

27 July 2021

Former Stag Brewery, Mortlake

in the London Borough of Richmond-upon-Thames
planning application nos. (A) 18/0547/FUL and (B) 18/0548/FUL

Application A

1 Commencement (Detailed)

The detailed component of the development hereby permitted must be commenced no later than three years from the date of this permission.

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

2 Outline – submission of Reserved Matters and commencement

1. The first application for the approval of Reserved Matters shall be made to the GLA no later than within three years of the date of this permission.

2. All applications for the approval of Reserved Matters hereby approved shall be made to the GLA no later than within five years of the date of this permission.

3. Development of the outline component to which this permission relates, pursuant to Reserved Matters approvals, must be begun not later than the expiration of two years from the approval of the relevant Reserved Matters approval.

REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3 Detailed – approved plans and documents

The detailed component of the development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing with the local authority:

INSERT DRAWING LIST

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

4 Outline – compliance with approved plans and documents

Applications for Reserved Matters must be made in accordance with the following drawings and documents:

INSERT PARAMETER PLANS AND CONTROL DOCS LIST

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

5 Development phasing

Prior to the commencement of development (including any demolition or site clearance), a phasing plan for the development proposal, including all plots (and demolition) as outlined Drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent

approved revisions thereafter), and the uses within, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall only be implemented in accordance with the approved phasing plan, unless otherwise agreed in writing with the local planning authority.

REASON: To accord with the terms of the application and to ensure the appropriate delivery of the social infrastructure hereby approved.

6 Reserved Matters to be submitted

Details of access, appearance, layout, landscaping, and scale (hereinafter called "Reserved Matters") for the part of the site identified in Drawing 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter)) as forming the outline component of the application shall be submitted to and approved in writing by the GLA before any development within the outline component begins (with the exception of demolition and excavation) and the development shall be carried out as approved.

REASON: The part of the application is in outline only, and these details remain to be submitted and approved, in accordance with Section 92 of the Town and Country Planning Act 1990

7 Compliance Report

Unless otherwise agreed in writing, no Reserved Matters Application shall be submitted in relation to any Plot within Development Area 2 as shown in drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), unless it is accompanied by a Compliance Report for the relevant Plot, demonstrating consistency with the Application Control Documents and conditions approvals, containing, as appropriate, the following:

- a) Uses and residential mix;
- b) Floor areas / unit numbers;
- c) Building, routes, open space and public realm layouts;
- d) Building heights and scale;
- e) Massing, design, detailing, materials and lighting;
- f) Play space;
- g) Hard and soft landscaping, green/brown roofs and ecological enhancements;
- h) Vehicle parking spaces and electric vehicle change points;
- i) Cycle parking spaces; and
- j) Internal daylight and sunlight information.

REASON: To ensure that the development is carried out in accordance with the Application Control Documents.

8 GLA (energy) – site-wide heat network

No development shall take place in Development Area 2 or any Plot within, with the exception of demolition and excavation, until a scheme has been submitted demonstrating how connection can be made between the heat networks for Development Area 1 and Development

Area 2 (as shown in drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), thereby creating a single site-wide heat network covering the full site covered by Application A has been submitted to and approved in writing by the Local Planning Authority (in consultation with the GLA). The applicant shall use reasonable endeavours to ensure that the single site wide heat network will be delivered. Development Area 2, and any Plot within, shall not be implemented other than in accordance with the approved details, and thereafter maintained.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

9 GLA (energy) – carbon dioxide emissions reduction

No development shall take place in Development Area 2 or any Plot within, with the exception of demolition and excavation, until a scheme, containing a review of suitable low and zero carbon technologies that could be incorporated to provide a carbon dioxide emissions reduction at least commensurate with the Energy Strategy submitted for Application A (Development Area 1 and Development Area 2), has been submitted to and approved in writing by the Local Planning Authority, in consultation with the GLA. The review would be undertaken in line with the energy policy in place at the time of submission of the Reserved Matters submission. Development Area 2, and any Plot within, shall not be implemented other than in accordance with the approved details, and thereafter maintained.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

10 GLA (energy) – temporary boiler replacement zero carbon technology feasibility report

In the event that Development Area 2 of Application A (ref. 18/0547/FUL) does not become operational within 5 years of the first occupation of Development Area 1, a low and zero carbon technology feasibility report shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Greater London Authority. The report shall review the options to replace the gas boilers in the Development Area 1 energy centre with the connection to the site-wide heat network proposed in Application A, or, if this is not available, an alternative low and zero carbon technology to serve the Development Area 1 energy centre. The applicant shall use reasonable endeavours to prioritise connection to the site wide heat network, or to replace the gas boilers with the identified low carbon technology if shown to be feasible. A carbon dioxide emissions reduction at least commensurate with the Energy Strategy submitted for Application A should be demonstrated. The development shall be implemented in accordance with the approved details (and timetable for implementation) and shall be thereafter maintained.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

11 Construction Logistics Plan

In respect of site clearance; demolition works, excavation and any construction works; no development shall take place in any Development Plot (as identified in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), until a Construction Logistics Plan for the relevant works within that particular Development Plot has been submitted to and approved in writing by the Local Planning Authority. The development, and any Plot within, shall not be implemented other than in accordance with the approved details.

Unless otherwise agreed in writing with the Local Planning Authority, the document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:

- a. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
- b. The submitted Plan shall include a section to explore the use of river transport for transportation of waste / spoil / materials.
- c. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- d. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- e. Details and location where plant and materials will be loaded and unloaded;

- f. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
- g. To meet the Low Emissions Zone Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/usernrmm/register>; that all NRMM should be regularly serviced and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment.
- h. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- i. Details where hoardings and building protection (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- j. Details of any wheel washing facilities and measures to ensure a safe pedestrian environment along the street frontages of the Site;
- k. Details of external lighting
- l. Details of waste management including a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- m. measures to ensure adequate drainage and control surface water runoff from the Site;
- n. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
- o. Details of the phasing programming and timing of works;
- p. Where applicable, the Construction Logistics Plan should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
- q. A construction programme including a 24 hour emergency contact number;
- r. See also TfL guidance on Construction Logistics Plans;
- s. Communication strategy for residents during demolition and construction.
- t. Details to demonstrate the construction will not impact the aquifer.
- u. Coordination with other CLPs that may be in operation within the Site and with Application 18/0548/FUL.
- v. Confirmation of modern, quiet, well maintained machinery
- w. Confirmation of exhaust silencers to construction vehicles
- x. hours of operation
- y. Plant must be maintained and operated in accordance with manufacturers recommendations
- z. Vehicles and mechanical plant are to be fitted with exhaust silences.
- aa. measures / targets to encourage sustainable travel by construction works.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

12 **Construction and Demolition Waste Management Plan**

In respect of site clearance; demolition works, excavation and any construction works; no development shall take place in any Development Plot (as identified in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), until a Construction and Demolition Waste Management Plan for the relevant works within that particular Development Plot has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the Plan shall include, but not be limited to:

1. The submitted Plan shall demonstrate how the use of river transport for transportation of waste / spoil / materials will be maximised.

2. The Plan, where relevant, shall demonstrate how it coordinates with other Waste Management Plans and Construction Logistics Plans that may be in operation within the Site.
3. To meet the Low Emission Zone Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/usernrmm/register>; that all NRMM should be regularly serviced and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment.
4. Details as to how recycling from the construction, demolition and excavation has been maximised

The development, and any Plot within, shall not be implemented other than in accordance with the approved details.

REASON: To safeguard the amenities of nearby occupiers and the area generally and minimise the impact on road traffic.

13 Noise and Vibration Construction Method Statement (NVCMS)

In respect of site clearance; demolition works, excavation and any construction works; no development shall take place in any Development Plot (as identified in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), until a Noise and Vibration Construction Method Statement (NVCMS) for the relevant works within that particular Development Plot has been submitted to and approved in writing by the Local Planning Authority.

The development, and any Plot within, shall not be implemented other than in accordance with the approved details. Unless otherwise agreed in writing with the Local Planning Authority, the Statement shall include but not be limited to:

1. The NVCMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;
 - a) Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.
 - b) Noise predictions and the significance of noise effects – Predictions should be included for each Plot of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E
 - c) Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.
 - d) Vibration Predictions and the significance of vibration effects - Predictions should be included for each Plot of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.
 - e) Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
 - f) Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.
 - g) The Statement, where relevant, shall demonstrate how it coordinates with other NVCMS that may be in operation within the site.
 - h) Cumulative impacts arising from works taking place within the Site
2. The NVCMS shall include control measures for noise, vibration including working hours and follow Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice

for full and partial demolition. Further guidance can be obtained from the Commercial Environmental Health Department.

3. The development shall not be implemented other than in accordance with the approved scheme throughout the construction period.

REASON: In order to safeguard the amenities of neighbouring residents.

14 **Dust Management Plan**

In respect of site clearance; demolition works, excavation and any construction works; no development shall take place in any Development Plot (as identified in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), until a Dust Management Plan for the relevant works within that particular Development Plot has been submitted to and approved in writing by the Local Planning Authority. The development, and any Plot within, shall not be implemented other than in accordance with the approved details.

1. Unless otherwise agreed in writing with the Local Planning Authority, the Plan shall include but not be limited to:

- a. Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA) http://static.london.gov.uk/mayor/environment/air_quality/docs/constructiondust-pg.pdf
 - b. A risk assessment of dust generation for each Plot of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition Plot of the proposed development and include dust monitoring where appropriate.
 - c. Where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;
 - d. Details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and
 - e. Where a breach of the dust trigger level may occur (as per part c above) a response procedure should be detailed including measures to prevent repeat incidence.
 - f. The Plan, where relevant, shall demonstrate how it coordinates with other Dust Management Plans that may be in operation within the Site.
2. The development shall not be implemented other than in accordance with the approved scheme.

REASON: In order to safeguard the amenities of neighbouring residents.

15 **Construction and Demolition Environmental Management Plan (CDEMP)**

In respect of site clearance; demolition works, excavation and any construction works; no development shall take place in any Development Plot (as identified in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), until a Construction and Demolition Environmental Management Plan (CDEMP) for the relevant works within that particular Development Plot has been submitted to and approved in writing by the Local Planning Authority.

1. Unless otherwise agreed in writing with the Local Planning Authority, the Construction and Demolition Environmental Management Plan shall address, but is not limited to, the following matters
 1. demolition and construction related noise, pollution, dust, vibration, lighting, traffic, waste management
 2. pre-commencement checks/surveys for bats and other protected species and notable species, with subsequent mitigations as deemed appropriate

3. further protected and notable species checks/surveys should demolition and/or construction works not take place until after the second anniversary of the date of approval of surveys submitted pursuant to 2)
4. appropriate working practices and safeguards for other wildlife, flora and fauna, and the River Thames that are to be employed whilst works take place on site, including appropriate environmental controls to protect the River Thames (or groundwater/surface drainage) from dust, noise, vibration, surface water runoff, lighting and to prevent silt and pollution entering the water River Thames or groundwater/surface drainage.
5. Where relevant, how the Plan coordinates with other CEMPs that may be in operation within the Site.
6. measures to ensure adequate drainage and control surface water runoff from the Site
7. the appointment, roles and responsibilities of a Project Environmental Management
2. The development, and any Plot within, shall not be implemented other than in accordance with the approved details.

