

# GREATER LONDON AUTHORITY

## Good Growth

**Justin Kenworthy**  
Partner  
Barton Willmore  
7 Soho Square  
London W1D 3QB

**GLA ref:** GLA/4039c/03  
**LB Newham Ref:** 18/03557/OUT  
**Date:** 5 October 2021

Dear Mr Kenworthy

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**Thameside West, Silvertown**

**GLA reference:** GLA/4039c/03

**London Borough of Newham reference:** 18/03557/OUT

**Applicant:** Silvertown Homes Ltd (SHL) and Greater London Authority Land and Property Ltd

### **GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 5 OCTOBER 2021**

The Deputy Mayor of London, acting under delegated authority and as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

*“A hybrid planning Application comprising:*

- 1. Detailed planning application for Phase 1 with works to include the proposed demolition of existing buildings and structures, and the erection of buildings, including tall buildings, comprising 401 residential units (Use Class C3) including 195 affordable units (46% by habitable room); 3,608 sq.m. (GEA) of flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); 230 sq.m. (GEA) of flexible retail floorspace (Use Classes A1-A4); a new/altered access road from Dock Road/North Woolwich Road; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing spaces; and other works incidental to the proposed development.*
- 2. Outline planning application (all matters reserved) for the phased delivery of the balance of the site for the proposed demolition of existing buildings and structures; the erection of buildings, including tall buildings, comprising a new local centre; a primary school (Use Class D1); residential units (Use Class C3); flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); flexible employment floorspace (Use Classes B1c, B2 and B8); flexible retail floorspace (Use Classes A1-A4); community and leisure floorspace (Use Classes D1 and D2); the construction of a new flood defence*

wall and delivery of ecological habitat adjacent to the River Thames and associated infrastructure; streets, open spaces, landscaping and public realm (including new park and SINC improvements); car, motorcycle and bicycle parking spaces and servicing spaces; utilities including energy centre and electricity substations; and other works incidental to the proposed development.”

At: Thameside West, Silvertown, London E16

**Subject to the following planning conditions and informatives:**

**Quantum of development**

1	Quantum of Development - detailed	<p>The quantum of built floorspace for the detailed (phase 1) development shall be as specified in the table below:</p> <table border="1" data-bbox="619 723 1485 1149"> <thead> <tr> <th>Use</th> <th>Class</th> <th>Quantum / Area (GEA) (Sqm)</th> <th>Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Phase 1</b></td> </tr> <tr> <td>Residential</td> <td>C3</td> <td>401 units 37,951</td> <td>35,158</td> </tr> <tr> <td>Flexible employment floorspace</td> <td>B1b, B1c, B2 (restricted) and B8)</td> <td>3,608</td> <td>3,350</td> </tr> <tr> <td>Flexible retail floorspace</td> <td>A1 – A4</td> <td>230</td> <td>198</td> </tr> </tbody> </table> <p>The development must be undertaken in accordance with this description of development and quantum of built floorspace.</p> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>	Use	Class	Quantum / Area (GEA) (Sqm)	Quantum / Area (GIA) (Sqm)	<b>Phase 1</b>				Residential	C3	401 units 37,951	35,158	Flexible employment floorspace	B1b, B1c, B2 (restricted) and B8)	3,608	3,350	Flexible retail floorspace	A1 – A4	230	198				
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2	Quantum of Development - outline	<p>The total quantum of built floorspace for the outline phases across the development shall be within the minimum and maximum ranges specified in the table below:</p> <table border="1" data-bbox="619 1485 1485 1964"> <thead> <tr> <th>Use</th> <th>Class</th> <th>Maximum Quantum / Area (GEA) (Sqm)</th> <th>Minimum Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Phases 2 to 11</b></td> </tr> <tr> <td>Residential</td> <td>C3</td> <td>413,190</td> <td>383,031</td> </tr> <tr> <td>Flexible employment floorspace</td> <td>Classes B1c, B2 and B8</td> <td>15,000</td> <td>14,250</td> </tr> <tr> <td>Flexible employment floorspace</td> <td>B1b, B1c, B2 (restricted) and B8)</td> <td>883</td> <td>791</td> </tr> <tr> <td>Flexible retail floorspace</td> <td>A1 – A4</td> <td>7,138</td> <td>6,781</td> </tr> </tbody> </table>	Use	Class	Maximum Quantum / Area (GEA) (Sqm)	Minimum Quantum / Area (GIA) (Sqm)	<b>Phases 2 to 11</b>				Residential	C3	413,190	383,031	Flexible employment floorspace	Classes B1c, B2 and B8	15,000	14,250	Flexible employment floorspace	B1b, B1c, B2 (restricted) and B8)	883	791	Flexible retail floorspace	A1 – A4	7,138	6,781
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			4FE Primary School	Classes D1	4,272	4,058
			Nursery	Classes D1	993	943
			Community and leisure floorspace	Classes D1 and D2	1,790	1,721

The development must be undertaken in accordance with this description of development and quantum of built floorspace.

Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.

### Time limits

3	Time limit - detailed	<p>The detailed component (full) of the development must be begun not later than the expiration of THREE YEARS from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
4	Reserved matters time limits for submission of details	<p>The first reserved matters application for the Outline component of the development must be submitted to and approved by the GLA (or the Local planning Authority, where this has been agreed in writing by the GLA) by no later than the expiry of THREE YEARS from the date of this permission. Applications for approval of the Reserved Matters for all phases of the Development shall be submitted to and approved by the GLA (or the Local planning Authority, where this has been agreed in writing by the GLA) before the expiration of 10 YEARS from the date of this Decision Notice.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
5	Reserved matters time limits for commencement	<p>The development contained within each phase of the Outline component hereby permitted shall begin before the expiration of two years from the date of approval of the last Reserved Matters to be approved for that Phase.</p> <p>Reason: To ensure compliance with Section 92 of the Town and Country Planning Act 1990, as amended.</p>

