that all core credits in the Water Use category have been achieved with a reduction in calculated internal water demand of at least 55% from the BREEAM baseline through the provision of water efficiency measures. Where this reduction cannot be achieved through efficiency measures alone, greywater and/or rainwater harvesting systems shall be used.

Reason: To ensure a high standard of sustainable design and construction, in accordance with Policies 5.2, 5.3 and 5.6 of the London Plan (2016) and Policies S2 and S4 of the Local Plan (2015).

Sustainability/BREEAM – Pre-Occupation

- S.18 Within 6 months of occupation of any building (or part of building) to be provided as part of the Development for non-residential use, a BREEAM Certificate issued by the BRE shall be submitted to the Local Planning Authority demonstrating that the relevant building (or part of building) has achieved at least the final BREEAM ratings set out in the Energy Statement, 2018: This shall also demonstrate that all core credits in the Water Use category have been achieved with a reduction in calculated internal water demand of at least 55% from the BREEAM baseline through the provision of water efficiency measures. Where this reduction cannot be achieved through efficiency measures alone, greywater and/or rainwater harvesting systems should be used.

Reason: To ensure a high standard of sustainable design and construction, in accordance with Policies 5.2, 5.3 and 5.6 of the London Plan (2016) and Policies S.2 and S.4 of the Local Plan (2015).

Standard Assessment Procedure/National Calculation Method

- S.19 In the event that the Part L 2013 calculation methods, Standard Assessment Procedure (SAP) or National Calculation Method (NCM) that underpin Part L are updated by Government, Conditions S.17 and S.18, will continue to apply unless the applicant is able to provide reasonable evidence (in the Local Planning Authority's reasonable opinion) that the updates to the calculation procedure make the required BREEAM rating unattainable for the proposed development.

Reason: To ensure a high standard of sustainable design and construction, in accordance with Policies 5.2, 5.3 and 5.6 of the London Plan (2016) and Policies S.2 and S.4 of the Local Plan (2015).

Water Meters

- S.20 All buildings within the Development shall be fitted with water meters at the time of construction and shall meet as a minimum BREEAM UK (2014) Credit Wat 2 requirements.

Reason: To ensure a high standard of sustainable design and construction in accordance with Policies 5.2, 5.3 and 5.6 of the London Plan (2016) and Policy S.5 of the Local Plan (2015).

Smart metering and reduction of energy demand

- S.21 No Building constructed as part of the Development shall be Occupied until smart meters have been installed in that Building (meaning a meter and any associated or ancillary devices which enables information to be communicated to or from it, using an external electronic communications network) for measuring the supply of electricity, gas/heat and water consumption which shall as a minimum be designed to inform the occupants and owners of that Building of the level of their usage by way of a digital display showing total power consumption and figures for cost and CO₂ emissions and comparison of energy use on a daily, weekly or monthly basis.

Reason: To optimise the standards of sustainable design and construction in accordance with Policies 5.2, 5.3 and 5.6 of the London Plan (2016) and Policy S2 of the Local Plan (2015).

Zero Carbon Homes

- O.21 All residential units within the Outline Element of the Development shall be designed to have zero net regulated carbon emissions and achieve at least a 35% on site reduction in regulated CO₂ emissions against the Part L of Building Regulations 2013 Target Emission Rate and using SAP 2012 calculation methodology and association fuel emission factors. This shall be achieved through efficiency improvements, connection to the Queen Elizabeth Olympic Park district heat network and Photovoltaic (PV) panels. Any residual on-site regulated carbon emissions from residential buildings shall be offset by contribution to the Local Planning Authority's carbon offset fund, whichever is the higher in the (i) Carbon Offset SPD (August 2016) or other relevant local policy requirement or (ii) the amount as may be specified in London Plan relating to carbon offsets).

Reason: To optimise the standards of sustainable design and construction in accordance with Policies 5.6 and 5.7 of the London Plan (2016) and Policies S.2 and S.4 of the Local Plan (2015).

On-Site Carbon Emission Reduction

- S.22 The non-residential buildings shall together be designed to achieve a 35% reduction in regulated carbon emissions against the Part L of Building Regulations and associated calculation methodologies and fuel emission factors. This shall be achieved on site through efficiency improvements, connection to the Queen Elizabeth Olympic Park district heat network (if appropriate) and Photovoltaic (PV) panels.

Reason: To optimise the standards of sustainable design and construction in accordance with Policies 5.6 and 5.7 of the London Plan (2016) and Policies S.2 and S.4 of the Local Plan (2015).

Monitoring Post Occupancy – Detailed Element

D.18 Following the first Occupation of the Detailed Element of the Development, the monitoring information in relation to the Detailed Element as set out below, shall be provided to the Local Planning Authority on not less than an annual basis where such data has been made available by the users/electricity suppliers subject to the Developer using reasonable endeavours to obtain such data:

- Electricity, heat, gas and water consumption as a whole from the smart meters installed pursuant to Condition S.21;
- Percentage of energy requirements sourced from On-Site renewable energy generation sources; and
- Water use.

The first such monitoring information shall be submitted on the first anniversary of the first Occupation of the Detailed Element of the Development and on each anniversary thereafter until 5 years from the Completion of the Detailed Element of the Development. The information shall be set out in a report detailing the available data for the previous year.

Reason: To optimise the standards of sustainable design and construction and to ensure sufficient information is available to monitor the effects of the development in accordance with Policy 5.2 of the London Plan (2016) and Policies S.2 and S.5 of the Local Plan (2015).

Monitoring Post Occupancy – Outline Element

O.22 Following the first Occupation of the Outline Element of the Development, the monitoring information in relation to the Outline Element (as a whole) as set out below, shall be provided to the Local Planning Authority on not less than an annual basis where such data has been made available by the users/electricity suppliers subject to the Developer using reasonable endeavours to obtain such data:

- Electricity, heat and water consumption as a whole from the smart meters installed pursuant to Condition S.21;
- Percentage of energy requirements sourced from On-Site renewable energy generation sources; and
- Water use.

The first such monitoring information shall be submitted on the first anniversary of first Occupation of the Outline Element of the Development and on each anniversary thereafter until 5 years from the Completion of the Outline Element of the Development. The information shall be set out in a report detailing the available data for the previous year.

Reason: To optimise the standards of sustainable design and construction and to ensure sufficient information is available to monitor the effects of the development in accordance with Policy 5.2 of the London Plan (2016) and Policies S.2 and S.5 of the Local Plan (2015).

O.23 Fabric Energy Efficiency Standards (FEES)

Subject to the circumstances outlined below, the Developer shall ensure that all residential units within the Outline Element of the Development shall meet, through onsite measures, the following Fabric Energy Efficiency Standards (FEES) for domestic dwellings calculated using the SAP 2012 methodology and referred to as “Full FEES”.