REASON: In the interests of ecology and biodiversity together with the amenity of the area and ecological and air quality value of the site.

16 Piling (LBR and Thames Water)

(a) LBR: Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development within Development Area 1 or 2, or any Plot within, written notice of the intention to commence work shall be sent to the Development Management Department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IL02 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

(b) Thames Water: No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

Any piling must be undertaken in accordance with the terms of the approved piling method statement unless otherwise agreed in writing by the LPA.

REASON: (a) To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers.

(b) The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk

17 Thames Water – Construction Activities

No construction related activities shall take place within 5m of the trunk water main unless a scheme detailing such activities has been previously agreed in writing with the local planning authority in consultation with Thames Water, which shall include, information detailing how the development will be carried out so as to prevent the potential for damage to subsurface potable water infrastructure. Any construction must be undertaken in accordance with the terms of the approved information, unless otherwise agreed in writing by the Local Planning

Authority in consultation with Thames Water. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

18 Sustainable Drainage System

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved scheme, and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

19 Environment Agency – Condition 2

1. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted must not be commenced until such time as a scheme to ensure inspection and maintenance of existing flood defences has been submitted to, and approved in writing by, the local planning authority. The scheme will include details a suitable inspection and maintenance access scheme with the Environment Agency for the flood defences that run through the Boat Club building (Building 9 as shown in drawing C645_B09_P_00_001 Rev C).

2. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: This is to ensure the Environment Agency asset inspectors can safely inspect the flood defence in the confined space below the Boat Club terraces shown in drawing C645_B09_P_00_001 Rev C. To ensure the structural integrity of the existing and proposed flood defences thereby reducing the risk of flooding.

20 Environment Agency – Condition 3

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A site investigation scheme, based on the PERA, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2. The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any

requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and adjacent to the River Thames and it is understood that the site may be affected by historic contamination.

21 **Environment Agency – Condition 8**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not commence until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- a) details of maintenance regimes
- b) details of any new habitat created on-site
- c) details of treatment of site boundaries and/or buffers around water bodies
- d) details of management responsibilities

REASON: To ensure the protection of wildlife and supporting habitat.

22 **Bomb damage investigation**

1. Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development approved by this planning permission, a site investigation scheme for potential unexploded ordnance shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- i. A detailed specialist survey of this site
- ii. Mandatory health and safety requirements to ensure all construction workers are provided with the necessary awareness training to recognise potential unexploded ordnance
- iii. Safety instructions detailing actions to be taken should unexploded ordnance be encountered.

2. The development hereby approved shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure the health and safety of the site, workers and surrounding occupants.

23 **Arboricultural Method Statement (AMS) required**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until an Arboricultural Method Statement (AMS), has been submitted to and approved in writing by the Local Planning Authority. The AMS must:

- A. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations
- B. Be written in conjunction with the schemes specific method of construction (where applicable)
- C. Identify any tree constraints and explain any impacts for both above and below ground.
- D. Detail all tree protection (including plans)
- E. Detail any special engineering for construction within the Root Protection Area.
- F. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or

Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work – Recommendations unless approved by the Councils Arboricultural Officer
G. Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS, unless otherwise agreed in writing by the LPA.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

24 **Tree Planting Scheme Required – Development Area 1**

1. Unless otherwise agreed in writing, prior to the commencement of development (excluding demolition and excavation) within any particular Development Area, or Plot within, a tree planting scheme for that said Development Area or Plot shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

- i. Details of the quantity, size, species, and position,
- ii. Planting methodology
- iii. Proposed time of planting (season)
- iv. 10 year maintenance and management programme.

2. Unless otherwise agreed in writing, the tree planting scheme outlined in (1) shall include:

- i. Details as to whether trees are to be planted in pits, imported top soil, constructed landscapes or existing ground.
- ii. Confirmation that tree pits are a minimum of 1.2m in depth
- iii. Details of the available (useable) soil volume for each tree when planted in locations with limited soil volume because they are in pits, underground cellular root space systems, above underground structures or where any other barriers to root growth exist or are constructed.
- iv. Calculate water demand of the trees to demonstrate that the available (useable) soil volume is sufficient in relation to the species, soil moisture holding properties, local rainfall amounts and frequency allowing for drought periods to ensure there is sufficient water available for tree from planting to maturity to ensure successful and sustainable soft landscaping without the need for artificial irrigation

3. No unit shall be occupied, until the tree planting scheme (in accordance with 1) for that specific Development Area / Plot has been planted in full.

4. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

25 **Hard Landscaping Works – Development Area 1**

A) Unless otherwise agreed in writing by the Local Planning Authority, prior to the construction of any new hard landscape within Development Area 1 (as shown on drawing number 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), full details of hard landscaping works for that said Development Area shall be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials (which should be permeable); hard surface construction and drainage; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); street furniture, a program or timetable of the proposed works.

B) No relevant development shall be implemented other than in accordance with the approved details.

C) No unit shall be occupied, until the hard landscaping works (in accordance with a) for that specific Development Area / Plot has been implemented in full, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

26 **Soft Landscaping Works – Development Area 1**

a. Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement (excluding demolition and excavation) within Development Area 1, or Plot within, a full details of soft landscaping works for that said Development Area or Plot shall be submitted to and approved in writing by the Local Planning Authority.

b. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

c. The soft landscape works outlined in (a and b) shall include:

i. Details as to whether landscaping is to be planted in pits, imported top soil, constructed landscapes or existing ground.

ii. Confirmation that tree pits are a minimum of 1.2m in depth

iii. Details of the available (useable) soil volume for landscaping when planted in locations with limited soil volume because they are in pits, underground cellular root space systems, above underground structures or where any other barriers to root growth exist or are constructed.

iv. Calculate water demand of the planting to demonstrate that the available (useable) soil volume is sufficient in relation to the species, soil moisture holding properties, local rainfall amounts and frequency allowing for drought periods to ensure there is sufficient water available for tree from planting to maturity to ensure successful and sustainable soft landscaping without the need for artificial irrigation

d. No development (excluding demolition and excavation) shall be implemented other than in accordance with the approved details.

e. No unit shall be occupied, until the soft landscaping works (in accordance with a) for that specific Development Area / Plot has been planted in full, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

27 **Green /Brown Roof (Development Area 1)**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development within any Plot (excluding demolition and excavation), a scheme shall be submitted to the Local Planning Authority demonstrating the buildings within the relevant Plot

achieve 70% Green / Brown Roof provision, or justification as to why 70% is not feasible, for approval in writing. The scheme shall include the following details:

- species mix;
- depth of substrate;
- type of membrane;
- how levels of light, moisture, aeration and nutrients will be achieved;
- maintenance plan, including access.

Unless otherwise agreed in writing by the LPA, no buildings within that specific Plot shall be occupied until the approved scheme for that specific building has been fully implemented and is thereafter maintained in accordance with the approved scheme.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

28 **Fencing – Development Area 2**

Prior to commencement of Plot 2D (excluding demolition and excavation) (as shown on drawing number 18125_C645_MP_P_00_005 (or any subsequent approved revision thereafter)), details of the means of enclosure – including gaps or gates to allow passage of badger, hedgehog and other small mammals to travel through shall be submitted to and agreed in writing by the Local Planning Authority. Plot 2D shall not be implemented / commenced other than in accordance with the approved scheme and shall thereafter be retained as approved.

REASON: To safeguard the ecology of the site, to provide appropriate security and ensure neighbouring amenity is adequately safeguarded.

29 **GLAAS – WSI**

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

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

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

REASON: To safeguard any archaeological interest of the site.

30 **GLAAS – Historic Building Recording**

No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

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

REASON: To safeguard any archaeological interest of the site.

31 Engineering Method Statement

1. Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development within Development Area 1, a detailed Engineering Method Statement for the retained buildings (Maltings Building, Former Bottling Plant and Hotel Building) shall be submitted to and approved by the Local Planning Authority. The Method Statement shall include, but not be limited to:
 - a. Demonstrate how the existing buildings will be protected and supported during the works,
 - b. Demonstrate how the retained façades are protected and supported during the works
 - c. Demonstrating how the new structure will be tied into the existing / retained structural fabric
2. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure that the proposed development does not prejudice the structural stability of the existing buildings on site.

32 Historical features

- a. Prior to the commencement of development, a scheme for the removal and storage of the following existing heritage features shall be submitted to and approved in writing by the Local Planning Authority.
 - i. memorial plaques
 - ii. existing historic brewery gates
 - iii. existing railway tracks
- b. Prior to the occupation of any land and buildings within Development Area 1, a scheme for the reinstallation of the above features (outlined in a), including siting, design and programme / timetable for reinstatement, shall be submitted to and approved in writing by the Local Planning Authority.
- c. The Development shall not be implemented other than in accordance with the approved scheme and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To accord with the terms of the application and to ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

33 Specified Details Required

- Notwithstanding what is shown on the approved drawings, the development hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have previously been submitted to and approved in writing by the local planning authority, unless otherwise previously agreed in writing with the Local Planning Authority. The details shall show:
- (a) New fenestration and cross section through façade (to show reveal depth)
 - (b) Rooflights (where applicable)
 - (c) Facing materials and finishes
 - (d) Metalwork, including balustrades / balcony railings

- (e) Boundary treatment (including railings and planting)
- (f) Corner turrets of Buildings 2, 7 and 8
- (g) Glazed Curtain Walls to Building 4 and Building 10
- (h) Ventilation grills
- (i) Basement vehicular access to Building 3 and Building 10
- (j) Decorative sculpture and metalwork to new builds
- (k) Public art (where applicable)
- (l) Architectural lighting and artwork features of Building 1 (and any other buildings where applicable)
- (m) Rooftop plant
- (n) Listed boundary wall to Reid Court (North west site boundary)
- (o) Boundary wall to the alley to the rear of The Ship public house
- (p) Design and materials of shopfronts

REASON: To ensure that the proposed development is in keeping with the existing building(s), off-site heritage assets, does not prejudice the appearance of the locality and in the interests of highway and pedestrian safety.

34 Retained Heritage Buildings (Building 4, 5, and 6)

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples (as applicable) that shall have been submitted to and approved in writing by the local planning authority. Such details to include:

1. Malting Buildings (Building 4)
 - (a) Facing materials and finishes (including new fenestration)
 - (b) Schedule of works for repairs to facade
 - (c) Large scale sections of new and retained/reinstated fenestration
 - (d) Retention / reinstatement of existing fenestration and other fabric/features
 - (e) Sectional elevation showing structure and façade treatment
 - (f) Structural details for the retention of the retained facades during works
 - (g) Structural sectional elevation details showing how new structure is to be keyed in behind the retained facades.
 - (h) New metalwork
 - (i) Commemoration plaques (location and phasing)
 - (j) Glazed curtain wall
2. Former Hotel Building and Bottling Plant (Building 5)
 - (a) Facing materials and finishes (including new fenestration and roof)
 - (b) Large scale sections of new and retained/reinstated fenestration
 - (c) Retention / reinstatement of existing fenestration (on front elevation) and other fabric/features
 - (d) Sectional elevation showing structure and façade treatment
 - (e) Structural details for the retention of the retained facades during works
 - (f) Structural sectional elevation details showing how new structure is to be keyed in behind the retained facades.
 - (g) New metalwork
 - (h) Glazed link (between Building 6)
 - (i) Treatment of reinstated chimneys

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

35 External Illumination

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development within a Development Area, or Plot thereof (excluding demolition or excavation), details of the external illumination, including the lighting of footpaths, play areas, parking areas and internal access roads including light spillage

diagrams for that particular Development Area, or Plot thereof, shall be submitted to and agreed in writing by the Local Planning Authority.