### Drawings and documents

6	Approved Drawings and Documents	<p>The Detailed and Outline Components of the development shall only be constructed in accordance with the following drawings and documents:</p> <p>Existing:</p> <p>OS Site Location Plan A-LO-011-XX-01 Rev 00  Site Levels A-EXSL-001-00-01 Rev 00  Site Sections 30.11.2018 REV F  Site Plan and Roof Heights A-EXSL-011-XX-01 Rev 00</p> <p>Outline Application:</p> <p>Proposed Demolition Plan A-DEM-001-XX-01 Rev 00  Phasing Plan A-SL-011-xx-13 Rev 05</p>
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		<p>Parameter Plan 01: Extent of Outline and Full/Detailed Areas A-SL-011-XX-01 Rev 04  Parameter Plan 02: Development Zones A-SL-011-XX-01 Rev 02  Parameter Plan 03: Horizontal Deviation Limit A-SL-011-XX-03 Rev 03  Parameter Plan 04: Maximum Height Limit A-SL-011-XX-04 Rev 04  Parameter Plan 05: Access and Circulation Plan A-SL-011-XX-05 Rev 04  Parameter Plan 05a: Vehicular Access A-SL-011-XX-05A Rev 03  Parameter Plan 05b: Pedestrian and Cycle Access A-SL-011-XX-05B Rev 02  Parameter Plan 06: Landscape Treatment Plan A-SL-011-XX-06 Rev 03  Parameter Plan 07: Proposed Site Levels A-SL-011-XX-07 Rev 02  Parameter Plan 08: Proposed Site Lower Ground Levels &amp; Horizontal Deviation Limit A-SL-011-XX-08 Rev 04  Parameter Plan 09: Principle Uses at Entry Level A-SL-011-XX-09 Rev 04  Parameter Plan 10: Principle Uses at First Floor Level A-SL-011-XX-10 Rev 03  Parameter Plan 11: Principle Uses at Typical Upper Floor Level A-SL-011-XX-11 Rev 02</p> <p>Detail – Phase 1:  Site Location Plan 2018-JMP-P1-XX-DRA- 0001 Rev P04  Phase 1 Site Plan 2018-JMP-P1-XX-DRA-0010 Rev P04  Proposed Ground Floor Plan (temporary condition) 2018-JMP-P1-GF-DR-A-3000 Rev P06  Proposed Ground Floor Plan (emerging masterplan context) 2018-JMP-P1-GFDR-A-3010 Rev P06  Proposed Mezzanine Floor Plan 2018-JMP-P1-M1-DR-A-3110 Rev P06  Proposed First Floor Plan 2018-JMP-P1-01-DR-A-3210 Rev P06  Proposed 2nd to 11th Floor Plan 2018-JMP-P1-02-DR-A-3300 Rev P02  Proposed 12th and 13th Floor Plan 2018-JMP-P1-14-DR-A-3400 Rev P01  Proposed 14th Floor Plan 2018-JMP-P1-14-DR-A-3500 Rev P03  Proposed 15th Floor Plan 2018-JMP-P1-14-DR-A-3510 Rev P1  Proposed 16th and 17th Floor Plan 2018-JMP-P1-16-DR-A-3600 Rev P03  Proposed 18th Floor Plan 2018-JMP-P1-18-DR-A-3700 Rev P03  Proposed 19th Floor Plan 2018-JMP-P1-19-DR-A-3800 Rev P03  Proposed Roof Plan 2018-JMP-P1-RFDR-A-3900 Rev P03  Southwest Elevation 2018-JMP-P1-SWDR-A-4000 Rev P05  Northeast Elevation 2018-JMP-P1-NEDR-A-4200 Rev P05  Northwest Elevation 2018-JMP-P1-NWDR-A-4300 Rev P05  Southeast Elevation 2018-JMP-P1-SEDR-A-4400 Rev P05  Building A Northwest Elevation 2018-JMP-1A-NW-DR-A-4500 Rev P05  Building B Southeast Elevation 2018-JMP-1B-SE-DR-A4600 Rev P05  Building A Cross Section AA 2018-JMP-1A-AA-DR-A-5000 Rev P03  Building B Cross Section BB 2018-JMP-1B-BB-DR-A-5100 Rev P03  Buildings A and B Long Section CC 2018-JMP-P1-CC-DR-A-5200 P03  Building B Bay 01 Entrance 2018-JMP-1B-NW-DR-A-6000 Rev P04  Building B Bay 02 2018-JMP-1B-SWDR-A-6100 Rev P04  Building B Bay 03 2018-JMP-1B-SWDR-A-6200 Rev P04  Building B Bay 05 2018-JMP-1B-SWDR-A-6400 Rev -  Building B Bay 06 2018-JMP-1B-SWDR-A-6500 Rev -</p> <p>Detail – Phase 1 Landscape drawings:  522-PT-MP-TYP-DR-L-PL-1011_Rev PL1 - PH1 GF/Mezz Long Term  522-PT-MP-TYP-DR-L-PL-1013_Rev PL1 - PH1 GF/Mezz Short Term  522-PT-MP-TYP-DR-L-PL-1001_Rev PL1 - PH1 Podium Long Term  522-PT-MP-TYP-DR-L-PL-1002_Rev PL1 - PH1 Podium Play Strategy  522-PT-MP-TYP-DR-L-PL-1991_Rev PL1 - PH1 Roof Long Term</p>
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		<p><b>Detail - Phase 1 Landscape drawings with illustrative proposals for North Woolwich Road (for information):</b>  522-PT-MP-TYP-DR-L-PL-1013 Rev P09 – PH1 Landscape GF/Mezzanine – Long Term  522-PTMP-TYP-DR-L-PL-1014 Rev P10 GF/Mezzanine – Short Term  522-PT-MP-TYP-DR-L-PL-1016 Rev P09 1st Floor – Podium level Long Term  522-PT-MP-TYP-DR-L-PL-1017 Rev P07 Roof Level Long Term  522-PT-MP-TYP-DR-L-PL-1031 Rev P08 Podium Play Strategy</p> <p><b>Masterplan Landscape Drawings (for Information):</b>  522-PT-MP-TYP-DR-L-PL-1001_Rev P21 - Entry Level Landscape Plan  522-PT-MP-TYP-DR-L-PL-1002_Rev P08 - Ground Level landscape Plan  522-PT-MP-TYP-DR-L-PL-1005_Rev P09 - Playspace Areas  522-PT-MP-TYP-DR-L-PL-1006_Rev P16 - Urban Greening Factor  522-PT-MP-TYP-DR-L-PL-1007_Rev P10 - SINC Areas  522-PT-MP-TYP-DR-L-PL-1008_Rev P10 - Communal Amenity Areas  522-PT-MP-TYP-DR-L-PL-1009_Rev P10 - Public Realm Areas  522-PT-MP-TYP-DR-L-PL-1010_Rev P06 - Podium Landscape Strategy  522-PT-MP-TYP-DR-L-PL-1011_Rev P08 - Running Routes  522-PT-MP-TYP-DR-L-PL-1018_Rev P07 - Hardscape Strategy  522-PT-MP-TYP-DR-L-PL-1019_Rev P10 - Parking Strategy  522-PT-MP-TYP-DR-L-PL-1020_Rev P12 - Softscape Strategy  522-PT-MP-TYP-DR-L-PL-1021_Rev P06 - Drainage and SUDs Strategy  522-PT-MP-TYP-DR-L-PL-1025_Rev P08 - River Wall Strategy  522-PT-MP-TYP-DR-L-PL-1027_Rev P07 - Street Furniture Strategy  522-PT-MP-TYP-DR-L-PL-1028_Rev P07 - Tree Strategy  522-PT-MP-TYP-DR-L-PL-1030_Rev P10 - Composite Landscape Plan  522-PT-MP-TYP-DR-L-PL-1038_Rev P02 - Victoria Waterfront Safeguarding  522-PT-MP-TYP-DR-L-PL-1039_Rev P02 - River Lea Crossing Safeguarding</p> <p><b>River Wall drawings:</b>  Proposed Site Plan CW5210 Rev 01  Sections CW5211 to CW5223 Rev 00</p> <p>Updated Schedule of Accommodation (June 2020)  Design and Access Statement (Volume 1: Outline) (May 2020)  Design and Access Statement (Volume 2: Phase 1) (December 2018)  Design and Access Statement (Volume 2: Phase 1) Addendum (June 2019)  Design and Access Statement (Volume 2: Phase 1) Addendum (May 2020)  Design and Access Statement (Volume 3: Design Codes) (May 2020)  Fosters + Partners Planning Revision Tracker (May 2020)  Planning Statement (December 2018)  Addendum Planning, Density Management &amp; Employment Re-Provision Statement (May 2020) (as further amended via Covering letters dated 28<sup>th</sup> June and 20<sup>th</sup> July 2020)  Statement of Community Involvement  Statement of Community Involvement Update Letter (May 2019)  Social Values Report (May 2020)  Environmental Statement (Volume 1: Main Report) (December 2018)  Environmental Statement Addendum (Volume 1: Main Report) (May 2020)  Environmental Statement (Volume 2: Part 1) (December 2018)  Environmental Statement Addendum (Volume 2: Part 1) (May 2020)  Environmental Statement (Volume 2: Part 2) (December 2018)  Environmental Statement Addendum (Volume 2: Part 2) (May 2020)  Environmental Statement (Volume 3: Technical Appendices) (December 2018)  Environmental Statement Addendum (Volume 3: Technical Appendices) (May 2020)</p>
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		<p>Environmental Statement Non-Technical Summary (NTS) (December 2018)</p> <p>Environmental Statement Addendum Non-Technical Summary (NTS) (May 2020)</p> <p>Environmental Statement Letter of Conformity (June 2020)</p> <p>Tall Building Justification Statement (December 2018)</p> <p>Tall Building Justification Statement (May 2019)</p> <p>Independent Tall Buildings Statement (December 2018)</p> <p>Independent Tall Buildings Statement Letter of conformity (May 2020)</p> <p>Energy and Sustainability Statement (including BREEAM and Overheating Analysis) (December 2018)</p> <p>Energy and Sustainability Statement Addendum (May 2020)</p> <p>Light Within Report (December 2018)</p> <p>Light Within Report Letter of conformity (May 2020)</p> <p>Access Statement (May 2020)</p> <p>Population Modelling Report (December 2018)</p> <p>Population Modelling Report Letter of conformity (May 2020)</p> <p>Employment Floorspace Re-provision Statement (December 2018)</p> <p>Economic Development Statement (December 2018)</p> <p>Economic Development Statement Letter of conformity (May 2020)</p> <p>Community Facilities Statement (December 2018)</p> <p>Community Facilities Statement Letter of conformity (May 2020)</p> <p>River Wall Structural Survey (December 2018)</p> <p>River Wall Structural Survey Letter of conformity (May 2020)</p> <p>Safeguarded Wharf Report (December 2018)</p> <p>Safeguarded Wharf Report Letter of conformity (May 2020)</p> <p>Aviation Safeguarding Assessment (May 2020)</p> <p>Aviation Safeguarding Assessment – Elevated Wildlife Hazard Risk Assessment (December 2018)</p> <p>Aviation Safeguarding Assessment – Elevated Wildlife Hazard Risk Assessment Letter of conformity (May 2020)</p> <p>Demolition Method Statement (December 2018)</p> <p>Demolition Method Statement Letter of conformity (May 2020)</p> <p>Piling Impact Assessment (December 2018)</p> <p>Piling Impact Assessment Letter of conformity (May 2020)</p> <p>Code of Construction Practice (December 2018)</p> <p>Code of Construction Practice Letter of conformity (May 2020)</p> <p>Transport Assessment (December 2018)</p> <p>Transport Assessment Addendum (June 2019)</p> <p>Transport Assessment Addendum (May 2020)</p> <p>Construction Logistics Plan (December 2018)</p> <p>Construction Logistics Plan Addendum (May 2019)</p> <p>Construction Logistics Plan Letter of conformity (May 2020)</p> <p>Site Wide Delivery and Servicing Management Plan (December 2018)</p> <p>Site Wide Delivery and Servicing Management Plan Addendum (May 2020)</p> <p>Arboricultural Survey and Impact Assessment (May 2019)</p> <p>Arboricultural Survey and Impact Assessment Letter of conformity (May 2020)</p> <p>Below Ground Drainage Strategy Phase 1 (May 2019)</p> <p>Below Ground Drainage Strategy Letter of conformity (May 2020)</p> <p>Masterplan and Phase 1 Outline Fire Strategy (December 2018)</p> <p>Masterplan Outline Fire Strategy Letter of conformity (May 2020)</p> <p>Phase 1 Fire Strategy (May 2020)</p> <p>Density Management Plan (December 2018)</p> <p>Phase I Geoenvironmental &amp; Geotechnical Assessment (June 2019)</p> <p>Affordable Housing Statement (January 2019)</p> <p>Affordable Housing Statement Addendum (May 2020)</p> <p>Affordable Housing Statement Addendum 2 (June 2020)</p> <p>Financial Viability Assessment (January 2019)</p>
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		<p>Viability Addendum Note (May 2019)  Viability Addendum Note (June 2019)  Viability Addendum Note (May 2020)  Viability Addendum Note (June 2020)  Circular Economy Statement (July 2020)  Whole Life Carbon Statement (July 2020)</p> <p>No other drawings or documents apply.</p> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>
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### Prior to all works/commencement for each phase