- Apartment block: 39kWh/m²/yr

Where the parameters associated with daylighting, view-out, overheating criteria or technical viability cannot be met without compromising the Full FEES, the Developer shall aim to meet, the Full FEES standard for no less than 75% of residential units with the remainder of dwellings achieving, through on-site measures alone, no less than the following FEES standards, referred to as “Interim FEES”.

- Apartment block: 43kWh/m²/yr

Where Full FEES cannot be achieved, the Developer shall submit the following to the Local Planning Authority for approval in writing as part of the Reserved Matters Energy Statement:

- a) Calculation of the 'carbon gap' between dwellings that have achieved Full FEES compliance and Interim FEES compliance and abate those residual emissions, assuming an abatement period of 30 years, through alternative onsite measures; and
- b) A detailed justification for not achieving the Full FEES and where technical viability is an issue, this will need to be fully documented.
- c) In the event that the FEES scheme is abolished or replaced the following requirements shall apply:
- d) The aforementioned standards shall be required in respect of any Residential Unit for which all Reserved Matters have been approved or lodged prior to the date of such abolition or replacement;
- e) The aforementioned standards shall continue to be required in respect of any Residential Unit for which Reserved Matters are lodged in the period:
- f) Commencing with the date of such abolition or replacement; and
- g) Ending on the date on which written approval is obtained from the Local Planning Authority (for the purposes of this Condition only, the "Approval Date") to an alternative means of assessing that the fabric efficiency performance of Residential Units is at least equivalent to the aforementioned standards (for the purposes of this Condition only, the "Alternative Certification");
- h) The standards identified as the Alternative Certification shall be required in respect of any Residential Unit for which Reserved Matters are lodged following the Approval Date, and FEES shall no longer apply to such Residential Units.

Reason: To ensure a high standard of sustainable design and construction, in accordance with Policy 5.2 of the London Plan (2016) and Policies S.2 and S.5 of the Local Plan (2015).

Code for Sustainable Homes – Equivalent

- O.24 All residential units within the Outline Element of the Development shall be designed and constructed in accordance with the Code for Sustainable Homes Technical Guidance (2010), meeting all of the mandatory requirements for Level 4 and with a minimum overall credit level score of 75 for each dwelling. Reason: To ensure a high standard of sustainable design and construction, in accordance with Policy 5.2 of the London Plan (2016) and Policies S.2 and S.5 of the Local Plan (2015).

Water Usage

- O.25 Prior to occupation of any residential unit within the Outline Element of the Development, details shall be provided to the Local Planning Authority demonstrating that the dwelling shall achieve the optional requirement set out in Regulation 36 (2b) of Building Regulations Approved Document G (2015 edition with 2016 amendments), which states that consumption of wholesome water shall not exceed 110 litres per person per day including a 5-litre allowance for external water use.

Reason: To optimise the standards of sustainable design and construction, in accordance with Policy 5.2 of the London Plan (2016) and Policies S.2 and S.5 of the Local Plan (2015).

BIODIVERSITY, HABITAT, OPEN SPACE AND LANDSCAPING

Green Infrastructure – Detailed Element

- D.19 There shall be no occupation of the Detailed Element of the Development until the following minimum areas and types of green infrastructure are provided within the Detailed Element of the Development:
- A total of 1.16 Ha Public Realm / Publicly Accessible Open Space; and
 - 0.37 Ha BAP Habitat including 0.24 ha of Biodiverse Roof Space, and 0.09 ha open space amenity.

The green infrastructure within the Detailed Element shall be provided prior to first occupation of the Detailed Element of the Development and maintained thereafter.

Reason: To ensure that adequate provision is made for Publicly Available Open Space, Play Space and BAP Habitat, in accordance with Policies 7.17 7.18 7.19 of the London Plan (2016) and Policies SP.3, BN.3 and BN.7 of the Local Plan (2015).

Green Infrastructure – Outline Element

O.26 Prior to the commencement of works pursuant to the Outline Element of the Development, a Green Infrastructure Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Green Infrastructure Phasing Plan shall demonstrate how the balance of public realm/publicly accessible open space and BAP habitat shall be provided within the Outline Element to ensure that no less than the following is provided across the entire site:

- A total of 0.07 Ha Public Realm Publicly Accessible Open Space; and
- 0.17 Ha BAP Habitat including 0.14 ha of Biodiverse Roof Space, and 0.01 ha open space amenity.

The balance of green infrastructure for each building within the Outline Element shall be provided in a phased manner prior to first occupation of that building and maintained thereafter.

Reason: To ensure that adequate provision is made for Publicly Available Open Space, Play Space and BAP Habitat, in accordance with Policies 7.17 7.18 7.19 of the London Plan (2016) and Policies SP.3, BN.3 and BN.7 of the Local Plan (2015).

Distribution of Green/Brown Roofs - Detailed Element

	Green Roof	Brown Roof	TOTAL (Brown + Green Roof) m ²
	TOTAL m ²	TOTAL m ²	
LCF	190.2	864	1054.2
V&A	125	113	238
BBC	456	140	596
Sadler 's Wells	283	225	508
All buildings	1054.2	1342	2396.2

D.20 No building within the Detailed Element shall be occupied until the provision of green and brown roofs, as set out in the table below, are provided on that building. These shall be retained and maintained thereafter:

Reason: To ensure that adequate provision is made for urban greening in accordance with Policies 7.17 7.18 7.19 of the London Plan (2016) and Policies SP.3, BN.3 and BN.7 of the Local Plan (2015).

Hard and Soft Landscaping – Outline Element

O.27 No building within the Outline Element, or relevant phase pursuant to Condition O.4, shall be Occupied, until the hard and soft landscaping works for that part of the Development the development, approved as part of the Reserved Matters approval, have been completed in accordance with the landscape drawing that forms part of the Reserved Matters Specification. The landscaping works shall include the details of any biodiverse roofs to be provided within that Outline Element. The landscaping works shall be maintained thereafter in accordance with the approved details.

Reason: To ensure adequate landscaping of the site, in accordance with Policies 7.1, 7.4 and 7.5 of the London Plan (2016) and Policies SP.3, BN.1 and BN.3 of the Local Plan (2015).

Soft Landscaping – Detailed Element

D.21 Prior to the commencement of above ground works, written soft landscape specifications (including cultivation and other operations associated with grass and plant establishment, aftercare and maintenance), schedules of plants, plant sizes, proposed numbers and densities (where appropriate), height and maturity of any tree and shrubs, sections through tree containers and raised shrub beds on podium construction. The landscape specification shall include:

- 1) Details of biodiversity enhancements (bird and bat nesting boxes etc);
- 2) Details including plans, elevations and specifications of any play equipment to be provided;
- 3) Details of the programme for implementing and completing the planting. (not later than the end of the first planting season following completion of the development);
- 4) Typical tree planting plans and details, including typical dimension and depth of tree pit, proposed soil and irrigation method; and
- 5) The approved landscaping works shall be carried out by suitable trained or qualified personnel to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice.