Such details shall include:

- locations of external lighting
- specifications
- Size of lighting columns (notably Maltings Plaza)
- lux plan (vertical as well as horizontal)
- spectrum of proposed lighting
- Phasing and implementation programme

2. The development shall not be constructed other than in accordance with the approved details.

REASON: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

36 **Sample Panels**

Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development of any above ground works (excluding demolition and enabling works) in respect of the each Development Plot (as shown on drawing number 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), sample panels of facing brickwork/render or such other materials, where appropriate, showing the proposed colour, texture, face-bond and pointing for buildings within that particular Plot shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

37 **PV Panels**

1. Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of above ground construction works within any particular Development Area (excluding demolition or excavation), or Plot thereof, details of the PV Panel scheme to form part of the development within that Development Area, or Plot thereof, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall detail:

- a. detail the siting, gradient and number of PV panels to be installed.
- b. Sustainability benefits of such installation
- c. Implementation programme

2. No occupation shall take place until the approved scheme for that specific Development Area or Plot within has been implemented in full as approved, and is thereafter retained.

REASON: To promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

38 **Wind Conditions – Balconies**

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of above ground construction works on Blocks 6, 9 and 12, as identified in drawing C645_MP_P_00_001C, details of solid raised balustrades to a height of at least 1.5m for the locations identified in the Environment Statement Section 17 shall be submitted to and approved in writing by the Local Planning Authority.

Prior to occupation of the associated units, the balustrades referred to (1) above shall be installed in full as approved and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of future occupiers and the site.

39 Electric Vehicle Charging Points

1. Development Area 1: No development (except for demolition, enabling and excavation works) shall take place in that said Development Area, until a scheme for the provision of Electric Vehicle Charging Points (EVCP) infrastructure has been submitted to and approved in writing with the Local Planning Authority. The scheme shall demonstrate 20% active provision and 80% passive provision of EVCPs. No occupation shall take place in any Development Plot, until the approved scheme for that said Plot has been fully installed, and be ready for use, and be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

2. Development Area 2: No development (except for demolition, enabling and excavation works) shall take place in that said Development Area, until a scheme for the provision of Electric Vehicle Charging Points (EVCP) infrastructure has been submitted to and approved in writing with the Local Planning Authority. The scheme shall demonstrate 20% active provision and 80% passive provision of EVCPs. No occupation shall take place in any Development Plot, until the approved scheme for that said Plot has been fully installed, and be ready for use, and be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage the use of ultra-low emission vehicles.

40 Refuse Arrangements and storage – Development Area 2

1. Unless otherwise approved in writing by the Local Planning Authority, prior to the commencement of development (excluding demolition or excavation) within Development Area 2, or Plot thereof, an Operational Waste Management Strategy to form part of the development within that Development Area, or Plot thereof, shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall detail:

- a. How waste and recycling will be stored and separated on site
- b. Quantum's of refuse and recycling storage facilities
- c. Details of siting, design materials, access, and where appropriate signage thereof
- d. Collection arrangements – to ensure accessibility and details of times, frequency etc
- e. Site management arrangements
- f. the OWMS arrangements during the construction programme for that Development Area
- g. the OWMS arrangements for when the all buildings within the Development Area are ready for occupation.

2. The development shall only be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

3. No occupation shall take place in any Development Plot, until the approved scheme for that said Plot has been fully installed, and be ready for use, and be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

4. No refuse or waste material of any description shall be left or stored anywhere other than within a building or refuse enclosure, except on waste collection days.

REASON: To safeguard the appearance of the property and the amenities of the area.

41 Air Quality – Emissions Control Scheme

1. In respect of each Development Area or Plot within (as shown on Drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until an Emissions Control Scheme (ECS) for the relevant Development Area or Plot within has been submitted to and approved in writing by the Local Planning Authority to control and minimise emissions of pollutants from and attributable to the development setting out measures, with reference to the approved air quality assessment within the July 2020 ES Addendum (report ref: WIE15582-103-R.1.9.2-ES) (or any subsequent approved revisions thereafter), to ensure that the direct and indirect emissions of air pollutants resulting from the development are minimised. The development shall not be implemented / used or occupied other than in accordance with the approved ECS.

2. Unless otherwise agreed in writing by the Local Planning Authority, prior to occupation of any building/s within the said Development Area or Plot within, the following details of the installed boiler of the relevant Development Area shall be submitted to and approved in writing by the Local Planning Authority:

- I. NOx emission rates in g/kWh for comparison against the ultra-low NOx emission limits in the Borough's Air Quality Supplementary Planning Guidance
- II. Details of the servicing and maintenance of the boiler and any pollution control system.

The development shall not be implemented / used or occupied other than in accordance with the approved details.

REASON: To minimise the risk to poor air quality.

42 **Air Quality – Ventilation Strategy**

Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place in any Development Plot (basement and above ground) (excluding demolition or excavation) as shown in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), until details of the Ventilation Strategy for that particular Development Plot has been submitted to and approved in writing by the Local Planning Authority.

Such details to include (but not limited to):

- I. Car Park Extraction System
- II. Residential units ventilation system
- III. Commercial units ventilation system
- IV. Phasing and implementation of the Ventilation Strategy

The development hereby approved shall not be implemented (with the exception of demolition or excavation) or occupied / used other than in accordance with the approved Ventilation Strategy, which shall be retained thereafter as approved.

REASON: To minimise the risk of air pollution.

43 **Air Quality Neutral**

Prior to the commencement of development of Development Area 2 (excluding demolition or excavation) as shown in drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), a scheme demonstrating how the development will achieve Air Quality Neutral shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To minimise the risk of air pollution.

44 **Secure by Design/CCTV**

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development (excluding demolition or excavation) within any particular

Development Area, or Plot thereof, details of the security measures to form part of the development within that Development Area, or Plot thereof, shall be submitted to and approved in writing by the Local Planning Authority. These measures are to accord with the principles of Secure by Design and will, in particular, incorporate defensible spaces, lighting, controlled entry and exit points to the site and buildings therein, CCTV framework and surveillance measures within any enclosed car park and cycle storage area and video access control systems at the entrances to any block of residential flats.

2. The development shall not be implemented other than in accordance with the approved scheme.

3. No occupation shall take place in any Development Plot, until the approved scheme for that said Plot has been fully installed, and be ready for use, and be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally,

45 Noise Protection - Residential (1)

1. Unless otherwise agreed in writing with the Local Planning Authority, no development (excluding demolition and site preparation works) shall be commenced on a building within any Development Plot, until an Acoustic Report for that specific building within the Development Plot has been submitted to and approved in writing with the Local Planning Authority. The Report shall include the following details:

a. Specification details for the building façade, glazing and ventilation elements to demonstrate that the building/s have been constructed so as to provide sound attenuation against externally generated noise sources including road, rail, aircraft and other land uses, so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Table 1: Internal Ambient Noise Levels for Dwellings

Table 1: Internal Ambient Noise Levels for Dwellings			
Situation	Location	07:00 – 23:00 hrs.	23:00 – 07:00 hrs.
Resting	Living room	35 dB LAeq, 16 hour	-
Dining	Dining room/area	40 dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq, 16 hour	30 dB LAeq, 8 hour
Sleeping	Bedroom	-	45 dB LAMax (several times in any one hour)

b. Specification details demonstrating that the design and layout of the development is constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft (and other land uses), so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour.

2. Development on a building within any Development Plot shall not be implemented other than in accordance with the approved scheme, which shall be implemented in full prior to the occupation of any specific building the scheme relates.

3. Prior to occupation of any building/s within the relevant Development Plot, a commissioning acoustic test and report of a representative number of residential properties within that Development Plot shall be undertaken in order to demonstrate that the requirements of this condition has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

4. Where further mitigation is required, prior to occupation of the relevant building, details of such shall be submitted to and approved in writing by the Local Planning Authority with the corresponding commissioning acoustic test and report and implemented in full and retained as approved.

REASON: In order to safeguard the amenities of neighbouring and future residents and to address the Agent of Change principle.

46 Noise Protection from internal transmission

Unless otherwise agreed in writing by the Local Planning Authority, where a building contains a mixed use (residential with non-residential use), prior to the commencement of development (excluding demolition and site preparation works) of that said building, a scheme for sound insulation of the connecting floor / ceiling / walls to reduce the transmission of noise from the commercial / community element to the residential element shall be submitted to and approved in writing by the Local Planning Authority. The development of that said building shall not be implemented other than in accordance with the approved scheme and shall be fully installed as approved before the first occupation of any residential use within that said building. The works and scheme shall thereafter be retained in accordance with the approved details. No alteration to the structure, roof, doors, windows or external facades shall be undertaken without the grant of further specific consent of the local planning authority.

REASON: To protect amenity of occupiers of residents of nearby properties.

47 Towpath diversions

Prior to any closure of the Thames Towpath / National trail, details of the closure shall be submitted to and approved in writing with the Local Planning authority. The scheme shall include, but not be limited to, length of closure, diversion routes, maps, signage, hoardings, enforcement, and site supervisor contacts, and how and where the information will be communicated to the public. The closure shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure satisfactorily pedestrian access around the site.

48 Towpath and Public Draw Dock Upgrade Works

1. Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of development of any buildings within Plot 1C of Development Area 1, as shown on drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), a scheme for the towpath works shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Port of London Authority and Environment Agency. Such details to include but not be limited to:

- a) Plans and elevations (to an appropriate scale)
- b) Details of paved area on wharf to express existing railway tracks within new pavement design to seating area / wharf upgrade
- c) Details of retained/new surfacing
- d) Repairs to the existing footpath surface, using self-binding gravel
- e) Retention and integration of existing granite setts on footpath, public dock and slipway
- f) Proposed finished levels or contours
- g) Minor artefacts and structures (i.e. street furniture, seating, play equipment, refuse or other storage units, signage, suicide prevent measures, lifesaving equipment, lighting etc)

- h) New / alterations to boundary walls and
- i) New / alterations to flood defences
- j) Retained historic landscape features and proposals for restoration, where relevant;
- k) Alterations to public draw dock
- l) Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);
- m) Access steps from site to towpath
- n) Details of riparian life-saving equipment and suicide prevention measures
- o) Soft landscaping and planting
- p) details of pruning the understorey of vegetation on footpath
- q) Maintenance programme of towpath
- r) A programme / timetable of the proposed implementation.