7	Archaeology (Stage 1 WSI)	<p>Prior to the commencement of each phase of development hereby permitted a stage 1 written scheme of investigation (WSI) shall be submitted to and approved by the local planning authority in writing. 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. Written schemes of investigation will need to be prepared and implemented by a suitably qualified, professionally accredited archaeological practice.</p> <p>Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest and safeguard the archaeological heritage of the Borough. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
8	Archaeology (Stage 2 WSI)	<p>If heritage assets of archaeological interest are identified by the stage 1 written scheme of investigation (WSI) undertaken prior to each phase of the development, then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority prior to the commencement of the phase. For land that is included within the stage 2 WSI, no demolition/development/excavation shall take place other than in accordance with the approved stage 2 WSI which shall include:</p> <ol style="list-style-type: none"> <li>1.The programme and methodology of site investigation and recording</li> <li>2.The programme for post investigation assessment</li> <li>3.Provision to be made for analysis of the site investigation and recording</li> <li>4.Provision to be made for publication and dissemination of the analysis and records of the site investigation</li> <li>5.Provision to be made for archive deposition of the analysis and records of the site investigation</li> <li>6.Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation</li> </ol> <p>Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice.</p> <p>Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest and safeguard the archaeological heritage of the Borough. It is necessary for this condition to prevent the commencement of</p>

		development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.
9	Construction Logistics Plan (CLP)	<p>Prior to the commencement of each phase of development, a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The CLP shall include details of: (a) loading and unloading of plant and materials including vehicle turning areas; (b) storage of plant and materials; (c) sourcing of materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (f) hours of operation; (g) means to prevent deposition of mud on the highway (h) location and height of cranes and scaffolding (i) a Construction workers' Sustainable Travel Plan including details of strategies to promote sustainable travel by construction staff and details of Blue Badge holder accessible parking shall be submitted to and approved by the LPA. Subsequently these approved parking areas shall be marked out and visible for use. There shall be no use of such areas for general parking including by staff wishing to travel to/from work by car unless they are holders of Blue Badges. The approved construction staff travel plan measures shall be put in place prior to commencement of the phase, retained and continually monitored for the duration of these works; (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative highway effects during the demolition and construction phase.</p> <p>Each phase of the development shall be constructed in accordance with the relevant approved CLP. The CLP shall be implemented as approved and periodically reviewed following audits of its implementation. Results of these audits will be made available to the Council upon request. The CLP shall be retained for the duration of the demolition, site clearance and construction process for the phase.</p> <p>Reason: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
10	Movement by River	<p>Prior to the commencement of each phase of the development, a Feasibility Study, including specific measures and details, is to be submitted and approved by the local planning authority to demonstrate that all reasonable endeavours have and will be made to maximise the use of the River Thames (following consultation with the Port of London Authority) for the removal of construction waste and delivery of construction materials during the construction of the Development. Subsequently all works shall be carried out in accordance with the approved measures and details.</p> <p>Reason: To ensure that, where possible, construction related materials are moved by the most sustainable form of transport. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>

11	Highway Visual Condition Survey	<p>Prior to commencement of the works within each phase of development, the developer shall liaise with the Highway Authority and TfL and carry out a thorough visual condition survey of the Highway and provide the Highway Authority and TfL with a digital record of the inspection.</p> <p>Any damage to the existing public highway (including footways within the locality) during the construction works is to be reinstated to the appropriate Local Highway Authority or TfL standards and to the satisfaction of the Highway Authority or TfL as the case may be prior to the occupation of the relevant phase.</p> <p>Reason: To provide an agreed record of the condition of the Highway prior to commencement and ensure appropriate reinstatement is carried out to the satisfaction of the Highway Authority or TfL post construction of the development. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
12	Asbestos Management Survey	<p>Prior to the commencement of each phase of development, details of an Asbestos Management Survey (and Asbestos Refurbishment and Demolition Survey, if considered necessary) shall be submitted to and approved in writing by the local planning authority. As appropriate, such mitigation measures identified to control the release of asbestos fibres shall be implemented and retained during enabling, demolition and construction works.</p> <p>Reason: To safeguard the public, the environment and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
13	Construction Environmental Management Plan (CEMP)	<p>Prior to the commencement of each phase of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include (but not be limited to) details relating to all structures (a) any demolition, ground works, (including decontamination), (b) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies, (c) construction and access to the site, (d) hours of operation, (e) predicted levels of, means to control / minimise the impact of, and monitoring of noise, odour dust, vibration and smoke, (f) road cleaning including wheel washing, (g) suitable pollution prevention measures for the safe storage of fuels, oils and chemicals and the control of sediment laden site discharge to protect water quality including into the Thames during the construction phase; (h) details of vibro-compaction machinery and a method statement (i) details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded); (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative environmental effects during the demolition and construction phase. The CEMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement for the relevant phase. The CEMP shall be implemented as approved and periodically reviewed following</p>