The soft landscaping for the Detailed Element shall be implemented prior to Occupation of the Detailed Element, in accordance with the approved details, and maintained thereafter.

Reason: To ensure adequate landscaping of the site, in accordance with Policies 7.1, 7.4 and 7.5 of the London Plan (2016) and Policies SP.3, BN.1 and BN.3 of the Local Plan (2015).

Hard Landscaping – Detailed Element

D.22 No building within the Detailed Element of the Development shall be Occupied until the hard landscaping works hereby approved and shown on drawing number: [reference to be inserted] has been completed. The hard landscaping works shall be maintained thereafter.

Reason: To ensure adequate landscaping of the Site in accordance with Policies 7.1, 7.4 and 7.5 of the London Plan (2016) and Policies SP.3, BN.1 and BN.3 of the Local Plan (2015).

Replacement of Trees

S.23 Any tree or shrub planted as part of any landscaping provided within the Development that, within a period of five years from when it is first planted, is removed, dies or becomes seriously damaged or diseased, shall be replaced in the next planting season with a specimen of an appropriate size and the same species as originally present.

Reason: To ensure that trees and landscaping are properly maintained, in accordance with Policies 7.1, 7.4 and 7.5 of the London Plan (2016) and Policies SP.3, BN.1 and BN.3 of the Local Plan (2015).

Biodiversity Action Plan

S.24 All BAP Habitat within the Site shall be implemented, monitored, managed and maintained in accordance with the approved Legacy Communities Scheme Biodiversity Action Plan (ref 13/00391/106) or any approved update to the Legacy Communities Scheme Biodiversity Action Plan where it is relevant to the Development.

Reason: To help achieve biodiversity objectives and protect habitats and species, in accordance with Policy 7.19 of the London Plan and Policy BN3 of the Local Plan 2015.

Biodiverse Roof Space – Detailed Element

D.23 Prior to the installation of cladding on any building within the Detailed Element, a minimum specification for Biodiverse Roof Space for that building shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include as a minimum:

- How it contributes to the proposed distribution of at least 0.16ha Biodiverse Roof Space across the Development
- Planting specifications including species, minimum planting densities, growing medium, and drainage
- Details of measures to support wild-life

The Biodiverse Roof Space shall be provided and retained in accordance with the Site Wide minimum specification for Biodiverse Roof Space approved under this condition and as approved in writing by the Local Planning Authority as part of each Development Phase. No building supporting Biodiverse Roof Space shall be Occupied prior to provision of the Biodiverse Roof Space it is supporting.

Reason: To ensure appropriate provision of BAP Habitat within the Development, in accordance with Policy 7.19 of the London Plan (2016) and Policy BN.3 of the Local Plan (2015).

Biodiverse Roof Space – Outline Element

O.28 Prior to the installation of cladding on any building within the Outline Element, a minimum specification for Biodiverse Roof Space for that building shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include as a minimum:

- The proposed distribution of at least 0.16ha Biodiverse Roof Space across the Development
- Planting specifications including species, minimum planting densities, growing medium, and drainage
- Details of measures to support wild-life

The Biodiverse Roof Space shall be provided and retained in accordance with the Site Wide minimum specification for Biodiverse Roof Space approved under this condition and as approved in writing by the Local Planning Authority as part of each Development Phase. No building supporting Biodiverse Roof Space shall be Occupied prior to provision of the Biodiverse Roof Space it is supporting.

Reason: To ensure appropriate provision of BAP Habitat within the Development, in accordance with Policy 7.19 of the London Plan (2016) and Policy BN.3 of the Local Plan (2015).

Lifts

D.24 No part of the Detailed Element of the Development shall be Occupied until the public lifts hereby approved and shown on drawing ref: [reference number to be inserted] are installed and operational. The lifts shall be permanently retained and maintained in working order thereafter.

Reason: To ensure appropriate step-free access around to the site, in accordance with Policy BN.5 of the Local Plan (2015).

DESIGN

Material Samples – Detailed Element (Sadler’s Wells Building)

D.25 Prior to installation of the [second-floor slab above Podium level] on the Sadler’s Wells Building, material samples and sample-panels of the below external materials to be used in the construction of the external surfaces of the building hereby approved, 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 and maintained thereafter.

Sadler’s Wells

- a) Brick with Mortar;
- b) Precast Concrete Plinth;
- c) Clay Tile (roofs to studios);
- d) Clay Louvre (solar shading to studios);
- e) Concrete Canopy;
- f) Metal Curtain Walling profile (including sample of finish and glass);
- g) Windows/Doors profile (including sample of finish and glass);
- h) Perforated Metal Windscreen (frame and mesh);
- i) Terrace pavers; and
- j) Roof plant screening.

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Material Samples – Detailed Element (BBC Building)

- D.26 Prior to the installation of the [second-floor slab above Podium level] on the BBC Building, material samples and sample-panels of the below external materials to be used in the construction of the external surfaces of the building hereby approved, 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 and maintained thereafter.

BBC

- a) Pre-cast concrete;
- b) Metal Rainscreen Cladding (to Studio 1 box);
- c) Metal Curtain Walling profile (including sample of finish and glass);
- d) Windows/Doors profile (including sample of finish and glass);
- e) Metal Solar Shading Fin;
- f) Metal panel cladding to reception facades;
- g) Pre-cast Concrete Brise-Soleil;
- h) Metal Canopy (Carpenter's Road);
- i) Terrace pavers;
- j) Architectural Metalwork finishes (external handrails and balustrades); and
- k) Roof plant screening.

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Material Samples – Detailed Element (London College of Fashion Building)

- D.27 Prior to the installation of the [seventh-floor slab above Podium level] on the LCF Building, material samples and sample-panels of the below external materials to be used in the construction of the external surfaces of the building hereby approved, 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 and maintained thereafter.

LCF

- a) Fair Faced Concrete Cladding;
- b) Profiled Concrete Cladding;
- c) Metal Curtain Walling profile (including sample of finish and glass);
- d) Windows/Doors profile (including sample of finish and glass);
- e) Perforated Metal Curtain Walling;
- f) Metal Spandrel panel;
- g) Glass balustrade;
- h) Terrace Pavers; and
- i) Roof plant screening.

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Material Samples – Detailed Element (V&A Building)

- D.28 Prior to the installation of the [second floor slab above Podium level] on the V&A Building, material samples and sample-panels of the below external materials to be used in the construction of the external surfaces of the building hereby approved 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 and maintained thereafter.

V&A

- a) Precast concrete;
- b) Metal Curtain Walling profile (including sample of finish and glass);
- c) Windows/Doors profile (including sample of finish and glass);
- d) Wind mitigation screen;
- e) Metal louvres;
- f) Terrace Pavers; and
- g) Roof plant screening.