2. The towpath works scheme shall be carried out in accordance with the approved details (and timetable of implementation) and fully installed prior to the start of occupation of Plot 1C of Development Area 1 and shall be retained as approved thereafter.

REASON: To accord with the terms of the application, in the interests of highway and pedestrian safety, the amenity of the area and to ensure the safety and accessibility of waterways in the vicinity of the site is maintained for all users.

49 **Flood Protection Measures**

1. Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of Development Area 1, details of the following flood protection measures and the implementation of such, shall be submitted to approved in writing by the Local Planning Authority:

- a. Flood proof doors to the substation of Building 10
- b. Self-activating flood barrier for entrance of the basement car park from Mortlake High Street

2. Development Area 1 hereby approved shall not be occupied other than in accordance with the approved scheme.

REASON: To reduce the risk of flooding to the development and occupants.

50 **Environment Agency Condition 5**

Prior to occupation of the development hereby approved, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

REASON: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

51 Flood Evacuation Plan

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of any part of the development hereby approved, a Flood Evacuation Plan for the Development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, implemented in full and retained thereafter. No part of the development shall be occupied other than in accordance with the approved Flood Evacuation Plan.

REASON: The reduce the impact of flooding to the proposed development and future occupants.

52 Thames Water Condition – Residential

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

53 Thames Water Condition – Surface Water 1

No properties shall be occupied until confirmation has been provided that either:- all surfacewater network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: The development may lead to flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

54 Ecological Enhancements

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of any land / buildings hereby approved, an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- a. All recommendations as per the Waterman Replacement ES Appendix 13.1 Preliminary Ecological Appraisal (report ref: WIE15582-102_R_1_2_3_PEA, Section 5 pages 27-34, dated May 2020) and Replacement ES Appendix 13.2 Protected Species Report (report ref: WIE15582-102-R-2-3-3-PSR, Section 4 pages 21 – 25, dated May 2020) to be implemented in full and results of follow up surveys to be submitted to Local Planning Authority for approval.
- b. Wildlife enhancements as per the recommendations of the above report, to include:
 - a. Bat and bird boxes within the fabric of the building/s
 - b. Invertebrate habitat throughout the ground and on the roof/s
 - c. Stag beetle loggeries within the hedge planting
 - d. Mammal holes within the fencing between the houses to ensure continued wildlife movement
- c. Details of the above enhancements to include location, aspect, height, construction method (where applicable) and maintenance
- d. Timetable for implementation

2. The development hereby approved shall not be occupied other than in accordance with the approved scheme.

REASON: To preserve and enhance nature conservation interest in the area.

55 Landscape Management Plan

Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of any part of the development within Development Area 1 or 2, a Landscape Management Plan for that said Development Area shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of 10 years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens; and coordination with other landscape management for the remaining part of the Site. The Landscape Management Plan shall be implemented as approved and retained thereafter, unless otherwise agreed in writing by the LPA.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

56 Play Space

Unless otherwise agreed in writing with the Local Planning Authority,

(a) No development (excluding demolition and excavation) shall take place in any Development Area or Plot within until detailed specifications of the on-site children's play space facilities for said Development Area or Plot has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. specific quantum's of playspace in m² (which shall be in accordance with the table in (b));
- ii. surface treatment; siting, design, equipment / features, how consideration has been given to play accessibility for all abilities
- iii. Confirmation that all play areas will be open to all residents at all times with no segregation on the basis of tenure; and public access to play space during daylight hours; and
- iv. any site management controls that may apply and in what circumstances

(b) Quantum's of playspace

Develop ment Plot	Minimum on-site playspace (sqm)
Plots 1A	2,496
Plot 1B	1200
Plot 1C	284
Plot 2A	2,069
Plot 2B	137
Plot 2C	644
Plot 2D	190
Plot 2E	514

(c) No unit shall be occupied, until the playspace provision (in accordance with a and b) for that specific Development Area / Plot shall be implemented in full.

(d) All playspace shall be retained as approved.

REASON: To ensure that suitable provision is made for children's play space.

57 **Vehicle Parking spaces**

1. Quantum: Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces for each Development Area (as shown on drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), shall be as set out below:

Development Area	Car Parking provision	Disabled Parking Spaces
1 - Eastern Basement Car Park	Total: 408 Spaces - 330 Residential Use - 78 Commercial Use	Total 26 Spaces -18 Residential Use - 8 Commercial Use
2 - Western Basement Car Park	Total : 70 Residential Spaces	24 Residential Use
2 - Ground Level	7 Spaces - Residential Townhouses	

2. All of the vehicular parking spaces for that said Development Area shall be clearly marked out in that said Development Area at all times and shall not be used for any purpose other than for the parking of private motor vehicles used by occupiers, staff or visitors of the land use associated to that said Development Area, unless otherwise agreed in writing by the Local Planning Authority.

3. Unless otherwise agreed in writing by the Local Planning Authority, no occupation shall take place in the relevant Development Area or Plot within, unless a scheme for the phasing of the implementation of the vehicle parking provision and allocation of such parking shall been submitted to and approved in writing by the Local Planning Authority.

4. The development shall not implemented other than in accordance with the approved scheme, unless otherwise approved in writing with the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

58 **Car Park Management Plan**

1. Unless otherwise agreed in writing with the Local Planning Authority, no occupation shall take place in either Development Area until a Car Park Management Plan for that said Development Area Basement Car Park (as shown in drawings C645_Z1_P_B1_001C and C645_Z2_P_B1_001C (or any subsequent approved revisions thereafter), has been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include (but not limited to) the following details.

- a. Management and leasing arrangements, including confirmation that spaces will be leased and not sold
- b. Allocation
- c. Control to enter and leave
- d. Enforcement
- e. Monitoring usage and annual reports – to be made available to the Council – including the potential for car parking spaces to be converted to other uses (e.g. cycle parking) if not utilised
- f. Management of non-residential spaces, including charges, method of charging and pre-booking facilities, information on availability of spaces’;
- g. Communication both to residents and visitors
- h. Measures to discourage car travel (informed by travel plan)
- i. Communication
- j. Maintenance
- k. Measures to discourage use of car (informed by the Travel Plan)

l. Compliance with TfL 'Guidance on car parking management and car park design'.
 m. a scheme for the management of the 20% active EVCP bays at basement level, to ensure that they are only occupied by electric vehicles.

2. The development shall not be occupied other than in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

59 Cycle Parking Spaces

1. Quantum: Unless otherwise agreed in writing by the Local Planning Authority, the number of cycle storage spaces for each Development Area shall be as set out below:

Development Area	Number of Cycle Parking Spaces and Use	Total
1	Residential - Long Stay: 1,102 Residential - Short Stay: 15 Non Residential - Long Stay: 84 Non Residential - Short Stay: 27 Flexible Uses - Long Stay: 54 Flexible Uses - Short Stay: 178	1,460
2	Residential - Long Stay: 1,177 Residential - Short Stay: 18	1,195

2. Unless otherwise agreed in writing by the Local Planning Authority, no occupation shall take place in the relevant Development Area or Plot within, unless a scheme for cycle parking provision for that said Development Area or Plot within has been submitted to and approved in writing by the Local Planning Authority, implemented in full and thereafter retained. Such details to include:

- a) how the scheme (number of spaces) accords with Part 1 above
- b) how the scheme complies with the London Cycling Design Standards and are sheltered and secure.
- c) the location, design, materials and finishes thereof
- d) Allocation details

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

60 Cycle access to basement

Unless otherwise agreed in writing by the Local Planning Authority, in respect of each Development Area, no occupation shall take place in that Development Area unless details of the ramp and bespoke cycle lift have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained as approved. Such details to include (but not limited to):

- a) design
- b) siting
- c) phasing

REASON: to ensure safe access to the basement and in the interest of highway safety.

61 Signage

Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of any unit / building within Development Area 1 or 2 as shown in drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter):

- b. a signage strategy for that specific Development Area, to encourage sustainable modes of travel to offsite designations, shall be submitted to and approved in writing by the Local Planning authority. The Strategy shall include siting, design, details of signage.
- c. The approved scheme shall be implemented in full and thereafter retained in accordance with the approved scheme

REASON: To encourage sustainable modes of travel.

62 Public Access Strategy

Prior to the occupation of any part of the development hereby approved, a Public Access Strategy for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used other than in accordance with the approved Public Access Strategy.

REASON: To ensure that the proposed development is inclusive and accords with the terms of the application.

63 Refuse Arrangements and storage – Development Area 1

1. Unless otherwise approved in writing by the Local Planning Authority, prior to the occupation of any building within any particular Development Area, or Plot thereof, an Operational Waste Management Strategy to form part of the development within that Development Area, or Plot thereof, shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall detail:

- a. the OWMS arrangements during the construction programme for that Development Area
- b. the OWMS arrangements for when the all buildings within the Development Area are ready for occupation.
- c. How waste and recycling will be stored and separated on site
- d. Quantum's of refuse and recycling storage facilities
- e. Details of siting, design materials, access, and where appropriate signage thereof
- f. Collection arrangements – to ensure accessibility and details of times, frequency etc
- g. Site management arrangements

2. The development shall only be implemented in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

3. No refuse or waste material of any description shall be left or stored anywhere other than within a building or refuse enclosure, except on waste collection days.

REASON: To safeguard the appearance of the property and the amenities of the area.

64 Delivery and Servicing Plan – individual units / plots

Unless otherwise agreed in writing with the Local Planning Authority, no occupation shall take place within any Plot or community / commercial unit within, until a Delivery and Servicing Management Plan for that particular commercial / community use unit or Plot has been submitted to and approved in writing by the Local Planning Authority. This should also demonstrate how it complies with the site wide Delivery and Servicing Management Plan. The development hereby approved shall not be used or occupied other than in accordance with the approved Plan.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

65 Estate Management Strategy

1. Prior to the occupation of any part of the development hereby approved, an Estate Management Strategy shall be submitted to and approved in writing by the Local Planning Authority, to include (but not limited to) the following details:

- a. Roles and responsibilities
- b. The health and safety management and maintenance of the public realm, private estate areas and buildings, including retained heritage features.
- c. The review of the operation of mechanical and electrical equipment.
- d. Refuse and recycling management
- e. Composting and reuse of organic debris where possible.
- f. Employment strategies
- g. Provision of lifestyle information
- h. Servicing and deliveries management (including click and collect)
- i. Taxi and private hire vehicle management
- j. Communication with occupiers, businesses and visitors
- k. Parking control.
- l. Coordination and implementation of the Site Wide Flood Emergency Evacuation Plan

2. Unless otherwise previously agreed in writing with the Local Planning Authority, the development hereby approved shall not be occupied or managed other than in accordance with the approved Estate Management Strategy, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is inclusive, does not prejudice the appearance of the locality or the free flow of traffic and highway safety and accords with the terms of the application.