		<p>environmental audits of its implementation, as identified within the CEMP. Results of these audits will be made available to the Council upon request. The CEMP shall be retained and complied with for the duration of the demolition, site clearance and construction process for the relevant phase.</p> <p>Reason: To safeguard the public, the amenities of the area and the environment and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
14	Code of Construction Practice (CoCP)	<p>Prior to the commencement of each phase of development, a Code of Construction Practice (CoCP), in line with (but not limited to) the Environmental Management and monitoring proposals within the CoCP hereby approved, shall be submitted to and approved in writing by the local planning authority. This code will serve as a live document throughout the duration of the works and will be under regular review (as identified in the CoCP) with the Environmental Control Team of the Council. The development shall thereafter be carried out in accordance with this approved CoCP.</p> <p>Reason: To protect the amenity of future occupants of the development and / or neighbours. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
15	Construction Ecological Mitigation and Management Plan (CEMMP)	<p>No development shall commence on each phase until a Construction Ecological Mitigation and Management Plan (CEMMP) has been submitted to and approved in writing by the local planning authority. The CEMMP shall be in accordance with BS42020:2013 and include the following: (a) Risk assessment of potentially damaging construction activities; (b) Identification of 'biodiversity protection zones'; (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements); (d) The location and timing of sensitive works; (e) The times during construction when a specialist ecologist need to be present on site to oversee works; (f) Responsible persons and lines of communication (g) The role and responsibilities of the on site ecological clerk of works (ECoW) or similarly competent person; (h) Use of protective fences, exclusion barriers and warning sign. All works carried out during the construction period of the relevant phase shall be undertaken in accordance with the approved CEMMP.</p> <p>Reason: To enhance and protect the biodiversity value of the land. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
16	Retained trees protection	<p>Prior to the commencement of each phase of development hereby approved, a scheme for the protection of any retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority. Specific issues to be dealt with in the TPP and AMS:</p> <p>a) Location and installation of services/ utilities/ drainage.</p>

		<p>b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.</p> <p>c) Details of construction within the RPA or that may impact on the retained trees.</p> <p>d) A full specification for the installation of boundary treatment works.</p> <p>e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.</p> <p>f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.</p> <p>g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.</p> <p>h) A specification for scaffolding and ground protection within tree protection zones.</p> <p>i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.</p> <p>j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires</p> <p>k) Boundary treatments within the RPA</p> <p>l) Methodology and detailed assessment of root pruning</p> <p>m) Arboricultural supervision and inspection by a suitably qualified tree specialist</p> <p>n) Reporting of inspection and supervision</p> <p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>Reason: To satisfy the local planning authority that the tree (s) to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
17	Unexploded ordnance	<p>No development shall take place within each phase of the development unless and until an Unexploded Ordnance (UXO) site safety and emergency procedures plan for that phase of development has been submitted to and approved by the local planning authority. The Construction Works and Excluded Works shall only be carried out in accordance with the approved UXO site safety and emergency procedures plan. UXO Safety Induction Training should be provided to everyone working at or visiting the site. The training should be commensurate with the individual's responsibilities and duties on the site. The training should be provided by a qualified Explosive Ordnance Disposal Engineer and delivered as a separate module of the Site Safety Induction Course.</p> <p>Reason: To safeguard the health and safety of employees working on the site during the construction phase. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>

18	Considerate Constructors Scheme (CCS)	<p>No development shall take place within each phase of the development until such time as the lead contractor, or the site, is signed up to the Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and those details shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.</p> <p>Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring and future occupiers should reasonably expect to enjoy. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
19	Contamination	<p>Prior to the commencement of each phase of development (except for demolition works above ground level) hereby permitted a contamination report shall be submitted to, and approved in writing by, the local planning authority. This report shall include an assessment of the risks posed by any contamination and a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority. Should remediation be required, no development in that phase shall commence until a report is submitted to and approved in writing by the local planning authority specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for use.</p> <p>Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans. It is necessary for the first part of this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
20	Dust risk assessment	<p>A dust risk assessment has been undertaken in accordance with the Greater London Authority and London Councils “the Control of Dust and Emissions from Construction and Demolition SPG”. The risk assessment specifies this development will be ‘medium’ to ‘high risk’. Prior to commencement of each phase, a dust monitoring strategy shall be forwarded to the Local planning authority for approval. Works shall be undertaken in accordance with the approved monitoring plan.</p> <p>Reason: To minimise dust and emissions from construction and demolition in accordance with the dust risk assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
21	Boreholes	<p>Prior to the commencement of each phase of development (except for demolition works above ground level), a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-</p>

		<p>development, for monitoring purposes will be secured, protected and inspected.</p> <p>Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with the Environment Agency's Groundwater Protection: Principles and Practice. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
22	Surface water drainage	<p>a) Prior to the commencement of each phase of development (except for demolition works above ground level) a surface water drainage scheme for the phase shall be submitted to and approved in writing by the Local planning authority. This scheme should include (a) sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development; (b) details of how the proposed surface water drainage scheme will be maintained; (c) a drainage scheme nominating the ownership, management and maintenance arrangements; (d) the use of SuDS and balancing ponds where possible; (e) a completed 'Newham Surface Water Drainage Pro-forma for new developments'; (f) details to demonstrate that the surface water run-off generated up to and including the 100 years critical storm plus climate change allowance, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. In addition, 'brownfield' major developments are required to reduce post development runoff rates for events up to and including the 1 in 100 year return period event plus 40% climate change allowance, to the calculated greenfield rate (calculated in accordance with loH124) or, where demonstrated not feasible, to not more than three times the calculated greenfield rates for the site. It is recommended that a SuDS treatment train is utilised to assist in this reduction. Each phase of the development shall only be implemented in accordance with the relevant approved details.</p> <p>Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
23	Flood resilience	<p>The development shall be carried out in accordance with the Thameside West River Wall Drawings (dated November 2018), the Thameside West Masterplan Flood Risk Assessment (Rev. 02 dated May 2019), the March 2020 Flood Risk Assessment Statement of Conformity, and the mitigation measures they detail. Prior to the commencement of each phase of development (except for demolition works above ground level) a scheme to ensure the development is flood resilient, in particular basement and lower ground levels and other finished floor levels, shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include a Flood Warning and Evacuation Plan. 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.</p> <p>Reason: Whilst we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide clarification of basement and lower ground levels to ensure that the proposed development can go ahead without posing an unacceptable flood risk to future occupants. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have</p>

		been met because the timing of compliance is fundamental to the decision to grant planning permission.
24	Water mains	<p>No construction within the development shall take place (except for demolition works above ground level) within 5m of any water main. Information detailing how the developer intends to divert the asset / align the development, 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 prior to the commencement of each phase of development. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access to Thames Water must be available at all times for the maintenance and repair of water infrastructure during and after the construction works.</p> <p>Reason: The proposed works will be in close proximity to underground strategic water main utility infrastructure and the works have the potential to impact on local underground water utility infrastructure. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
25	Impact piling – water pollution	<p>No impact piling shall take place in each phase unless and until a piling method statement for that phase has been submitted to and approved in writing by the local planning authority. The method statement should detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works.</p> <p>Any piling must be undertaken in accordance with the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on the local underground sewerage utility infrastructure. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
26	Controlled waters and foundation works	<p>Before each phase of the development is commenced (except for demolition works above ground level), a foundation works risk assessment shall be carried out to establish the potential risk of contamination of controlled waters from the intended foundation works on site. The construction of the site foundations shall then be carried out in accordance with details submitted to and approved in writing by the local planning authority before each phase commences.</p> <p>Reason: To ensure that the proposed development, does not harm groundwater resources. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
27	Circular Economy Statements	<p>A detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's draft Circular Economy Statement Guidance should be submitted as part of the reserved matters application/s for each outline phase(s). The statement shall adhere to the principles set out in the draft Circular Economy Statement. Should such details not be submitted at the reserved matter stage, a detailed Circular Economy Statement and</p>