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Material Samples – Detailed Element (Carpenters Land Bridge)

- D.29 Prior to the commencement of any works for Carpenters Land Bridge, material samples and sample-panels of the below external materials to be used in the construction of the external surfaces of the bridge hereby approved, 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 and maintained thereafter.

Carpenters Land Bridge

- a) Pigmented Exposed Aggregate Concrete;
- b) Corten Steel;
- c) Lighting Elements; and
- d) Balustrades (including balustrade transitions).

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Material Samples – Detailed Element (Retail and Manco Units)

- D.30 Prior to the installation of the [seventh-floor slab above Podium level] on the retail and Manco units, material samples and sample-panels of the below external materials (including any hard landscaping materials, mortar and bond, fenestration, plant screening materials and louvres) to be used in the construction of the external surfaces of the building hereby approved, 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 and maintained thereafter.

Retail and Manco units

- a) Metal Curtain Walling profile (including sample of finish and glass)
- b) Bi-Folding Door profile (including sample of finish and glass)
- c) Precast Concrete (vertical finish)

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Material Samples – Detailed Element (Public Realm)

- D.31 Prior to the commencement of any public realm works, material samples and sample-panels of the below external materials to be used in the construction of the public realm hereby approved, 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 and maintained thereafter.

Public realm

- a) Precast Concrete (Podium finish);
- b) Exposed aggregate Concrete (landscape finish);
- c) Balustrade Mesh;
- d) Resin Bound Gravel (landscape finish);
- e) Architectural Metalwork finish (handrails);

- f) Architectural Metalwork finish (lifts);
- g) Architectural Metalwork finish (Estate Road gates);
- h) Timber (for terrace seating);
- i) Cast Iron (Contrast stair nosing); and
- j) Kerb stone, block paving and tactile blister/corduroy paving.*

*Product data sheet in lieu of physical sample

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Detailed Drawings (x7)

D.32 Prior to the commencement of any above ground works on the [building name to be entered], the following detailed drawings shall be submitted to and approved in writing by the Local Planning Authority. Detailed drawings including sections (at the scale listed below or to be agreed with the Local Planning Authority) to be submitted of the following:

- Principal features on the facades e.g. detailed bay studies (1:50 @A1);
- Ground floor frontages including entrances, glazing and signage, infill panels on plant rooms/bike stores etc (1:50 @A1);
- Details of panel typologies e.g. ventilation grilles, metal or concrete panelling (1:25 @A1);
- Details of glazing and curtain walling systems (1:25 @A1);
- Parapets, roof edges, rooftop plant screening etc (1:10 @A3);
- Terraces (scale as appropriate to convey key details);
- Heads, sills and jambs of all openings (1:10 @A3); and
- Typical junction details (1:10 @A3).

The development shall not be carried out otherwise than in accordance with the approved details and permanently retained thereafter.

Reason: To safeguard the appearance of the buildings and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development in the interest of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Building Signage (x 5)

S.25 Prior to the display of [enter building name], detailed drawings (at scales of 1:1, 1:5 and 1:10 where appropriate) of the proposed signage shall be submitted to and approved in writing by the Local Planning Authority. These details shall include information on materials, fixings and levels of illuminance. Any digital signage shall be accompanied by a management strategy which shall include the following information:

- The creative strategy that content will be required to comply with;
- The type of image, movement and transition of displays; and
- How the strategy has been developed in accordance with relevant guidance produced by the Institute of Lighting Professionals.

Reason: To safeguard the appearance of the buildings and the character of the area generally and to ensure appropriate content to digital signage. Policies BN.1 and BN.4 of the Local Plan (2015).

Public Realm Signage

S.26 Other than wayfinding signs, and signs and advertisements for which deemed consent is granted under Schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (or any subsequent amendment thereof), no signs or advertisements shall be erected in the public realm within the Site without prior written approval of the Local Planning Authority with respect to the details of size, finish, material and illumination. Such detail shall be submitted to the Local Planning Authority for advertisement consent in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). Thereafter the signage or advertisements shall be implemented in full accordance with the approved details.

Reason: To ensure a high quality of design and detailing is achieved, in the interests of visual amenity and to accord with Policies BN.1 and BN.4 of the Local Plan (2015).

Wayfinding Strategy – Detailed Element

- D.33 Prior to commencement of public realm works within the Detailed Element, a wayfinding strategy (consistent with Legible London standards or other such scheme approved by the Local Planning Authority, and) shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide wayfinding strategy shall include the principles that are set out in the Design and Access Statement (ref: MP101-SW02-XX-XX-A-DAS-XXXX-0100-01-0001), for landscaping, highways, cycleways and footpaths in the public realm and shall also provide temporary wayfinding during the construction period and how the proposed Site Wide wayfinding strategy relates to the wayfinding provision within the Queen Elizabeth Olympic Park and surrounding areas.

Reason: To ensure a high level of legibility and access throughout the Site in accordance with Policy BN.1 of the Local Plan (2015).

Wayfinding Strategy – Outline Element

- O.29 Prior to commencement of public realm works within the Outline Element, a wayfinding strategy (consistent with Legible London standards or other such scheme approved by the Local Planning Authority, and) shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide wayfinding strategy shall include the principles that are set out in the Design and Access Statement (ref: MP101-SW02-XX-XX-A-DAS-XXXX-0100-01-0001), for landscaping, highways, cycleways and footpaths in the public realm and shall also provide temporary wayfinding during the construction period and how the proposed Site Wide wayfinding strategy relates to the wayfinding provision within the Queen Elizabeth Olympic Park and surrounding areas. The wayfinding strategy for the Outline Element shall be consistent with that for the Detailed Element

Reason: To ensure a high level of legibility and access throughout the Site in accordance with Policy BN.1 of the Local Plan (2015).

Lighting Strategy – Detailed Element

- D.34 Prior to the installation of cladding on the first building within the Detailed Element, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the strategy set out in the Design and Access Statement (ref: MP101-SW02-XX-XX-A-DAS-XXXX-0100-01-0001), and shall demonstrate that the lighting scheme has been designed to ensure that it minimises impacts on bats and other species impacted by artificial lighting and minimises any impact upon residential amenity. Lighting design shall follow advice set out in DCLG and BCT guidance. The lighting shall be carried out in accordance with the approved strategy prior to first occupation of the Detailed Element and permanently retained and maintained thereafter

No architectural lighting, security lighting or other external means of illumination of the Site shall be provided, installed or operated in the Development, except in accordance with the approved Lighting Strategy.

Reason: In the interests of residential amenity and to ensure that habitat provisions achieve their stated aim of providing value for biodiversity by ensuring considerate lighting design, in accordance with Policy BN.3 of the Local Plan (2015).