66 Delivery and Servicing Plan - Site wide

Unless otherwise previously agreed in writing with the Local Planning Authority, no occupation shall take place within any Development Area until a Delivery and Servicing Management Plan for the whole site has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be used or occupied other than in accordance with the approved Plan.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

67 Hours of use

The non-residential uses hereby permitted shall only be open to members of the public between the hours of 07:00 to 23:00. Deliveries to and collections from the non-residential uses shall only take place between the hours of 07:00 and 21:00. The handling of bottles and movement of bins and rubbish is not permitted to take place outside the premises between the hours of 23:00 on one day and 07:00 the following day.

REASON: To protect the amenities of existing and proposed residents.

68 Hotel – accessibility

1. Lift: Prior to the occupation of the hotel use within Building 5, the lift, as shown on approved drawing, shall be in situ and made available to users of this building, and thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.
2. Building Regulation M1 'Access and use of buildings other than dwellings': Unless otherwise agreed in writing by the Local Planning Authority, 10% of the hotel bedrooms in Building 5 of Development Area 1, shall be constructed in accordance with The Building Regulations 2010 'Access to and use of Buildings M1: Access and use of buildings other than dwellings 2015 (or any document superseded this)

REASON: In the interest of inclusive access.

69 Environment Agency Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Hydro-Logic (reference: K0685/2) and River Wall Liaison Summary Note prepared by Waterman Infrastructure & Environment Ltd (WIE15582-106-BN-1-2-1-EA) and associated documentation. The following mitigation measures detailed within shall be implemented:

1. finished floor levels for residential accommodation shall be set no lower than 7.03 metres above Ordnance Datum (mAOD);
2. no sleeping accommodation shall be located in the basement;
3. safe access and egress for the site shall be ensured;
4. all flood resilience measures shall be correctly implemented;
5. the areas shaded red in drawing C645_B09_P_00_001 Rev C are to be filled with an impermeable fill of either mass concrete, with the voids pre-lined with an impermeable membrane, or compressed clay-rich low-permeability soil;
6. the development must not prejudice the future raising of Ship Lane to achieve the future Thames Estuary 2100 defence level of 6.7m AOD, as show in drawing 38262/5501/097 Rev B.
7. with the exception of the Bulls Alley flood gate, no active flood defences shall be included within the development's flood defence line.

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

REASON: To reduce the risk of flooding to the development and occupants.

70 Restrictions on change of use

The retail, financial & professional services, restaurant/cafe, drinking establishment, office, cinema and community floorspace hereby permitted shall only be used for such purposes as implemented and not for any other purpose, including any other Class E use within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any equivalent class in any order that may replace it).

REASON: There is a need to ensure an appropriate mix of uses within the development, and to ensure that important town centre, leisure and social infrastructure uses are protected.

71 Retail (Class E)

Unless otherwise agreed in writing by the Local Planning Authority, no retail shop unit shall exceed 568m² or be amalgamated with another retail shop unit and exceed 568m² without prior written consent from the Local Planning Authority.

REASON: To accord with the terms of the application, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect the vitality and viability of nearby centres.

72 Flexible Uses

- a. Unless otherwise agreed in writing by the Local Planning Authority, no less than 5,023 m² GIA of flexible use space shall be provided within Development Area 1, in accordance with approved drawing numbers C645_Z1_P_00_001 Rev C (or any subsequent approved revision thereafter)
- b. Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall not be implemented other than in accordance with the following minimum and maximum floor space provisions associated to the flexible use units:

Use Class	Minimum Floor Space (GIA sqm)	Maximum Floorspace GIA (sqm)
Retail (Class E)	-	2,200
Financial and Professional services (Class E)	-	220
Cafes / restaurants (Class E)	--	2,400
Drinking Establishments (Sui Generis)	-	1,800
Offices (Class E)	2,000	2,200
Community (Class F2)	-	1,300
Boathouse (sui generis)	-	380

REASON: To ensure that the Development is carried out in accordance with the terms of the application, delivers an appropriate mix of uses and does not harm the vitality and viability of nearby centres.

73 High Street Zone

Unless otherwise agreed in writing by the Local Planning Authority, no less than 2,260 m² GIA of flexible use space shall be provided in the High Street Zone, as shown on drawing number 18125_G100_P1_P_TY_001_A, and no less than 50% of this floorspace (1,130 m² GIA) shall be used other than as retail (shops) (Class E).

REASON: To ensure that the Development is carried out in accordance with the terms of the application and delivers an appropriate mix of uses.

74 Cinema door

The door on the north elevation of the cinema hereby approved shall be kept fixed shut, unless in the case for emergency access.

REASON: To protect the amenities of nearby residents.

75 Hotel Use

Unless otherwise agreed in writing by the Local Planning Authority, the Hotel which forms part of Building 5 of Development Area 1 (as identified in drawing C645_MP_P_00_001C) shall be used solely for the purposes of a Hotel use (use class C1). The use shall not fall within any other use falling within Class C1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order with or without modification).

REASON: To accord with the terms of the planning application and to ensure that there is appropriate visitor economy provision in accordance with LP 43 of the Local Plan.

76 External seating

No seating, tables or chairs shall be permitted within the public realm within the Site unless a scheme for such has been previously approved in writing with the Local Planning Authority. The scheme shall include, location, design, hours, purpose and management.

REASON: To protect the amenities of nearby residents and for highway and pedestrian safety.

77 Residential Mix (Development Area 2)

Unless otherwise agreed in writing by the Local Planning Authority, the unit mix for the residential units (Class C3) contained within Development Area 2 shall be as set out below:

Market / Private C3 Accommodation	Unit Type	Percentage%	
	1 bed	61%	
	2 bed	31%	
	3 bed	6%	
	4 bed	2%	
Affordable C3 Accommodation	Unit Type	Rent%	Intermediate %
	1 bed	6%	31%
	2 bed	39%	64%
	3 bed	50%	5%
	4 bed	5%	-

The development hereby approved shall not be implemented other than in accordance with the approved mix and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure an appropriate mix of housing types dependent upon site context.

78 Residential Quantum (Development Area 2 - Plots 2A, 2B, 2C and 2D)

Unless otherwise agreed in writing by the Local Planning Authority, no fewer than 674 residential units will be delivered within Development Plots 2A, 2B, 2C and 2D within Development Area 2, as shown on drawing number 18125_C645_MP_P_00_005 (or any subsequent approved revision thereafter) and shall be permanently retained thereafter.

REASON: To accord with the terms of the application.

79 Building Regulation M4(2)

No less than 90% of residential units hereby approved within the development shall be compliant with Approved Document Part M4(2).

REASON: In the interest of inclusive access and to ensure homes to meet diverse and changing needs.

80 Building Regulation M4(3) (Wheelchair)

No less than 10% of the residential units hereby approved within the development shall be compliant with Approved Document Part M4(3). Unless otherwise agreed in writing by the Local Planning Authority, the scheme shall not be implemented other than in accordance with the Compliance Schedules for Buildings 2, 3, 4, 6, 7, 8, 9, 10, 11, 12 dated 10/11/2020 with respect to wheelchair accessible units.

REASON: In the interest of inclusive access and to ensure homes to meet diverse and changing needs.

81 Soft Landscaping – Quantum (Development Area 2)

A. Unless otherwise agreed in writing by the Local Planning Authority, no occupation of any building hereby approved shall take place until the necessary quantum of soft landscaping for that said Plot the building is located within has been implemented in full (as outlined in (b) and drawing 18125_C645_MP_P_00_005 :

B. Quantum's of soft landscaping:

- a. No less than 2,687 m² of soft landscaping within Plot 2A
- b. No less than 124 m² of soft landscaping within Plot 2B
- c. No less than 2,014 m² of soft landscaping within Plot 2C
- d. No less than 1,761 m² of soft landscaping within Plot 2D
- e. No less than 3,917m² of soft landscaping within Plot 2E.

REASON: To accord with the terms of the application.

82 Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto, unless otherwise as indicated on the approved drawings and unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of the occupiers of adjoining property.

83 BREEAM – Excellent – Non C3 residential units

Unless otherwise agreed in writing by the Local Planning Authority, the Class E office units; C1 Hotel Use; sui generis Cinema Use; and all flexible use units within Development Area 1 hereby approved shall each achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

84 BREEAM – Maltings Building Domestic Refurbishment

Unless otherwise agreed in writing by the Local Planning Authority, the residential units within the converted Maltings building shall achieve BREEAM Domestic Refurbishment Excellent Standard (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

85 Environment Agency Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

86 Environment Agency Condition 6

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

87 Environment Agency Condition 7

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

88 Permitted Development Restrictions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

89 Windows – privacy

a. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re enacting that Order), all windows identified in red (and as 'OB') in the 'Obscure Glazing Plans for Development Area 1 Document' shall not be installed other than with obscure glazing up to a height of 1.75m, and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

b. All bathroom, WC and ensuite hereby approved shall not be installed other than with obscure glazing up to a height of 1.75m, and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority

REASON: To mitigate the effect of the development on the living conditions of the occupiers of adjoining property.

90 Gated Development

No pedestrian / vehicular gates on any of the site boundaries or within any Development Area shall be closed at any time, unless as approved or otherwise agreed in writing with the Local Planning Authority.

REASON: To encourage the integration within the existing neighbourhood and permeability.

91 Mechanical Services Noise Control

Before any mechanical services plant including heating, ventilation and air conditions (HVAC) and kitchen extraction plant is used within any unit / building / block within a particular Development Plot or Area, a Mechanical Services Noise Control scheme for that mechanical services plant shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved:

a) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background

noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b) The plant shall be isolated on adequate proprietary anti-vibration mounts so as to ensure that vibration amplitudes which causes re-radiated noise do not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings and to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

92 Odour – commercial kitchen extraction system

a. No commercial extraction system shall be installed unless scheme showing the siting, design and technical details, have been previously submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the commercial premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

b. The aforementioned scheme shall apply the risk assessment approach outlined within the councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

93 Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

REASON: In the interests of water efficiency.

94 Access road

No surface level access road within Development Area 1 shall be used other than by servicing, delivery and emergency vehicles, unless previously agreed in writing with the Local Planning Authority.

REASON: To ensure safety and high standard of public realm.

95 Cycle Hub

Unless otherwise agreed in writing by the Local Planning Authority, prior to occupation of any of the non-residential uses identified on drawing number C645_Z1_P_00_001 Rev C (or any subsequent approved revision thereafter), details of the 'Cycle Hub' in the basement of

Development Area 1 shall be submitted to and approved in writing by the Local Planning Authority, such details to include:

1. staff, male and female changing and shower facilities (including lockers)
2. plans (to an appropriate scale)
3. Maintenance and access arrangements

The 'Cycle Hub' shall be implemented in accordance with the approved details and made available to staff of non-residential uses on the site prior to the occupation of any unit and thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage sustainable transportation.

96 Wind Conditions – Building 16

(A) Unless otherwise agreed in writing by the LPA, there shall be no building entrances located on the west façade of Building 16 unless:

1. A building entrance for the location is recessed by 1.5m; and
2. Trees (of 3 – 5m in height) or screens (of at least 2m in height) are planted/erected on both sides of any entrance at location 40 as identified in the Pedestrian Level Wind Microclimate Assessment

(B) Prior to the occupation of Building 16, details of the mitigation referred to in parts (1) and (2) shall be submitted to and approved in writing by the LPA to include the following:

1. Plans (to an appropriate scale) showing location of building entrances
2. Details of screens – including specifications
3. Details of trees (location, species, height, planting programme)

(C) The mitigation referred to in parts (1) and (2) above shall be installed / planted in full as approved and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the amenities of future occupiers and the site.