		<p>Operational Waste Management Strategy should be submitted to approved in writing by the Local Planning Authority prior to the commencement of the relevant outline phase(s) of the development. The relevant outline phase(s) of development shall be carried out in accordance with those details.</p> <p>Prior to the occupation of any phase, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: <a href="mailto:CircularEconomyLPG@london.gov.uk">CircularEconomyLPG@london.gov.uk</a>, 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 a satisfactory submission to the GLA shall be submitted to and approved in writing by the local planning authority prior to occupation of the relevant outline phase.</p> <p>Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials. The condition is required to be pre-commencement to ensure that sustainability principles are considered at the earliest opportunity.</p>																																								
28	Air quality	<p>Prior to commencement of each outline phase (other than demolition and site clearance works) hereby permitted, an updated Air Quality Assessment, including an Air Quality Positive Statement (AQPS) and detailing any necessary mitigation to avoid significant effects, 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 phase 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 in accordance with the details so approved, and thereafter retained, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To protect and improve local air quality.</p>																																								
29	Cycle Parking Provision	<p>a) The total minimum quantum of cycle parking across the development shall not be less than the figures specified in the table below:</p> <table border="1" data-bbox="592 1339 1426 1960"> <thead> <tr> <th></th> <th>Short Stay</th> <th>Long Stay</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><b>Residential</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phase 1</td> <td>11</td> <td>709</td> <td>720</td> </tr> <tr> <td>Phases 2 to 10</td> <td>124</td> <td>8,303</td> <td>8,427</td> </tr> <tr> <td><b>Sub-total</b></td> <td><b>135</b></td> <td><b>9,012</b></td> <td><b>9,147</b></td> </tr> <tr> <td><b>Non-residential</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial &amp; Community Uses</td> <td>397</td> <td>70</td> <td>467</td> </tr> <tr> <td>Industrial - Building V</td> <td>15</td> <td>60</td> <td>75</td> </tr> <tr> <td>School / Nursery</td> <td>8</td> <td>136</td> <td>144</td> </tr> <tr> <td><b>Sub-total</b></td> <td><b>420</b></td> <td><b>266</b></td> <td><b>686</b></td> </tr> </tbody> </table>		Short Stay	Long Stay	Total	<b>Residential</b>				Phase 1	11	709	720	Phases 2 to 10	124	8,303	8,427	<b>Sub-total</b>	<b>135</b>	<b>9,012</b>	<b>9,147</b>	<b>Non-residential</b>				Commercial & Community Uses	397	70	467	Industrial - Building V	15	60	75	School / Nursery	8	136	144	<b>Sub-total</b>	<b>420</b>	<b>266</b>	<b>686</b>
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			<b>TOTAL within the TSW Scheme</b>	<b>555</b>	<b>9,278</b>	<b>9,833</b>	
		<p>The number of cycle parking spaces for each phase shall in total be no less than this minimum quantum for Phase 1 or in the case of Phases 2 – 11 such higher figure as the standard prevailing at the time of submission of reserved matters applications for that particular phase.</p> <p>b) Prior to the commencement of development (except demolition and site clearance works) of each phase of the development hereby approved, a Cycle Parking Management Plan shall be submitted to and approved by the local planning authority. The CPMP should include details of the allocation of cycle spaces between the market and affordable housing units and other land uses; details on how these cycle spaces and access including lifts/access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area. The approved allocations and details are to be completed prior to the occupation of the residential units and/or other uses within that part of the development and shall be permanently retained thereafter. The submission shall show how the details comply with London Cycling Design Standards (2014) (or relevant successor documents) in respect of quantum and the nature and type of layout and arrangements.</p> <p>c) A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be large enough to accommodate adapted cycles, cargo and other types of larger cycles.</p> <p>d) The relevant phase of the development shall not be occupied until the relevant amount of cycle parking spaces for that phase have been installed and ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by occupiers and visitors to this part of the development only and solely in accordance with the approved CPMP.</p> <p>Reason: To promote sustainable modes of transport.</p>					

**Prior to above ground works for each phase(s)**

30	Reserved matters approval	<p>Approval of the details of the Scale, Appearance, Layout, Access and Landscaping of each phase of the Outline part of the development (the reserved matters) shall be obtained from the GLA (or the Local planning Authority, where this has been agreed in writing by the GLA) and each phase shall not commence (except for demolition and site preparation works above ground level) until all such reserved matters have been approved for that relevant phase.</p> <p>Reason: To ensure adequate control over the form of the development given that this is a hybrid application.</p>
31	Fire evacuation lifts	<p>Prior to commencement of the above ground works for each building, details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.</p>

		Reason: In the interests of fire safety.
32	Fire Strategy – detailed and outline	<p>For the detailed part of the proposal (Phase 1) the development must be carried out in accordance with the provisions of the Fire Strategy Statement dated May 2020 and retained thereafter.</p> <p>Prior to the commencement of each outline phase (other than demolition, site clearance and ground works), a Fire Statement for the relevant phase, in the form of an independent fire strategy produced by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:</p> <ol style="list-style-type: none"> <li>1. The building's construction: methods, products and materials used, including manufacturers' details;</li> <li>2. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;</li> <li>3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;</li> <li>4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;</li> <li>5. How provision will be made within the site to enable fire appliances to gain access to buildings; and</li> <li>6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.</li> </ol> <p>The development shall be implemented in accordance with the approved Fire Statement for each phase and retained as such for the lifetime of the development.</p> <p><u>Reason:</u> In order to achieve the highest standards of fire safety and ensure the safety of all building users.</p>
33	Shopfronts	<p>Prior to commencement of superstructure within each phase of development (except for demolition works above ground level), details and specification of shopfronts (showing window reveals, frames, cills and headers) at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority in relation to the relevant phase. The development shall only be constructed in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: To ensure a satisfactory standard of external appearance of the development.</p>
34	Samples of all external surfaces	<p>No building within each phase of development shall commence above ground works unless and until details and samples of all external elevation and roof surfaces have been submitted to and approved in writing by the local planning authority in relation to the relevant phase. This shall include a physical mock-up of a typical upper floor window bay showing full details of brickwork bond, mortar, window and reveal details and a physical mock-up of typical ground floor bay (scale be agreed with the local authority) which shall be erected on site and be approved in writing by the local planning authority. The sample panels are to be reviewed by the Design Review Panel or</p>

		<p>representatives thereof. The development shall only be constructed in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: To ensure a satisfactory standard of external appearance of the development.</p>
35	Pre-construction TV reception surveys	<p>No building within each phase of the development hereby permitted shall be commenced above ground level unless and until pre-construction TV reception surveys have been undertaken and details submitted to and approved in writing by the local planning authority.</p> <p>Reason: To mitigate the impacts of TV reception to neighbouring properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment.</p>
36	Children's play space scheme	<p>The boundary treatment, landscaping and play equipment provision of the children's play area shall be the subject of a detailed scheme to be submitted to and agreed in writing by the local planning authority prior to the commencement above ground level of each phase of the development. The play equipment will be designed to be fully inclusive to ensure the areas are accessible to all. The approved scheme shall be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: To ensure the quality of children's play spaces.</p>
37	Wind tunnel testing	<p>No phase within the Outline part of the development (other than demolition and site clearance works) hereby permitted shall be commenced until further wind tunnel testing for that phase has been submitted to and approved in writing by the local planning authority and shall be provided to demonstrate that safe and amenable wind conditions can be secured.</p> <p>The development shall only be constructed in accordance with the approved details.</p> <p>Reason: In the interests of the health and safety of future occupiers and users of the development.</p>
38	Finished floor levels	<p>No development shall take place on each phase until there has been submitted to and approved by the local planning authority details of all finished levels. There shall be no change in levels unless specifically shown on the approved plans.</p> <p>Reason: To ensure a satisfactory standard of development is provided.</p>
39	Noise	<p>No above-ground works for each phase within the development hereby permitted shall be commenced until a report identifying external noise levels from nearby road, DLR, aircraft, river operations, and industrial uses, detailing noise and overheating mitigation measures for that phase, has been submitted to and approved by the local planning authority.</p> <p>Mitigation measures should demonstrate:</p> <ul style="list-style-type: none"> <li>• good acoustic design of the development in line with the current ProPG;</li> <li>• internal noise levels of the residential units comply with the requirements specified in BS8233 and WHO guidance;</li> <li>• a holistic acoustic, ventilation and overheating mitigation system meeting the requirements of the Association of Noise Consultants Acoustics Ventilation and Overheating Residential Design Guide (2020);</li> </ul>