Lighting Strategy – Outline Element

- S.27 Prior to the installation of cladding on the first building within the Outline Element, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the strategy set out in the Design and Access Statement (ref: MP101-SW02-XX-XX-A-DAS-XXXX-0100-01-0001), and shall demonstrate that the lighting scheme has been designed to be in keeping with that for the Detailed Element and to ensure that it minimises impacts on bats and other species impacted by artificial lighting and minimises any impact upon residential amenity. Lighting design shall follow advice set out in DCLG and BCT guidance. The lighting shall be carried out in accordance with the approved strategy prior to first occupation of the relevant phase of the Outline Element, and permanently retained and maintained thereafter

No architectural lighting, security lighting or other external means of illumination of the Site shall be provided, installed or operated in the Development, except in accordance with the approved Lighting Strategy.

Reason: In the interests of residential amenity and to ensure that habitat provisions achieve their stated aim of providing value for biodiversity by ensuring considerate lighting design, in accordance with Policy BN.3 of the Local Plan (2015).

WIND

Wind Mitigation Details

- S.28 Prior to the installation of cladding on any building, details, including size, location, orientation, porosity and appearance of all on-site wind mitigation measures hereby approved, including screens, structures and sculptures, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented on site prior to first occupation of any building within the Development and retained and maintained thereafter.

Reason: to ensure that safe and comfortable wind conditions for public access are achieved within and around the site in accordance with Policies SP.3 and BN.10 of the Local Plan (2015).

Additional Wind Mitigation Modelling and Mitigation

S.29 Prior to the installation of cladding on any building, details of additional wind mitigation measures required to ensure appropriate comfort levels within the areas of high wind speeds (as identified on [drawing number to be entered]) at the International Quarter London (IQL) and Waterworks River Towpath, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Mitigation measures at the IQL site to be prepared in consultation with and the agreement of Stratford City Business District Limited (SCBD);
- Mitigation measures at the Waterworks River Towpath site to be prepared in consultation with and the agreement of the Canal and River Trust (CRT);
- Evidence that the mitigation measures proposed for the IQL development have been assessed using appropriate modelling of the IQL site only, to ensure consistency with the SCBD assessments (February 2019).

The wind mitigation measures shall thereafter be installed prior to first occupation of any building in accordance with the approved details and maintained thereafter.

Reason: to ensure that safe and comfortable wind conditions for public access are achieved within and around the site in accordance with Policies SP.3 and BN.10 of the Local Plan (2015).

Wind Access Management Strategy

- S.30 Prior to the installation of cladding on any building, a wind access management strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following details:

- The requirements to trigger a temporary closure and reopening of Access Routes;
- The locations where access will be prohibited and where any barriers or cordons will be installed;
- Further details of closure management, including but not limited to; signage to alternative Access Routes, responsible personnel and a strategy for continued review and improvement of the scheme; and
- Access to and through the alternative pedestrian route identified on drawing ref: [reference number to be added] shall be in place should wind conditions become unsafe for public access.

Reason: to ensure that appropriate procedures are in place to close public access routes should wind conditions become unsafe and uncomfortable. Policies SP.3 and BN.10 of the Local Plan (2015).

Monitoring Effectiveness of Wind Mitigation Strategy

- S.31 Following first Occupation, the developer shall monitor the effectiveness of the wind mitigation measures on an annual basis during phasing and for a minimum of ten years after the completion and occupancy of the Detailed Element of the Development, to include the additional mitigation for the International Quarter London and Waterworks Towpath sites as required under Condition S.29.

To ensure the effectiveness of the wind access management strategies, where closures are required more often than 5 times a year (in any 12-month period), or where 5 written complaints are received relating to uncomfortable wind conditions, then a review of the effectiveness of the mitigation scheme shall be undertaken and alternative measures proposed in order to minimise the number of closures.

Reason: to ensure that the wind mitigation strategy is effective and that safe and comfortable wind conditions are being achieved throughout the site. Policies SP.3 and BN.10 of the Local Plan (2015).

Photovoltaics

- S.32 Prior to the installation of cladding on the relevant building, full details of photovoltaic (PV) panels and a strategy for their installation shall have been submitted to and approved in writing by the Local Planning Authority. The Development shall only be carried out in accordance with the approved details. The approved details shall be implemented prior to the first use of the building, and shall thereafter be permanently maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the Development meets a high standard of sustainable design and construction and incorporates renewable technologies, in accordance with Policies S.2 and S.4 of the Local Plan (2015).

Secured by Design – Detailed Element (X6)

- D.35 Prior to first occupation or use of each building within the Detailed Element of the Development, the Detailed Element shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The Detailed Element shall be carried out in accordance with the approved details and thereafter be fully retained and maintained as such for the lifetime of the Development.

Reason: In the interest of creating safer and sustainable communities in accordance with Policy 7.3 of the London Plan (2016).

Secured by Design – Outline Element

- O.30 Prior to first Occupation of any building within the Outline Element of the Development, the building shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) or alternatively achieve Crime Prevention Standards submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The Outline Element shall be carried out in accordance with the approved details and thereafter be fully retained and maintained as such for the lifetime of the Development.

Reason: In the interest of creating safer and sustainable communities in accordance with Policy 7.3 of the London Plan (2016).

TRANSPORT

Access routes

- S.33 No building constructed as part of the Development shall be Occupied until vehicular, pedestrian and emergency vehicle route(s) needed to access that building have been completed and are open to the public.

Reason: To ensure the highway infrastructure is provided in a timely manner prior to the Occupation of the Development in accordance with Policies 6.7 and 7.13 of the London Plan (2016) and Policies T4 and T6 of the Local Plan (2015).

Car Parking Permits – Outline Element

- O.31 No occupiers of the Outline Element of the Development, shall apply to the Local Highway Authority for a parking permit or retain such permit, with the exception of disabled persons who are blue badge holders; and if such permit is issued it shall be surrendered to the local highway authority within seven days of written demand.

There shall be no occupation of the Outline Element, until a scheme is submitted to and approved in writing with the Local Planning Authority (in consultation with the Local Highways Authority) to ensure that, with the exception of disabled persons, no resident or occupier of the Development shall obtain a parking permit within any controlled parking zone which may be in force in the immediate area at any time.

Reason: In order that the prospective occupiers of the academic, student accommodation or commercial units are made aware of the fact that they will not be entitled to an off-street car parking permit, in the interests of the proper management of parking and to ensure that the development does not harm the amenities of the local area in accordance with Policies 6.11 and 6.12 of the London Plan (2016) and Policy T.4 of the Local Plan Policy (2015).

Car Club – Outline Element

- O.32 Prior to first Occupation of the residential units within the Outline Element, the Car Club parking spaces shown on drawing ref: [drawing number to be added] shall be provided in accordance with the approved drawing and retained thereafter.