97 Flood Defences

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of Development Area 1, the detailed design and specifications of flood defences shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Port of London Authority and Environment Agency, to include the following details:

- a. Plans and elevations (to an appropriate scale and showing materials)
- b. New permanent passive flood defence wall (existing and proposed buildings)
- c. Works to (including lowering and removal) of existing flood defence walls (and timetable of implementation in relation to part b)
- d. Temporary defences
- d. New flood defence walls and balustrades
- e. Programme/timetable of implementation

The flood defence works shall not be carried out other than in accordance with the approved details (and timetable of implementation) and fully installed prior to the occupation of Development Area 1 and shall be retained as approved thereafter.

REASON: To reduce the risk of flooding to the development and occupants.

98 School Access Road

The access road immediately to the north of the school as shown on plan P10736-00-001-101 Rev 10, shall not be used by vehicles other than in emergency, maintenance or school buses.

REASON: To accord with the terms of the application, in the interests of highway safety and to ensure safe pedestrian access around the site.

99 Air Quality – Air Quality Impacts

1. In respect of each Development Area or Plot within (as shown on Drawing 18125_C645_MP_P_00_005 (or any subsequent approved revisions thereafter), unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until details of air quality impacts for the relevant plot, having regard to any phasing plan approved under condition [NS04] and wider transport/construction traffic movements across the site, have been submitted, along with necessary air quality mitigation measures. Any necessary mitigation measures shall be implemented in accordance the details so approved.

REASON: In the interests of preventing unacceptable air quality impacts.

100 GLA (Energy) – Low or Zero Carbon Technologies

No development shall take place in Development Area 2 or any Plot within, with the exception of demolition and excavation, until a feasibility study of all heat pump opportunities considering heat pump sources/configurations for Development Area 2 (as shown in drawings 18125_C645_MP_P_00_005 and 18125_C645_MP_P_00_006 (or any subsequent approved revisions thereafter), has been submitted to and approved in writing by the Local Planning Authority (in consultation with the GLA). Unless otherwise agreed in writing, the feasibility study should include details of:

- a. Energy generated from LZC energy source per year including heating and/or cooling energy (MWh/annum)
- b. Carbon dioxide savings from LZC energy source per year
- c. Life cycle cost of the potential specification, accounting for payback
- d. Local planning criteria, including land use and noise
- e. Feasibility of exporting heat/electricity from the system
- f. Any available grants
- g. All technologies appropriate to the site and energy demand of the development.
- h. Reasons for excluding other technologies
- i. Where appropriate connecting the proposed building to a new source of heat or power with the potential to export heat or power to the development.
- j. details of how the SCOP has been calculated for the energy modelling. (This should be based on a dynamic calculation of the system boundaries over the course of a year).

Development Area 2, and any Plot within, shall not be implemented other than in accordance with the approved details, and thereafter maintained.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

101 Circular Economy Statement

a) The development of each relevant detailed phase / building shall not commence until a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance has been submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.

b) Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

102 Circular Economy (post-completion)

Prior to the occupation of any phase / building , a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase / building shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

103 Fire strategy

No development shall take place in a relevant phase (other than demolition, site clearance and ground works) until a fire strategy, prepared by a suitably qualified consultant, has been submitted to and approved in writing by the Local Planning Authority. The strategy for the relevant phase shall be prepared with reference to the approved Fire Strategy and updated London Plan policy / guidance. The relevant phase of the development shall be carried out in accordance with the approved strategy, unless otherwise agreed in writing.

REASON: To ensure the development provides the necessary fire safety measures, in the interests of the amenity of future occupiers.

104 Whole life carbon

Prior to the occupation of each building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance in place at the time of determination. Confirmation of submission to the GLA in respect of each building shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

105 Free drinking water

Prior to the commencement of the hard landscaping works, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, unless otherwise agreed in writing, and drinking water made available to the public for free in accordance with the plans and details in perpetuity.

REASON: To ensure sustainable provision of free drinking water, to minimise plastic waste.

106 Air quality positive

Prior to the commencement of each phase of development as shown on drawing ref: [xxx], an Air Quality Positive Statement (AQPS) relating to that phase of development shall be submitted to and approved in writing by the local planning authority. The AQPS shall set out measures that can be implemented across the relevant phase of development that improve local air quality as part of an air quality positive approach, in line with the latest GLA Air Quality Positive Guidance. The measures set out with the AQPS for each phase shall be implemented at each relevant phase in accordance with the details so approved, unless otherwise agreed in writing, and thereafter retained, unless otherwise agreed in writing by the local planning authority.

REASON: To protect and improve local air quality.

107 Digital connectivity

Prior to above ground works (excluding above ground demolition) for each building detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development of each relevant building shall be carried out in accordance with these plans, unless otherwise agreed in writing and maintained as such in perpetuity.

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

108 Urban Greening Factor

Prior to occupation of each phase of development, documentary evidence must be submitted to the local planning authority and approved in writing to show that each phase of development would contribute to achieving the site wide urban greening factor of at least 0.29. The measures set out in that evidence for achieving an urban greening factor of at least 0.29 shall thereafter be retained.

REASON: To improve urban greening and enhance the appearance and ecological value of the site.

109 Air quality – Hammersmith Bridge

In the event that Hammersmith Bridge will not fully reopen to those forms of vehicular traffic forecast by the submitted Transportation Assessment, or any update to it agreed in writing by the local planning authority, to access the development prior to the practical completion of the whole development, a re-assessment of air quality impacts, to include updated air quality surveys, as well as details of any reasonable measures within the site or adopted highway to mitigate any significant adverse impacts on air quality receptors resulting from the development, and a programme for their implementation, if required, shall be submitted to and approved in writing by the local planning authority prior to the practical completion of the whole development. Any required mitigation measures shall be implemented in accordance with the approved programme and thereafter retained as necessary.

REASON: To protect and improve local air quality.

Application B**1 Development begun within three years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 **Sample panels of brickwork**

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved. The development shall only be implemented in accordance with the approved sample panel.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

3 **Materials to be approved**

Prior to the relevant part commencing, the external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials in accordance with details/samples of which shall have been previously submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

4 **Specified Details Required**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have been previously submitted and approved in writing by the local planning authority prior to the commencement of the relevant part of the development. The details shall show:

- (a) Fenestration and section through façade treatment (to show reveal depth)
- (b) Facing materials and finishes (notably of the roof)
- (c) Roof plan
- (d) Roof boundary treatment

REASON: To ensure that the proposed development is in keeping with the existing building(s), off-site heritage assets, does not prejudice the appearance of the locality and in the interests of highway and pedestrian safety.

5 **Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
[INSERT DRAWING LIST]

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

6 **Restrictions – Alterations/Extensions (Schools)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

7 Uses

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) the development hereby permitted shall not be used other than in F1 (education and training) use and associated ancillary use, including community use of the school sports facilities.

REASON: To accord with the terms of the application, to preserve the Borough's stock of social infrastructure space, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

8 Construction and Demolition Logistics Plan

No development shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details through the demolition / construction period. Unless otherwise agreed in writing with the Local Planning Authority, The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:

- a. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
- b. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- c. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- d. Details and location where plant and materials will be loaded and unloaded;
- e. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
- f. To meet the Low Emission Zone Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/usernrmm/register>; that all NRMM should be regularly serviced and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment.
- g. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- h. Details where hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- i. Details of any wheel washing facilities and measures to ensure a safe pedestrian environment along the street frontages of the Site;
- j. Details of external lighting
- k. Details of waste management including a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- l. measures to ensure adequate drainage and control surface water runoff from the Site;
- m. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
- n. Details of the phasing programming and timing of works;
- o. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
- p. A construction programme including a 24 hour emergency contact number;
- q. See also TfL guidance on Construction Logistics Plans;

- r. Communication strategy for residents during demolition and construction.
- s. Details to demonstrate the construction will not impact the aquifer.
- t. Coordination with other CLPs that may be in operation within the Site and on application 18/0547/FUL.
- u. Confirmation of modern, quiet, well maintained machinery
- v. Confirmation of exhaust silencers to construction vehicles
- w. hours of operation
- x. Plant must be maintained and operated in accordance with manufacturers recommendations
- y. Vehicles and mechanical plant are to be fitted with exhaust silences.
- z. add measures / targets to encourage sustainable travel by construction works.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

9 Construction and Demolition Waste Management Plan

Prior to the commencement of development, including site clearance and demolition, a Construction Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include a section to demonstrate how the use of river transport for collection of waste and details as to how recycling from the construction, demolition and excavation has been maximised. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To safeguard the amenities of nearby occupiers and the area generally and minimise the impact on road traffic.

10 Noise and Vibration Construction and Demolition Method Statement (NVCMS)

1. No development shall take place, until a Noise and Vibration Construction Method Statement (NVCMS) for the ground works and construction phases of the development has been submitted to and approved in writing by the Local Planning Authority.
2. Unless otherwise agreed in writing with the Local Planning Authority, the NVCMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;
 - a) Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.
 - b) Noise predictions and the significance of noise effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E
 - c) Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.
 - d) Vibration Predictions and the significance of vibration effects - Predictions should be included for each phase of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.
 - e) Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
 - f) Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.
3. Unless otherwise agreed in writing with the Local Planning Authority, the NVCMS shall include control measures for noise, vibration including working hours and follow Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the Commercial Environmental Health Department.

4. The development shall not be implemented other than in accordance with the approved scheme throughout the construction period.

REASON: In order to safeguard the amenities of neighbouring residents.

11 Construction and Demolition Environmental Management Plan (CEMP)

1. Prior to the commencement of development, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, the CEMP shall address, but is not limited to, the following matters:

A. pre-commencement checks/surveys for bats and other protected species and notable species, with subsequent mitigations as deemed appropriate
B. further protected and notable species checks/surveys should demolition and/or construction works not take place until after the second anniversary of the date of approval of surveys submitted pursuant to A)

C. appropriate working practices and safeguards for other wildlife, flora and fauna, and the River Thames that are to be employed whilst works take place on site, including appropriate environmental controls to protect the River Thames (or groundwater/surface drainage) from dust, noise, vibration, surface water runoff, lighting and to prevent silt and pollution entering the water River Thames or groundwater/surface drainage

2. The development shall not be implemented other than in accordance with the approved CEMP.

REASON: In the interests of ecology, highway and pedestrian safety together with the amenity of the area and ecological and air quality value of the site.

12 Dust Management Plan

1. No development shall take place, including works of demolition, until a Dust Management Plan for the ground works, demolition and construction phases has been submitted to and approved in writing by the Council. Unless otherwise agreed in writing with the Local Planning Authority, the dust management plan shall include:

A. Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA) http://static.london.gov.uk/mayor/environment/air_quality/docs/constructiondust-pg.pdf

B. A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.

C. Where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;

D. Details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and

E. Where a breach of the dust trigger level may occur (as per part c above) a response procedure should be detailed including measures to prevent repeat incidence 2. The development shall not be implemented other than in accordance with the approved scheme.