		<ul style="list-style-type: none"> <li>external amenity areas have been designed according to BS8233 and ProPG;</li> <li>the mechanical ventilation system shall meet or exceed the specifications set out in clause 6, schedule 1 of the Noise Insulation Regulations 1975 with regard to acoustic performance and airflow rates.</li> </ul> <p>Evidence shall be provided to show that the glazing and ventilation intended to be installed can actually achieve the noise mitigation levels required. This should include manufacturers' test data showing the sound reduction levels achievable.</p> <p>The scheme as approved shall be installed and permanently maintained thereafter.</p> <p>Reason: To protect the amenity of future occupants and safeguard nearby road, DLR, aircraft, river operations, and industrial uses from complaints.</p>
40	Noise – LA Lounge	<p>No above-ground works for phase 1 within the development hereby permitted shall be commenced until a report identifying night-time external noise levels from the LA Lounge late-night venue based on surveys carried out by a qualified expert, detailing noise and overheating mitigation measures for phase 1, has been submitted to and approved in writing by the local planning authority.</p> <p>Mitigation measures included in the report shall demonstrate:</p> <ul style="list-style-type: none"> <li>good acoustic design of the development in line with the current ProPG;</li> <li>internal noise levels of the residential units comprised in the development hereby permitted comply with the requirements specified in BS8233 and WHO guidance (as amended from time to time);</li> <li>a holistic acoustic, ventilation and overheating mitigation system meeting the requirements of the Association of Noise Consultants Acoustics Ventilation and Overheating Residential Design Guide (2020);</li> <li>external amenity areas have been designed according to BS8233 and ProPG;</li> <li>the mechanical ventilation system shall meet or exceed the specifications set out in clause 6, schedule 1 of the Noise Insulation Regulations 1975 with regard to acoustic performance and airflow rates.</li> </ul> <p>Evidence shall be provided to show that the glazing and ventilation intended to be installed can actually achieve the noise mitigation levels required. This should include manufacturers' test data showing the sound reduction levels achievable. No residential units in Building A shall be occupied unless and until the local planning authority approved in writing the evidence submitted.</p> <p>The scheme as approved shall be installed and permanently maintained thereafter to the satisfaction of the local planning authority.</p> <p>Reason: To protect the amenity of future occupants and safeguard late-night uses from complaints.</p>
41	Sound insulation – roof terraces	<p>Prior to the fit out of each phase of the development hereby permitted, details of the proposed sound insulation scheme to be implemented between the residential accommodation and the roof garden/s shall be submitted to and approved by the Local planning authority. Details should include</p>

		<p>airborne and impact sound insulation. The developer shall certify to the local planning authority that the noise mitigation measures agreed have been installed. The approved scheme is to be completed prior to the occupation of that phase and shall be permanently retained thereafter.</p> <p>Reason: To protect the amenity of future occupants and/or neighbours.</p>
42	Mechanical Plant & Ventilation	<p>a) Prior to the commencement of any above-ground works for each phase, full details of a possible protected internal route for the provision of a flue(s) through the building(s) shall be submitted to and approved in writing by the local planning authority;</p> <p>b) Prior to first operation of any commercial uses hereby permitted for each phase, a report produced by suitable recognised individual(s) and/or company(s), shall be submitted to and approved in writing by the local planning authority. This shall identify:</p> <ul style="list-style-type: none"> <li>• the grease trap or grease digester system to be installed within any commercial kitchen, including full manufacturer's specifications;</li> <li>• any kitchen extraction system or other mechanical plant associated with the commercial operation of any such unit, including full specifications of all filtration, noise, vibration and odour control systems, and the provision of associated ducting and termination points (which must be at least 1 metre above roof height of the nearest building) and whether ductwork would need to pass across premises not in the control of the applicant;</li> <li>• sound insulation between residential and non-residential use, demonstrating compliance with International Organization for Standardization Noise Rating curves (NR): <ul style="list-style-type: none"> <li>○ NR 25 in bedrooms (2300 to 0700)</li> <li>○ NR 30 in all habitable rooms (0700 to 2300)</li> <li>○ If there is a distinguishable tone, the NR curves should be reduced to NR 20 and NR 25 respectively</li> <li>○ Noise Rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies 31.5 Hz to 8 kHz; and</li> </ul> </li> <li>• that at all times the operational plant on site shall not give rise to a BS4142 rating level greater than 5dB below the background noise level at the nearest or worst affected property.</li> </ul> <p>The approved schemes shall be permanently maintained thereafter.</p> <p>Reference shall be had to, 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by EMAQ+, 2018; (available at: <a href="https://ee.ricardo.com/downloads/air-quality/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems">https://ee.ricardo.com/downloads/air-quality/control-of-odour-and-noise-from-commercial-kitchen-exhaust-systems</a>)</p> <p>Reason: To protect the amenity of future occupants and/or neighbours.</p>
43	Rooftop plant, screening and parapet	<p>No building within each phase of development shall commence above ground works unless and until details of the rooftop plant, screening and parapet at a scale of 1:20 have been submitted to and approved in writing by the local planning authority in relation to the relevant phase. Details must include materials, colour, finish, elevation and section plans. The approved details are to be constructed/installed prior to the occupation of the relevant building and thereafter retained.</p> <p>Reason: To ensure a satisfactory standard of external appearance and to protect local amenity appearance.</p>

44	Specification of balconies, communal entrances, vehicular entrance, duplex entrances and typical bay	<p>No building within each phase of the development shall commence above ground works unless and until details and specification of balconies and winter gardens, communal entrances, vehicular entrances and gates, duplex entrances and typical bay (showing window reveals, frames, cills and headers) at a scale of 1:20 (in plan, section and elevation) have been submitted to and approved in writing by the Local planning authority in relation to the relevant phase. The development shall only be constructed in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: To ensure a satisfactory standard of external appearance of the development.</p>
45	Digital connectivity	<p>Prior to commencement above ground level of 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 shall be carried out in accordance with these plans and maintained as such in perpetuity.</p> <p>Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.</p>
46	Green / brown roofs and green walls	<p>Prior to commencement of above ground works for each phase, detailed proposals for accommodating green/brown roofs and/or green walls as part of the design and layout of the development shall be submitted to the local planning authority and approved in writing. This should include design/product specifications, the proposed implementation timescale and arrangements for on-going maintenance. Where a green roof or green wall is not proposed, the submitted documentary evidence should demonstrate why this would not be feasible or viable having regard to existing site constraints. Each phase of development shall be carried out in accordance with the approved details and the green/brown roofs and/or green walls shall thereafter be retained.</p> <p>Reason: To protect, enhance and create habitats for biodiversity across Newham and in accordance with the mitigation measures identified in the Environmental Impact Assessment.</p>
47	Photovoltaic (PV) panels	<p>Prior to commencement of above ground works for each phase of the development, aside from Phase 1, full details of the proposed location and manufacturers specification(s), for PV panels in that phase shall be submitted to and approved by the local planning authority in consultation with London City Airport</p> <p>The development shall only be constructed in accordance with the approved details.</p> <p>Reason: To safeguard London City Airport's flight operations and reduce carbon emissions from the development.</p>
48	Cooling strategy - major residential	<p>Prior to commencement of above ground works for each phase of development, the results of dynamic overheating modelling undertaken in line with the relevant Chartered Institution of Building Engineers (CIBSE) guidance together with details of all proposed measures for minimising overheating and meeting the development's cooling needs must be submitted to the Local planning authority and approved in writing. The design, materials, construction and operation of the development must</p>

		<p>demonstrate compliance with the Mayor’s cooling hierarchy and the GLA’s Overheating Checklist set out in the Mayor’s guidance on Preparing Energy Assessments as amended. The development shall be carried out in accordance with the approved details and any approved measures shall thereafter be retained for the life of the development.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
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**Prior to occupation for each phase(s)**

49	Contamination	<p>If remediation is required as identified in the approved contamination report, no building within the relevant phase shall be occupied unless and until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been 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 arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.</p> <p>The development shall only be constructed in accordance with the approved details.</p> <p>Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans. The condition is pre-occupation to ensure the approved remediation has been successfully completed and the development can be occupied safely without contamination risks being realised.</p>																		
50	Non-residential car parking and drop off/pick up provision	<p>a) The total maximum quantum of non-residential spaces for use as car parking, and pick up/drop off for the detailed (full) part of the development shall be in accordance with the figures specified in the table below:</p> <table border="1" data-bbox="593 1395 1383 1525"> <thead> <tr> <th></th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Commercial (Blue Badge)</td> <td>2</td> </tr> <tr> <td>Car club</td> <td>1</td> </tr> <tr> <td>Drop-off only spaces (Blue Badge)</td> <td>2</td> </tr> </tbody> </table> <p>The number of parking spaces for each purpose to be provided shall be no more than this approved maximum. The parking spaces, hereby approved, are to be completed for use prior to the occupation of the development and shall be permanently retained thereafter.</p> <p>b) The total maximum quantum of non-residential spaces for use as car parking, and pick up/drop off for the Outline part of the development shall not exceed the figures specified in the table below:</p> <table border="1" data-bbox="593 1832 1401 1989"> <thead> <tr> <th></th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Commercial (Blue Badge)</td> <td>11</td> </tr> <tr> <td>Industrial - Building V (Blue Badge)</td> <td>11</td> </tr> <tr> <td>School / Nursery (Blue Badge)</td> <td>5</td> </tr> <tr> <td>Car club</td> <td>5</td> </tr> </tbody> </table>		Total	Commercial (Blue Badge)	2	Car club	1	Drop-off only spaces (Blue Badge)	2		Total	Commercial (Blue Badge)	11	Industrial - Building V (Blue Badge)	11	School / Nursery (Blue Badge)	5	Car club	5
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General Purpose Blue Badge Parking	4					
Drop-off (Blue Badge)	12					
51	Roads & car parking	<p>Prior to the occupation or use of phase 1 of the development and any subsequent reserved matters application, the access roads, vehicle loading and unloading areas, turning areas, pick up/drop off area and parking areas as shown on the approved plan(s) shall be provided and retained thereafter.</p> <p>Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.</p>				
52	Redundant accesses to be reinstated	<p>Prior to the occupation of the development hereby approved, all redundant accesses and crossovers shall be reinstated and returned to a raised kerb, in a manner to be agreed in writing by the local planning authority.</p> <p>Reason: In the interests of pedestrian and vehicle safety.</p>				
53	Highway surfaces	<p>No building within each phase of the development shall be occupied until details and samples of all finishes/specifications of highway materials/surfaces have been submitted and approved by the local planning authority. The development shall only be constructed in accordance with the approved details and retained thereafter.</p> <p>Reason: To ensure a satisfactory standard of highway / surfaces within the development.</p>				
54	Electric vehicles	<p>The residential units in each phase of the development shall not be occupied unless and until charging points for electric vehicles have been installed and are available for use in the parking area(s) for that phase. At least 20% of the total number of car parking spaces serving the relevant phase shall be equipped with active electric vehicle charging points with all other spaces equipped with passive provision for electrical vehicle charging.</p> <p>Reason: To provide charging facilities for electric vehicles and to encourage the uptake of electric vehicles.</p>				