Reason: To make suitable provision for the operation of a Car Club within the Site in the interest of reducing car ownership and use in accordance with Policies 6.11 and 6.12 of the London Plan (2016) and Policy T.4 of the Local Plan Policy (2015).

Coach Parking and Coach Drop Off/Pick Up Bays

- D.36 Prior to the Occupation of the Detailed Element, a coach parking framework for the Development shall be submitted to and approved in writing by the Local Planning Authority. The coach parking framework shall include details of the principles that are to be followed by each cultural / educational institution in respect of:

- LCS Coach Parking Framework; and
- Implementation, management and operation of such coach facilities across the Development.

The coach facilities shall be implemented in accordance with the approved coach parking framework and approved drawing ref: [drawing number to be added], and permanently retained thereafter.

Reason: To ensure early consideration of the location of coach parking and drop off/pick up to serve the Development in accordance with Policies 6.3 and 6.8 of the London Plan (2016) and Policy T.4 of the Local Plan (2018).

Electric Charging Point Provision for Delivery and Blue Badge Vehicles – Detailed Element (x 5)

- D.37 The Detailed Element of the Development shall not be Occupied unless the details for provision of electric charging points for delivery vehicles or blue badge vehicles within the Detailed Element have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the Detailed Element and permanently retained thereafter.

Reason: To secure the provision of electronic vehicle charging points in accordance with Policy 6.13 of the London Plan (2016) and Policy T4 of the Local Plan (2015).

Electric Charging Point Provision – Outline Element

- O.33 No building within the Outline Element of the Development shall not be Occupied unless the details for provision of electric charging points for delivery vehicles or blue badge vehicles within the Outline Element have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first Occupation of the Outline Element and permanently retained thereafter.

Reason: To secure the provision of electronic vehicle charging points in accordance with Policy 6.13 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Electric Charging Standards – Detailed Element

- D.38 Prior to first Occupation of the residential units within the Detailed Element, the electric charging points shown on drawing ref: [drawing number to be added] shall be provided in accordance with the approved drawing and retained thereafter.

Reason: To secure the provision of electronic vehicle charging points in accordance with Policy 6.13 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Electric Charging Standards – Outline Element

- O.34 The electric charging point provision in the Outline Element of the Development shall comply with the prescribed standards below:

Use Class	Percentage of spaces in each PDZ to have electric charging point provision
A1-A2	10% of spaces with an additional 10% passive provision
B1	20% of spaces with an additional 10% passive provision
C3	20% of spaces with an additional 80% passive provision

Reason: To secure the provision of electronic vehicle charging points in accordance with Policy 6.13 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

CPZs and Car Parking Management Strategy for Carpenters Road

- S.34 The Development shall not be Occupied until a parking scheme for the management and control of parking on any part of Carpenters Road between Waterden Road and Pool Street that are not to be dedicated as highway maintainable at the public expense has been submitted to and approved in writing by the Local Planning Authority. An updated version of the parking scheme shall be submitted to the Local Planning Authority for written approval prior to occupation of the Outline Element of the Development. The parking scheme shall be established and operated in accordance with the details approved pursuant to this condition or other scheme which may subsequently be approved by the Local Planning Authority.

Reason: In the interest of highway safety, to ensure on-street parking is only available to users, occupiers and visitors of the Development, and to limit on-street parking in order to encourage sustainable modes of transport in accordance with Policies 6.3 and 6.13 of the London Plan (2016) and Policy T.4 of the Local Plan (2018).

Travel Plans (x6)

- S.35 No building shall be Occupied unless and until a travel plan has been submitted to and approved in writing by the Local Planning Authority for that building.

Reason: To encourage residents, employees and users to adopt sustainable travel modes in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Travel Plan Co-ordinator (x6)

- S.36 No building within the Development shall be Occupied unless until a travel plan coordinator for that building has been appointed and been in post for a minimum of three months. A travel plan coordinator shall remain appointed until the last travel plan review (as required by Condition S.37) has taken place and has been approved in writing by the Local Planning Authority.

Reason: To ensure a travel plan Coordinator is appointed to oversee the travel plans on the Development in order to encourage the use of sustainable travel modes in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Travel Plan and Delivery and Servicing Strategy Monitoring (x6)

S.37 Each travel plan and Delivery and Servicing Strategy shall be monitored and reviewed within 1 year of first Occupation of that part of the Development to which the Plan relates and thereafter at least every two years. Where targets have been achieved the last review required shall take place five years after Occupation of the relevant building. Where targets have not been achieved further two-yearly monitoring shall be undertaken and submitted to the Local Planning Authority for approval in writing until targets have been achieved. The monitoring and review shall include the following:

1. trip generation rates;
2. mode share and change in mode share over time;
3. use of Blue Badge parking;
4. the effectiveness of the Site Wide travel plan and, following the review of such effectiveness, the need for revised or enhanced measures to fulfil the aims of the Site Wide travel plan together with the timetable for implementing the revised or enhanced measures; and
5. the effectiveness of the Site Wide delivery and servicing strategy and, following the review of such effectiveness, the proposals for revised or enhanced measures to achieve the targets set in the travel plan and fulfil the aims of the Site Wide delivery and servicing strategy and the Development Plot delivery and servicing strategy together with the timetable for implementing the revised or enhanced measures.

The survey results shall be iTrace and TRAVL compliant or compliant with such other subsequent or replacement best practice guidance as shall apply at the date that the monitoring and review is carried out.

The results of each review carried out pursuant to this Condition shall be submitted to the Local Planning Authority and to the Legacy Transport Group.

Such submission shall propose any changes to the relevant travel plan and delivery and servicing strategy for approval by the Local Planning Authority (in consultation with the Legacy Transport Group). Any changes to the reviewed travel plan or delivery and servicing strategy approved pursuant to this Condition shall thereafter be implemented unless further changes to the relevant travel plan or delivery and servicing strategy are approved by the Local Planning Authority pursuant to this Condition.

Reason: To encourage adoption of sustainable travel modes, to ensure adequate monitoring of travel modes and to ensure the travel plans and the delivery and servicing strategies and identified measures are updated as necessary in accordance with Policy 6.3 of the London Plan and Policy T4 of the Local Plan 2015.

Delivery and Servicing Strategy – Detailed Element

D.39 The Detailed Element of the Development shall not be Occupied unless and until a delivery and servicing strategy for the Detailed Element has been submitted to and approved in writing by the Local Planning Authority.

The Detailed Element shall be operated in accordance with the approved delivery and servicing strategy.

Reason: In the interest of highway safety and residential amenity, making adequate provision for deliveries and servicing, and encouraging sustainable delivery methods in accordance with Policy 6.11 of the London Plan (2016) and Policy T4 of the Local Plan (2015).

Delivery and Servicing Strategy – Outline Element

O.35 The Outline Element of the Development shall not be Occupied unless and until a delivery and servicing strategy for the Outline Element has been submitted to and approved in writing by the Local Planning Authority.