REASON: In order to safeguard the amenities of neighbouring residents and ecological and air quality value of the site.

13 Cycle Storage

Prior to occupation of the development hereby approved, a cycling storage scheme, in accordance with the London Cycling Design Standards, shall be submitted to and approved in writing by the Local Planning Authority, implemented in full and thereafter retained. Such details to include:

- a) 178 sheltered and secure cycle spaces (165 long stay & 13 short stay)
- b) a minimum of 5% of the cycle parking spaces should be for larger and adapted cycles
- c) the position, design, materials and finishes thereof.
- d) Area reserved for further cycle storage if Travel Plan indicates such demand

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

14 Changing / shower facilities

Prior to the occupation of the school, the staff, male and female changing and shower facilities (including lockers) shown on Drawing No. C645_Z3_P_00_001 Rev A, shall be in situ and made available to users of this building, and thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To encourage sustainable transportation.

15 Electric Vehicle Charging Points

a. Unless otherwise agreed in writing with the Local Planning Authority, no development shall take place until a scheme for EVC infrastructure, in accordance with London Plan Standards (20% active; 80% passive EVCPs) has been submitted to and approved in writing by the Local Planning Authority.

b. Prior to the any occupation of the development hereby approved, the approved scheme shall be installed, be ready for use, and be thereafter retained.

REASON: To encourage the use of ultra-low emission vehicles.

16 Parking spaces for specified uses

a. Prior to occupation of the development hereby approved, all the parking spaces, as indicated on Drawing No. C645_Z3_P_AL_001 Rev A, shall be clearly marked out on site at all times and shall not be used for any purposes other than for the parking of private motor vehicles by school staff, unless otherwise agreed in writing by the Local Planning Authority.

b. Prior to occupation of the development hereby approved, 2 bays shall be marked as disabled persons' bays, and thereafter retained.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

17 Energy Strategy

Prior to the commencement of development, an Energy Strategy for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate:

- a. The building achieves compliance with Part L 2013 with passive design and energy efficiency measures alone and provide details of how the 15% Lean Energy Requirement will be met through further efficiency measures
- b. The building achieves at least 29.8% reduction in CO2 emissions
- c. The necessary Carbon Offset Fund (in line with adopted standards)

The development shall not be constructed other than in accordance with the approved scheme.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

18 Restriction on use of roof

The roof of the building hereby approved shall not be used for any purpose other than for the uses as shown on plan drawing C645_Z3_P_RF_001 Rev A or as a means of escape in emergency or for maintenance of the building.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

19 External Illumination

No external illumination shall be installed, other than in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.

The lighting shall thereafter be retained as approved. Such details to include:

- locations of external lighting
- specifications
- lux plan (vertical as well as horizontal)
- spectrum of proposed lighting prior to implementation.
- timings
- measures to reduce spillage (there should be no upward lightspill)

REASON: To protect/safeguard the amenities of the locality and nature conservation interests.

20 Green /Brown Roof

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development hereby permitted, a scheme shall be submitted to the Local Planning Authority demonstrating 70% Green/Brown Roof, or justification as to why 70% is not feasible, for approval in writing. The scheme shall include the following details:

- species mix;
- depth of substrate;
- type of membrane;
- how levels of light, moisture, aeration and nutrients will be achieved;
- maintenance plan, including access.

The development shall not be occupied until the approved scheme has been fully implemented and is thereafter maintained in accordance with the approved scheme.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

21 Thames Water Condition (1)

No construction related activities shall take place within 5m of the trunk water main unless otherwise agreed with the local planning authority in consultation with Thames Water. Information detailing how the development will be carried out so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to commencement of any relevant works. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

22 Environment Agency Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

1. The finished floor levels will be set at 5.9 m above Ordnance Datum (AOD).
2. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

23 Environment Agency Condition 2

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A site investigation scheme, based on the PERA, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority.

The scheme shall be implemented as approved.

REASON: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and adjacent to the River Thames and it is understood that the site may be affected by historic contamination.

24 Environment Agency Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON: There is always the potential for unexpected contamination to be identified during development groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

25 Environment Agency Condition 4

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

REASON: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

26 Sustainable Drainage System

Unless otherwise agreed in writing with the Local Planning Authority, no works hereby permitted shall commence until a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented other than in accordance with the approved scheme and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

27 Environment Agency Condition 5

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

REASON: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

28 Piling (LBR, Environment Agency C6 & Thames Water)

1. No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

2. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

3. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and

approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON:

- i. To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers.
- ii. The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. The Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters
- iii. The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

29 Flood Evacuation Plan

Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the development hereby approved, a flood evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan shall be implemented in full and retained thereafter.

REASON: To reduce the impact of flooding to the proposed development and future occupants.

30 Air Quality – Emissions Control Scheme

1. No development shall take place, until an Emissions Control Scheme (ECS) has been submitted to and approved by the Local Planning Authority to control and minimise emissions of pollutants from and attributable to the development and setting out measures to ensure that the direct and indirect emissions of air pollutants resulting from the development are minimised.
2. Prior to occupation of the school hereby approved, the details of the installed boiler shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
 - a) NO_x emission rates in g/kWh for comparison against the ultra-low NO_x emission limits in the Borough's Air Quality Supplementary Planning Guidance
 - b) Details of the servicing and maintenance of the boiler and any pollution control system.The development shall be implemented in accordance with the details approved under parts 1 and 2.

REASON: To minimise the risk to poor air quality.

31 Air Quality Neutral

Prior to occupation of the development, a scheme demonstrating the development hereby approved is Air Quality Neutral shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To minimise the risk of air pollution.

32 Air Quality – Ventilation Strategy

No development shall take place until details of the ventilation strategy to protect future occupiers from external air pollution has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved strategy is in situ and is thereafter retained as approved.

REASON: To minimise the risk of air pollution.

33 Arboricultural Method Statement (AMS) required

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority, which shall, unless otherwise agreed in writing with the Local Planning Authority:

- (A) Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – recommendations
- (B) Be written in conjunction with the scheme's specific method of construction
- (C) Outline any tree constraints and explain any impacts for both above and below ground.
- (D) Detail all tree protection (including plans)
- (E) Detail any special engineering for construction within the Root Protection Area.
- (F) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work – Recommendations unless approved by the Councils Arboricultural Officer
- (G) Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections too achieves an auditable monitoring and supervision programme, and a timetable for submission to the Local Planning Authority.

The development shall not be implemented other than in accordance with the approved AMS.

REASON: To ensure that the trees are not damaged or otherwise adversely affected by building operations and soil compaction.

34 Site Monitoring Procedures and recording methods required

Prior to the commencement of development, a scheme for Site Monitoring and Recording shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, this shall detail:

1. Confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and monitoring and provide reports to the Local Authority Tree Officer.
2. Details of the Arboricultural consultant, site manager, other key personnel with their key responsibilities and contact details.
3. Details of induction procedures for all personnel in relation to Arboricultural matters.
4. Timetable of events concerning the approved tree protection plans, including; initial implementation of the protective measures, the final removal of the protective measures and any incursion/alterations to accommodate site specific construction/demolition procedures as approved in the Arboricultural Method Statement and the level of supervision required.
5. Procedures for dealing with variations or non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.
6. Details when site monitoring will take place with the local Tree Officer either by site meetings or by some other pre-arranged agreement.
7. Post development assessment of the retained and planted trees and any necessary remedial action.
8. Record sheets of supervision, must be submitted to the Local Planning Authority within 48hrs of site visits.

The development shall not be implemented other than in accordance with the approved Site Monitoring and Recording scheme.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations.

35 Tree Planting Scheme Required

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:

- a. Details of the quantity, size, species, and position,
- b. Rooting environment
- c. Planting methodology
- d. Proposed time of planting (season)
- e. 10 year maintenance and management programme.

2. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

36 Soft landscaping scheme

Prior to the commencement of development, a soft landscaping scheme must be submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing with the Local Planning Authority, these details shall include:

- A. Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position
- B. Details of the green screening along Lower Richmond Road, including location, heights, specifications, species
- C. Proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size
- D. Maintenance programme for 10 year period
- E. The soft landscaping works shall not be implemented other than in accordance with the approved details. The soft landscaping shall thereafter retained in accordance with the approved details.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality, preserves and enhances nature conservation interests and minimise the risk of air pollution to sensitive receptors and to protect/safeguard.

37 Hard Landscaping Works

a) Prior to the construction of any new hard landscaping works as described in the application, full details (and samples of hard landscaping materials) must be submitted to and approved

in writing by the local planning authority. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials (which should be permeable); hard surface construction and drainage; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); a program or timetable of the proposed works.

b) All hard landscape works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

38 Tree Pit Design and Rooting Space

Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development, a tree pit design scheme shall be submitted to and approved in writing by the local planning authority:

- i. The tree pit design for trees in hard landscape and soft landscape.
- ii. The methods that will be adopted to mitigate the effect of hard surfacing on tree growth and survival and the design elements that will mitigate potential damage to hard surfacing by tree roots.
- iii. State the available (useable) soil volume for each tree wherever they are planted in locations with limited soil volume because they are in tree pits, within or adjacent to hard landscape and structures or where any other barriers to root growth exist or are constructed.
- iv. Provide details of proposed irrigation measures, utilising surface water where possible.

The development shall not be implemented other than in accordance with the approved scheme, which shall thereafter be retained as approved.

REASON: To safeguard the appearance of the locality and ensure that the replacement trees can make a lengthy and sustainable contribution to the landscape.

39 Ecological protection and enhancements

1. Unless otherwise agreed in writing by the Local Planning Authority, vegetation clearance shall not be carried out other than outside of the bird nesting season (March to September inclusive). If this is not feasible, any vegetation to be removed or disturbed shall be checked by an experienced ecologist no more than 5 days prior to the works and an exclusive zone set up or works delayed as necessary.
2. Prior to the occupation of the school hereby approved, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented / occupied other than in accordance with the approved scheme and shall not be occupied until the enhancements have been implemented in full or in accordance with a timetable of implementation. Such enhancements to include (but not limited to):
 - a. Habitat Area
 - b. Bat and bird boxes within the fabric of the building/s
 - c. Invertebrate habitat throughout the ground and on the roof/s
 - d. Stag beetle loggeries within the hedge planting
 - e. Mammal holes within the fencing between the houses to ensure continued wildlife movement
3. Details to be submitted include:
 - a. Location; Heights, Aspects
 - b. Specifications
 - c. Construction method (where applicable)
 - d. Maintenance (including who will carry out works)

REASON: To preserve and enhance nature conservation interest in the area.

40 Green Roof

1. Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of the development hereby approved, a scheme shall be submitted to the Local Planning Authority demonstrating 70% Green Roof or justification as to why 70% is not feasible, for approval in writing. The scheme shall include the following details:
 - species mix;
 - depth of substrate;
 - type of membrane;
 - how levels of light, moisture, aeration and nutrients will be achieved;
 - maintenance plan, including access.
2. The development shall not be occupied until the approved scheme has been fully implemented and is thereafter maintained in accordance with the approved scheme.