55	Traffic Management Plan	<p>a) Prior to the occupation of each phase of development hereby approved, a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The Traffic Management Plan shall set out the proposed management arrangements for vehicles movement within the relevant phase and including any internal shared access.</p> <p>b) The applicant is to submit details of appropriate road markings and signage internal to the site to regulate the movement of traffic, cyclists and pedestrians.</p> <p>Reason: To prevent obstruction of the public highway surrounding the site and the internal roads and avoid accidents.</p>
56	Delivery and Servicing Plan	<p>Each phase of development shall not be occupied unless and until a Delivery and Servicing Plan (DSP) for that phase has been submitted to and approved in writing by the local planning authority in consultation with TfL. The DSP should provide details of the expected type and expected frequency of service vehicles including waste removal and for all uses, the hours within which they would arrive and depart, the intended locations for loading and unloading of vehicles and associated waiting and turning areas and access routes and show clear vehicle sweep paths based on up to date information in relation to overall vehicle movements associated with the development. The relevant phase of development shall only be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: To ensure that vehicle movements associated with the use hereby permitted remains consistent and that the use shall not represent any unacceptable level, type, location or timing of vehicle movements such that the safety of pedestrians and cyclists and the efficiency of bus operations shall be unduly prejudiced, nor that residential amenity will be unduly affected and nor that the operation of adjacent highways including the Silvertown Tunnel is unduly affected.</p>
57	Waste water	<p>No properties within each phase shall be occupied until confirmation from the developer has been provided that either: all wastewater, surface water and 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. Prior to occupation of each phase details shall be submitted to and approved by the local planning authority. The relevant phase of development shall only be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: The development may lead to sewage 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.</p>
58	Water efficiency - major and minor residential	<p>Prior to first occupation of each phase of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the local planning authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building</p>

		<p>Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The development shall be carried out in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
59	Habitat Management Plan	<p>Prior to the occupation of each phase of development hereby permitted, a scheme for biodiversity enhancements in the form of a Habitat Management Plan (HMP) shall be submitted to and approved in writing by the local planning authority. This should include No Net Loss and Net Gain calculations, working to the provided methodology and in accordance with BS42020:2013; plans, materials, specifications and data, to demonstrate in detail how all ecological mitigation, compensation and enhancement measures identified in the approved Environmental Statement will be implemented within the Development and details of the long-term ecological objectives, maintenance schedules, management and monitoring. Work shall be undertaken in accordance with the approved scheme and thereafter retained.</p> <p>Reason: To enhance the biodiversity value of the land.</p>
60	Urban Greening Factor	<p>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 the entire development is able to achieve an urban greening factor average of at least 0.4 (or whatever policy requirement is in place at that time). The measures set out in that evidence for achieving an urban greening factor of at least 0.4 shall thereafter be retained.</p> <p>Reason: To improve urban greening.</p>
61	Landscaping	<p>Prior to the occupation of Phase 1 of the development and as part of the information prepared with any reserved matter application to discharge landscaping details, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The details shall include all existing trees and shrubs and proposed trees (including full details of all tree pits) and shrubs, pathway, including walking and cycling routes details and their steps and slopes, lighting, signage, wayfinding signage, enclosures, bins, seating and other furniture along with public art. As well as public spaces, including the park and the riverside way, the hard and soft landscaping shall include details of private/communal rooftop terraces and gardens and details on how pedestrians and cyclists would use the public and private/communal spaces. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the local planning authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the local planning authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as</p>

		<p>originally approved, unless the local planning authority gives its consent to any variation.</p> <p>Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.</p>
62	Landscaping Management Plan	<p>Prior to occupation of each phase of the development, a landscaping management plan for that phase shall be submitted to and approved in writing by the local planning authority for that phase. The plan for each phase of the development shall set out how the planting will be managed for a minimum of five years to ensure full and successful establishment of plants and trees. The plans shall identify all landscaped areas that will be under communal management and clearly specify that properly qualified horticulturists will be contracted to manage the site. The planting shall be thereafter managed in accordance with the approved management plan.</p> <p>Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.</p>
63	Infill materials	<p>No soils, or infill materials, are to be brought onto the site unless they have been satisfactorily proven to be suitable for use (geotechnically and geochemically) and present no risks to human health, planting and the environment. A declaration to this effect, together with acceptable documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis test results, must be submitted to and be approved in writing by the local planning authority prior to first occupation of each phase.</p> <p>Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans.</p>
64	Bird strike risk	<p>Prior to the occupation of each phase of development, the following shall be carried out and submitted to and approved by the local planning authority having consulted with London City Airport Ltd:</p> <p>a. A Bird Strike Risk Statement (BSRS) and Bird Hazard Management Plan (BHMP). These documents shall demonstrate that the development comprised within the relevant phase of development does not increase the risk of bird strike hazard to aircraft using London City Airport when measured against the conditions existing on the whole development site at the time of the submission of the documents.</p> <p>b. A detailed scheme for green and/or brown roofs with associated aggressive bird management strategy. All green and/or brown roofs should be designed to make them unattractive to birds so as not to have an adverse effect on the safety of operations at London City Airport by encouraging bird roosting and creating sources of food for birds, and thereby presenting a bird strike threat to aircraft operating at the Airport.</p> <p>c. Estate Management Strategy (EMS) for the relevant phase of development which includes an aggressive bird management plan and details of the number and location of signs that are required to be located across the site to prohibit the feeding of wildlife and waterfowl.</p> <p>The relevant phase of development shall be carried out in accordance with the approved details and thereafter retained.</p>

		Reason: To safeguard London City Airport's flight operations.
65	External lighting assessment	<p>Prior to the occupation of each phase of development, full details of any proposed external lighting (the External Lighting Scheme) for that phase shall be submitted to and approved in writing by the local planning authority. The local planning authority should consult London City Airport and TfL. Each External Lighting Scheme shall include details of the appearance and technical details/specifications, intensity, orientation and screening of lamps, siting, the means of construction and laying of cabling, the timing of installation and details of the proposed hours of operation. The scheme should be designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle to nearby transport infrastructure, drivers on nearby roads and flight operations.</p> <p>Each External Lighting Scheme is to be constructed and / or installed prior to occupation of the residential units within the relevant phase and shall be retained for so long as the development shall exist. No external lighting shall be installed other than that approved by this condition.</p> <p>Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution on the highway and public transport networks and London City Airport's flight operations.</p>
66	Refuse and recycling	<p>Prior to the occupation of each phase of development hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to occupation of that phase and retained thereafter.</p> <p>Reason: To avoid harm to the character and appearance of the street scene and local area and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers.</p>
67	Boundary treatments /enclosure	<p>Prior to occupation of each phase of development hereby approved, full details of the position, design, materials and type of boundary treatments/means of enclosure shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to occupation of that phase and retained thereafter.</p> <p>Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway and in the interests of visual amenity.</p>
68	Public heritage	<p>Prior to the occupation of each phase of development a written project design shall be submitted to and approved by the local planning authority securing the implementation of a scheme of on-site public heritage presentation and interpretation. Each approved scheme shall be implemented and thereafter retained for the life of the development.</p> <p>Reason: The planning authority wishes to secure public benefit from the scheme's impact on heritage assets.</p>
69	Public art mural on Building A	<p>Prior to the occupation of Phase 1 hereby permitted, details of the public art mural proposed on Building A shall be submitted to and approved by the local planning authority. The approved details shall be implemented and thereafter retained for the life of the development.</p>