The Outline Element shall be operated in accordance with the approved delivery and servicing strategy.

Reason: In the interest of highway safety and residential amenity, making adequate provision for deliveries and servicing, and encouraging sustainable delivery methods in accordance with Policy 6.11 of the London Plan (2016) and Policy T4 of the Local Plan (2015).

Long-Stay Cycle Parking Provision – Outline Element

- O.36 Notwithstanding the level of cycle parking set out in the Design Code hereby approved, prior to first Occupation of the Outline Element of the Development, the cycle parking facilities within the Outline Development shall be provided in accordance with the then current London Plan cycle parking standards, and permanently retained thereafter.

Reason: To ensure a suitable level of cycle parking is provided as part of the Development in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Long-Stay Cycle Parking Provision – Detailed Element (x5)

- D.40 No building within the Detailed Element of the Development shall be Occupied unless and until the long stay cycle parking facilities, including showering facilities, for that building have been installed and made available for use in accordance with the details approved within drawing ref: [drawing number to be added] . The cycle parking facilities shall be permanently retained thereafter.

Reason: To ensure the timely provision of cycle parking facilities in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Short Stay Cycle Parking – Outline Element

- O.37 Prior to first occupation of any building a minimum of [70] short stay cycle parking spaces shall be provided within the Outline Element of the site. As part of future Reserved Matters applications, the applicant shall seek to provide short stay parking in excess of this number to meet the minimum requirements of the then London Plan. If the short stay cycle parking within the Outline Element fails to comply with the requirements of the then London Plan then the short stay cycle parking shall adhere to the provision obligation as set out within the s106 Agreement.

Reason: To ensure the timely provision of cycle parking facilities in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Short Stay Cycle Parking – Detailed Element

- D.41 Prior to first use or Occupation of the Detailed Element of the Development, the short-stay cycle parking shown on drawing ref: [drawing number to be added] shall be provided for use in accordance with the approved drawing and retained thereafter.

Reason: To ensure the timely provision of cycle parking facilities in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

Carpenters Road Design

- S.38 Notwithstanding the details submitted for approval, prior to the construction of any part of Carpenters Road, revised details of the Carpenters Road carriageway design within the redline (as set out below) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority and TfL. The Carpenters Road carriageway shall only be implemented in accordance with the details so approved and not those which form part of the planning application submission.

The carriageway design details shall include 1:50 drawings of the following:

- Road markings;
- Kerb line alignment;
- Carriageway running lane widths; and
- Cycle lane widths and configuration.

Reason: In the interests of highway and pedestrian safety in accordance with Policy 6.3 of the London Plan (2016) and Policy T.4 of the Local Plan (2015).

RESIDENTIAL AMENITY

Operational Noise and Extract Systems

- S.39 Before any heating, air conditioning or other plant generating external noise is installed in any building, details of that plant, including any noise mitigation and predicted noise levels at any sensitive receptor, shall be submitted to and approved in writing by the Local Planning Authority. An assessment shall be submitted following the calculation methodology under BS4142. The plant/machinery shall thereafter be installed and used in accordance with the approved details. There shall be no Occupation of that building until the details are submitted and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of local residents and users in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Plant Noise

- S.40 The rating level of the proposed plant shall not exceed a level over 10dB below the typical background sound level (LA90) (with reference to BS4142:2014) at any time when measured at the nearest noise sensitive façade.

Reason: To protect the amenities of local residents and users in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Flues – Odour and Noise Control

- S.41 Before any air conditioning, extraction system(s) and any other plant generating external noise is installed within those parts of the Development falling within Use Classes A3-A5, full details shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Department for Environment, Food and Rural Affairs, 2005) criteria, or equivalent. There shall be no Occupation of the relevant A3-A5 use until the details are submitted and approved in writing by the Local Planning Authority.

There shall be no Occupation of the relevant A3-A5 use, until the details are installed and implemented in accordance with the approved details. The air conditioning/extraction system shall be maintained to meet the manufacturer guidance for the lifetime of the Development.

Reason: To protect the amenities of local residents and users in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Grease Trap

- S.42 Prior to the installation of each commercial kitchen within the Development, full details of the grease trap or grease digester system to be installed shall be submitted to and approved in writing by the Local Planning Authority. Details shall include plan and sectional drawings with measured drain sizes and invert levels, full manufacturers specifications etc. The approved scheme is to be completed prior to Occupation of the relevant commercial kitchen within the Development, and shall be permanently maintained thereafter. There shall be no use of the commercial kitchen until the approved details are installed in accordance with the approved details. The grease trap or grease digester system shall be maintained to meet the manufacturer guidance for the lifetime of the Development.

Reasons: To protect the amenity of future occupants and/or neighbours in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Sound Insulation and Internal Noise Levels– Outline Element

- O.38 Prior to the commencement of above ground works pursuant to the Outline Element of the Development hereby permitted, a scheme of sound insulation shall be designed and installed between residential and non-residential uses such that the sound insulation provided shall meet the following standards.

- International Organization for Standardization Noise Rating curves (NR)
- NR 25 in bedrooms (2300 to 0700)
- NR 30 in all habitable rooms (0700 to 2300)

- If there is a distinguishable tone the NR curves should be reduced to NR 20 and NR 25 respectively.
- Noise Rating curves should be measured as a 15-minute linear Leq at the octave band centre frequencies 31.5 Hz to 8 kHz.

Groundborne noise within residential uses from rail traffic movements shall not exceed 35dB_{L_{ASmax}} at any time.

Prior to the first Occupation of the Outline Element, evidence verifying that the noise mitigation measures have been installed, shall be submitted to and approved in writing by the Local Planning Authority.

Reasons: To protect the amenity of future occupants, in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Privacy – V&A Terrace

- D.42 The V&A terrace as shown on drawing ref. MP101-SW02-07-04-A-DPL-XXXX-0100-0104 shall only be used between 10.00 and 23.30 Monday to Saturday, and 10.00 and 22.00 on Sundays and Bank Holidays.

Reason: To protect neighbouring residential amenity, in accordance with Policy BN.1 of the Local Plan (2015).

Hours of Operation – Detailed Element

- D.43 The commercial uses within the Detailed Element hereby permitted under Use Classes A3-A5, shall not be carried on outside the hours of 07:00 to 01:00 Monday to Sunday (including Bank Holidays).

Reason: To prevent noise and disturbance in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

Hours of Operation – Outline Element

- O.39 Prior to first Occupation of the Outline Element, details of the proposed hours of operation for the commercial uses permitted under Use Classes A1-A5, shall be submitted to and approved in writing by the Local Planning Authority. The commercial units within the Outline Element shall thereafter be operated in accordance with the approved details.

Reason: To prevent noise and disturbance in accordance with Policy 7.15 of the London Plan (2016) and Policy BN.11 of the Local Plan (2015).