REASON: To preserve the ecological value of the site hereby approved, to promote sustainable development and ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

41 GLAAS 1 – Archaeology

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

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

a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To safeguard any archaeological interest of the site.

42 Floodlights

1. The floodlighting hereby approved, shall not be installed or operated other than in strict accordance with the details outlined in the Sports Pitch Lighting Assessment (February 2018), including the levels and method of illumination (which shall not exceed 120 lux at any time) and internal and external louvres to reduce glare, intensity and light spill.

2. measures to ensure all lighting is switched off in accordance with the approved illumination hours

Unless otherwise agreed in writing by the Local Planning Authority, the floodlights hereby approved shall not be used other than between the following hours:

(i) dusk and 9pm Monday to Saturday

(ii) dusk and 8pm Sundays and Bank Holidays.

3. The luminaires shall at all times be orientated downwards on to the principle and total playing areas only.

4. Prior to operation, post completion monitoring shall be undertaken in order to demonstrate compliance with Sport England Design Guidance Note - Artificial Sports Lighting Updated guidance for 2012 and the Sports Pitch Lighting Assessment (February 2018). The assessment shall be undertaken by a qualified Lighting Engineer and the test results and report shall be submitted to and approved in writing by the Local Planning Authority. Where the results are in non-compliance, use of the floodlights shall cease immediately and until such time as mitigation measures to be approved in writing by the Local Planning Authority have been undertaken to ensure compliance.

5. Where the post completion monitoring fails to demonstrate compliance with Sport England Design Guidance Note - Artificial Sports Lighting Updated guidance for 2012 and the Sports Pitch Lighting Assessment (February 2018), a mitigation scheme shall be submitted to and approved in writing and thereafter implemented as approved prior to the first use of the facilities hereby approved.

6. Prior to operation, a scheme identifying the illuminance measurements in the tree line adjacent to the 3G pitch shall be submitted to and approved in writing by the Local Planning authority. Where this identifies light spillage within the tree canopy, the scheme shall include mitigation measures and implementation programme. The 3G pitch shall not be used other than in accordance with the approved scheme.

REASON: In order to safeguard the amenities of neighbouring residents, the character of the area in general and in the interests of biodiversity.

43 School and Colleges Internal Noise Protection Scheme

1. Prior to the occupation of the school hereby approved, an Internal Noise Protection Scheme shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved:

a. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail aircraft, so as to achieve the internal ambient noise levels detailed in Table 1: noise activity and sensitivity levels and upper limits for indoor ambient noise level in Acoustic Design of Schools: Performance Standards Building Bulletin 93 February 2015.

b. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole building ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

2. A commissioning acoustic test and report shall be undertaken before the occupation of the building in order to demonstrate that the requirements of the condition have been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority. Where the requirements outlined in (1) are not met, a mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented as approved.

REASON: In order to safeguard the amenities of future occupiers of the proposed development.

44 External facilities for the school

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until the 3G pitch, MUGA, rooftop play and other external amenity space is in situ and ready for use, and is thereafter retained as approved.

REASON: To accord with the terms of the application and to ensure an acceptable quality of school accommodation.

45 Sports Playing Facilities and Multi Games Use Area (MUGA) Noise Control

1. Prior to the occupation of the development hereby approved or use of the external sport facilities, a scheme to protect noise sensitive premises against noise generated from the use of the Sports Pitches and Multi Use Games Area (MUGA), in accordance with Sport England guidance contained in Artificial Grass Pitch (AGP) Acoustics – Planning Implications 2015, shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the following:

a. The equivalent continuous sound Level LAeq,T emitted from the use of the Sports Pitches and Multi Use Games Area (MUGA), as measured (1 metre from the façade) (on the boundary of) representative noise sensitive premises (residential, hospital or school as listed below) or when measured elsewhere and calculated to said locations, shall not exceed 50dB(A) LAeq, 1hour at all times that the Sports Pitches and MUGA's are in use;

i. Williams Lane

ii. Lower Richmond Rd

iii. New residential dwellings within the development

b. A commissioning acoustic test and report shall be undertaken before the first use of the development in order to demonstrate that part (A) above has been achieved.

The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

2. Where the commissioning acoustic test and report demonstrate the levels outlined in (1) are not achieved, a mitigation scheme shall be submitted to and approved in writing and thereafter implemented as approved prior to the first use of the facilities hereby approved.
3. Any works which form part of the scheme shall be completed in accordance with the approved details before the first use of the proposed development and shall be retained thereafter

REASON: To safeguard the amenity of the surrounding area in accordance with policy.

46 Acoustic Fencing

Prior to the first use of the 3G pitch hereby approved, the acoustic fencing (as shown on drawing number P10736-00-001-132 Rev D10) shall be installed and retained thereafter, unless otherwise agreed in writing.

REASON: To safeguard the residential amenities of neighbouring properties.

47 Sport England – Facilities

The school sports hall, including changing rooms, artificial pitch and multi-use games area shall not be constructed other than in accordance with the design and layout details set out in the planning application 18/0548/FUL, Section 10 of the Open Space and Playing Pitches Assessment (dated February 2018) and drawing no. C645_Z3_P_00_001 rev A and shall be made available for use before first occupation of the development hereby permitted.

REASON: To ensure the sports facilities are fit for purpose and sustainable.

48 Sport England – design of external facilities

Unless otherwise agreed in writing by the Local Planning Authority, the school development hereby approved shall not commence until further details of the design and layout of the artificial pitch and multi-use games area (including details of the pitch construction of the artificial pitch and the MUGA and details of the flood lighting ducting for the MUGA), which shall comply with Sport England design guidance, have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The artificial pitch and multi-use games area shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the sports facilities are fit for purpose and sustainable.

49 Sports England – Details of 3G pitch

Unless otherwise agreed in writing by the Local Planning Authority, the school development hereby approved shall not be occupied until confirmation of the following has been submitted to and approved in writing by the Local Planning Authority:

1. Certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf – FIFA Quality or equivalent International Artificial Turf Standard (IMS); and
2. Confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches.

The development shall not be implemented / occupied other than in accordance with the approved details and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is fit for purpose and sustainable, provides sporting benefits.

50 Sports England – Community Use Agreement

No development shall commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall, changing provision, activity studio, artificial pitch, multi-use games area and parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall be implemented in strict accordance with the approved agreement and thereafter retained.

REASON: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.

51 Sports England – Hours of use

The artificial pitch and its associated sports lighting shall not be used outside the hours of:

- 8 a.m. and 9 p.m. Monday to Friday;
- 9 a.m. and 9 p.m. on Saturday; and
- 9 a.m. and 8 p.m. on Sunday and public holidays.

REASON: To balance illuminating the artificial pitch for maximum use and benefit to sport with the interest of amenity and sustainability.

52 Sports England - Management and Maintenance Scheme

Before the artificial pitch, multi-use games area and sports hall are brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. For the artificial pitch this should include measures to ensure the replacement of the artificial pitch surface when it comes to the end of its life. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the artificial pitch.

REASON: To ensure that the new facilities are capable of being managed and maintained to deliver facilities which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

53 BREEAM – Excellent – School

Unless otherwise agreed in writing by the Local Planning Authority, the School hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

REASON: In the interests of promoting sustainable forms of development and to meet the terms of the application.

54 Delivery and Servicing Plan – School

Prior to the occupation of the development hereby approved, a delivery and servicing management plan for the school hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented / occupied other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. (Deliveries and servicing should be restricted to between the hours of 09:30 and 15:00 hours).

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

55 Operational Waste Management and refuse storage

1. None of the buildings hereby approved shall be occupied until arrangements for the storage of refuse/waste/recycling have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
2. The school hereby approved shall not be occupied until the approved storage facilities are in situ, and thereafter retained.
3. No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.
4. Prior to the occupation of the development, an Operational Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented / occupied other than in accordance with the approved scheme.

REASON: To ensure appropriate storage and management of waste and to safeguard the amenities of nearby occupiers and the area generally.

56 Coach/mini-bus parking – School

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of development, details of mini-bus and / or coach parking arrangements for the proposed use (as shown on drawing number C645_Z3_P_00_001 A) and management of such spaces shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented / commenced or occupied other than in accordance with the approved scheme.
2. Unless otherwise agreed in writing by the Local Planning Authority, the bus waiting / drop off area, as shown on drawing number 645_Z3_P_00_001 A), shall not be used for any other purpose other than waiting / pick up / drop off of pupils associated with the educational use hereby approved.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highways and proposed access roads within the Development or the amenities of the area.

57 Mechanical Services Noise Control – School

1. Prior to the first use of the kitchen within the development hereby approved, a scheme for Mechanical Services Noise Control for any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used, shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved:
 - a. The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
 - b. where mitigation is necessary, full consideration shall be given to the following:
 - i. Quiet 'non-tonal' plant
 - ii. Air vents away from sensitive receptors
 - iii. Include in-duct attenuators
 - iv. Include, where necessary, acoustic louvres
 - v. Include, where necessary, isolation of plant (to avoid vibration)

The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise do not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014

Guidance on sound insulation and noise reduction for buildings. A commissioning acoustic test and report shall be undertaken within weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

58 Odour - Kitchen extraction system

1. Prior to the installation, a scheme detailing the extraction system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall apply the risk assessment approach outlined within the Councils SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed.

2. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the equipment and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

59 Pupil Numbers

Unless otherwise agreed in writing by the Local Planning Authority, the school and the sixth form hereby approved shall have no more than 1,200 pupils registered to attend at any one time.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

60 School Access Road

The access road to the north of the school as shown on plan P10736-00-001- 101 Rev10, shall not be used by vehicles other than in emergency, maintenance or school buses.

REASON: To accord with the terms of the application, in the interests of highway safety and to ensure safe pedestrian access around the site.

61 MUGA details

Prior to commencement of the MUGA hereby approved, details of the MUGA surfacing (to be finished in green) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved details and shall be retained thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

62 Circular Economy Statement

The development shall not commence until a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance has been submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

63 Circular Economy (post-completion)

Prior to the occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase / building shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

64 Fire strategy

No development shall take place (other than demolition, site clearance and ground works) until a fire strategy, prepared by a suitably qualified consultant, has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be prepared with reference to the approved Fire Strategy and updated London Plan policy / guidance. The development shall be carried out in accordance with the approved strategy, unless otherwise agreed in writing.

REASON: To ensure the development provides the necessary fire safety measures, in the interests of the amenity of future occupiers.

65 Whole life carbon

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

REASON: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

66 Digital connectivity

Prior to above ground works (excluding above ground demolition) detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans, unless otherwise agreed in writing and maintained as such in perpetuity.

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

67 Urban Greening Factor

Prior to occupation of the development, documentary evidence must be submitted to the local planning authority and approved in writing to show that the development would contribute to achieving the site wide urban greening factor of at least 0.29. The measures set out in that evidence for achieving an urban greening factor of at least 0.29 shall thereafter be retained.

REASON: To improve urban greening and enhance the appearance and ecological value of the site.