HOUSING

Residential Density

- O.40 The density of the residential element shall not exceed a maximum residential density of 1,550 habitable rooms per hectare (HRH).

Reason: To ensure the scheme is of an appropriate density in accordance with Policy 3.4 of the London Plan (2016)

Accessible Housing

- O.41 The residential units of the Development shall be designed and constructed to include 90% of all units as accessible/adaptable housing in accordance with M4(2) Category 2 of Part M of the Building Regulations (2015) and 10% of all units as wheelchair accessible housing in accordance with M4(3) Category 3 of Part M of the Building Regulations (2015).

Reason: To ensure adequate housing is provided for all users in accordance with inclusive design standards in accordance with Policy BN.5 of the Local Plan 2015.

Play Space Delivery Strategy

- O.42 Prior to first Occupation of any building within the Outline Element of the Development, a Playspace Delivery Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The strategy shall demonstrate provision of the necessary amount of 'doorstep' playspace for both 0-5 and 5-11 age group in accordance with the Mayor's 'Play and Informal Recreation' SPG (2012). No more than 90% of units within that building shall be occupied until the full amount of onsite playspace is provided. The approved playspace shall be permanently retained and maintained thereafter.

Reason: To ensure that suitable provision is made within the Development for children's play in accordance with Policy 3.6 of the London Plan (2016), Policy BN.4 of the Local Plan (2015) and the Mayor's 'Play and Informal Recreation' SPG (2012).

Play Space Design

- O.43 The doorstep play space shall be implemented substantially in accordance with the design guidance and principles set out in the Mayoral Supplementary Planning Guidance 'Providing for Children and Young People's Play and Informal Recreation' with particular reference to guidance set out at Appendix A, Table B.5 (Playable Space Typologies) and Table B.7 (Design Principles). In the event that this Supplementary Planning Guidance is abolished or replaced, no further applications for approval of Reserved Matters of Doorstep Play Space shall be submitted until approval is obtained in writing from the Local Planning Authority to any replacement equivalent requirement under this Condition.

Reason: To ensure that suitable provision is made within the Development for children's play in accordance with Policy 3.6 of the London Plan (2016), Policy BN.4 of the Local Plan (2015) and the Mayor's 'Play and Informal Recreation' SPG (2012).

OTHER CONDITIONS

Electronic Communications

- S.43 None of the rights contained in Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent amendment thereof, shall be exercised.

Reason: To provide control over electronic communications development given the particular character and appearance of the area and to ensure the maintenance of design quality, in accordance with Policy IN.1 of the Local Plan 2015.

Permitted Development

- S.44 None of the rights contained in Part 2 (Minor Operations) Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent amendment thereof, shall be exercised.

Reason: To provide control over minor operations given the particular character and appearance of the Queen Elizabeth Olympic Park area, to protect local amenity and the wellbeing of the area and to ensure the maintenance of design quality in accordance with Policies 7.4, 7.5 and 7.6 of the London Plan (2016) and Policy BN.1 and BN.2 of the Local Plan (2015).

Retail Units

- S.45 No individual retail unit shall exceed 350 sqm net sales area and there shall be no amalgamation of individual retail units, with the exception of one unit which may exceed 350sqm with a maximum net sales area of 1,000sqm.

Reason: To ensure the continuing vitality and viability of the town centre, neighbourhood and local centres, small scale shops and facilities in accordance with Policy 4.7 of the London Plan (2016) and Policy B.2 of the Local Plan (2015).

Fire Strategy

S.46 Prior to commencement of above ground works, a Fire Strategy prepared by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall detail how the proposed development would function in terms of:

- the building's construction: methods, products and materials used
- access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- how provision will be made within the site to enable fire appliances to gain access to the building.

The strategy shall be implemented in accordance with the approved details and permanently retained thereafter.

Reason: In the interests of fire safety and to ensure the safety of all building users, in accordance with London Plan Policy D11.

INFORMATIVES

- 1) You are advised that the provisions of Condition 11 of application ref: 18/00419/VAR remain in force with respect to replacement landscaping should this consent not be implemented by 19th March 2020; and
- 2) In relation to Conditions D.35 and O.30, the applicant is advised that they should seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) at each phase and notify them of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via telephone: 020 8217 3813.

RESERVED MATTERS SPECIFICATION

The following material shall be included as part of each application for the approval of Reserved Matters, unless otherwise agreed in writing by the Local Planning Authority:

Applications for Reserved Matters shall:

- i. Demonstrate that the scheme complies with the outline permission, approved parameter plans and Design Codes and describe how any deviations from the approved documents are accommodated and original intent is maintained.
- ii. Demonstrate that the scheme is not visible within LVMF view 9.1A.
- iii. Demonstrate that the Operator of Queen Elizabeth Olympic Park has been consulted and how comments have been taken into consideration in the final application.
- iv. Demonstrate that the Design Process Requirements as set out within the Design Codes have been met and how advice from the LLDC Quality Review Panel (or subsequent replacement panel) have been incorporated within the final design;
- v. Demonstrate that the scheme has been designed to meet or exceed the standards within LLDC's Design Quality Policy (2019) including the Design Quality Management standards and minimum home and external private space area requirements;
- vi. Demonstrate that all affordable housing units have been designed as 'tenure blind' in relation to the market units;
- vii. Demonstrate how affordable housing units have been 'pepper potted' within the development;
- viii. Demonstrate that at least 10% of all units, including affordable housing units, shall be Wheelchair Accessible and that within the affordable wheelchair provision there shall be a range of appropriate unit sizes;
- ix. Demonstrate that the housing mix shall include at least 50% of all units as two-bedroom or more;

- x. Demonstrate that the scheme has been successfully designed to avoid overheating;
- xi. Demonstrate compliance with the aspect standards contained within the Mayor's Housing SPG (2016) which seeks to minimise single aspect dwellings.
- xii. Demonstrate compliance with the LCS Inclusive Access Strategy and include information on how advice from BEAP/LLDC Inclusive Design advice has been incorporated into the final design;
- xiii. State how Secure by Design guidance and Police Designing Out Crime Officer consultation advice has been incorporated within the detailed design;
- xiv. Include a description of the principles of landscape design which have informed the details submitted;
- xv. Include a description of the principles for vehicle parking which have informed the details submitted. This shall include a requirement for a minimum on-site provision for 5% Blue Badge parking to acceptable standards;
- xvi. Include an independent fire strategy, produced by a third party suitably qualified assessor. The strategy shall detail how the development proposal will function in terms of the building's construction (methods, products and materials); the means of escape for all building users; access for fire service personnel and equipment; and how provision will be made within the site to enable fire appliances to gain access to the building.
- xvii. Provide a description of service and delivery arrangements to accompany the relevant submitted drawings; and
- xviii. Show how the development complies with London Plan long and short stay parking standards adopted at the time of the reserved matters submission.