		Reason: In the interests of visual amenity.
70	Gym noise	<p>Prior to the occupation of any gyms within the relevant phase, a scheme shall be submitted to and approved in writing by the Local planning authority for:</p> <p>(a) the acoustic insulation/isolation of the gym and associated equipment  (b) the control of sound transmission from amplified music</p> <p>The relevant phase shall be operated in accordance with the approved details and thereafter retained.</p> <p>Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining premises and/or dwellings.</p>
71	Sound insulation	<p>(a) No non-residential unit within each phase of the development shall be occupied unless and until a scheme of sound insulation for that phase has been designed and installed between residential and non-residential uses such that the sound insulation provided shall meet the following standards:</p> <p>International Organization for Standardization Noise Rating curves (NR) NR 25 in bedrooms (2300 to 0700), NR 30 in all habitable rooms (0700 to 2300).</p> <p>If there is a distinguishable tone the NR curves should be reduced to NR 20 and NR 25 respectively. Noise Rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies 31.5 Hz to 8 kHz. The developer shall certify to the local planning authority that the noise mitigation measures have been installed.</p> <p>(b) Pre-completion testing shall be carried out and a report shall be submitted to and approved in writing by the local planning authority, demonstrating that all floor, ceiling and wall constructions can achieve compliance with the above standards.</p> <p>The relevant phase of development shall only be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: To protect the amenity of future occupants and/or neighbours.</p>
72	Fixed and mobile equipment	<p>Prior to the operation of any proposed commercial/leisure units within each phase of the development hereby permitted, an appropriate sound assessment must be undertaken of any fixed and mobile equipment, in line with guidance advocated within BS 4142:2014 and shall be submitted to and approved in writing by the local planning authority. A representative background sound level should be used and the rating level, from all simultaneous operations associated with these uses and any sound sources that are similar in nature, should be no greater than 5dB below the adopted background sound level at the nearest noise sensitive receptors. The relevant phase of development shall only be operated in accordance with the approved details and thereafter retained.</p> <p>Reason: To minimise the noise effects of the development and in accordance with the mitigation measures identified in the Environmental Impact Assessment.</p>
73	Post-construction TV reception surveys	<p>The results of the pre-construction TV reception surveys (approved pursuant to condition 35) shall inform the level of mitigation required and the approved details shall be installed prior to first occupation of the residential units within that relevant phase.</p>

		Reason: To mitigate the impacts of TV reception to neighbouring properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment.
74	BREEAM Design Stage Certificate - major non-residential	<p>Prior to the fit out of the commercial units in each phase of development, a BREEAM New Construction 2018 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the local planning authority and approved in writing to show that an 'Excellent' rating will be achieved for the non-residential floorspace.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
75	Free drinking water	<p>Prior to the occupation of Phase 4, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of at least two free drinking water points within or adjacent to 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 prior to the occupation of Phase 5, and drinking water made available to the public for free in accordance with the plans and details in perpetuity.</p> <p>Reason: To ensure sustainable provision of free drinking water, to minimise plastic waste.</p>
76	Whole lifecycle carbon	<p>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 Lifecycle 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: <a href="mailto:zerocarbonplanning@london.gov.uk">zerocarbonplanning@london.gov.uk</a> along with any supporting evidence as per the guidance.</p> <p>Confirmation of a satisfactory submission to the GLA shall be submitted to and approved in writing by the local planning authority prior to occupation of the relevant building.</p> <p>Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.</p>

## Monitoring and management

77	Phasing Plan & order of construction	<p>Each Phase within the development hereby permitted shall be commenced and constructed in accordance with the approved Phasing Plan [Phasing Plan A-SL-011-xx-13 Rev 05] showing the location of each Phase. Each phase of the development shall be commenced in the approved order starting with Phase 1 through to Phase 11.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning and to safeguard against adverse impacts on the free flow of traffic on local roads and the amenities of the area.</p>
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78	Environmental Statement	<p>The development hereby permitted shall be constructed in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Environmental Statement (ES) and appendices (December 2018) therein relevant to the development prepared by Buro Happold and the ES Addendum (May 2020) and ES Letter of Conformity (June 2020), unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.</p> <p>Reason: To ensure that the development is carried out in accordance with the Environmental Statement and the mitigation measures proposed therein.</p>
79	Cranes & scaffolding	<p>No cranes or scaffolding shall be erected within the site area of each phase unless and until construction methodology and diagrams clearly presenting the location, types, maximum operating height, radius and start/finish dates for the use of cranes/scaffolding during that phase have been submitted to and approved by the local planning authority, having consulted London City Airport and TfL. The construction methodology statement shall also include a detailed programme of the various lifts of cranes which may require the penetration of safeguarding surfaces (in such cases coordination with London City Airport will be sought to ensure that such lifts occur when the airport is not in operation); a relevant section on communications between the construction team and London City Airport to ensure that the airport is aware of activities and can issue NOTAMs informing the flying community of activity on the site; operational provisions to address emergency situations such as the discovery of UXO and how cranes will be made safe to ensure that they do not become a hazard to aircraft operations; and confirmation of compliance with obstruction lighting requirements and specifications. It should be noted that no construction equipment shall be permitted to infringe any Instrument Flight Procedures or critical obstacle limitation surfaces. The relevant phase of development shall be carried out in accordance with the approved details and the details shall be complied with for the duration that the cranes and/or scaffolding are in place.</p> <p>Reason: To safeguard London City Airport's flight operations and other transport infrastructure. It is necessary for this condition to prevent the commencement of outline phases of the development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
80	Phase 1 and 2 - Industrial Floorspace	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (and any statutory instrument revoking, re-enacting or modifying either order or the regulations), the flexible employment floorspace (Classes B1b, B1c, B2 (restricted) and B8) within Buildings A, B and D are the subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>• None of this floorspace shall be used for any use other than uses falling within Use Classes B1(b), B1(c), B2 and B8 as specified in the schedule to the Use Classes Order as in force on 31 August 2020;</li> <li>• If used for Class B2 uses, these uses are restricted to those listed in Appendix 5 of the Addendum Planning, Density Management &amp; Employment Re-Provision Statement (May 2020) hereby approved;</li> </ul>

		<ul style="list-style-type: none"> <li>No noise levels greater than up to LAeq,T 85 dB(A) inside these units;</li> </ul> <p>The flexible employment floorspace (Classes B1b, B1c, B2 (restricted) and B8) within Building D is also the subject of the following further servicing restrictions:</p> <ul style="list-style-type: none"> <li>No HGV vehicles are to be used during servicing operations; and</li> <li>Use of the external service yard area is restricted to not between 11pm and 6am.</li> </ul> <p>Reason: To secure delivery of the industrial floorspace and protect the amenity of future occupants of the development.</p>
81	Building V - Industrial Floorspace	<p>None of the industrial floorspace contained within Building V shall be used for any use other than uses falling within Use Classes B1(c), B2 and B8 as specified in the schedule to the Use Classes Order on 31 August 2020.</p> <p>Reason: To secure delivery of the industrial floorspace.</p>
82	Construction Work Hours	<p>(a) No construction or building works shall be carried out on the site except between the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1600 on Saturday and at no other time including on any Bank or Public Holidays.</p> <p>(b) Deliveries of construction and demolition materials to and from the site by road shall take place between the hours of 0800 and 1800 Monday to Friday and between 0800 and 1600 on Saturday and at no other time including on any Bank or Public Holidays.</p> <p>Reason: To ensure that the construction does not prejudice the ability of neighbouring and future occupier's reasonable enjoyment of their properties.</p>
83	D1 Use	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (and any statutory instrument revoking, re-enacting or modifying either order or the regulations), the primary school, nursery and community centre floorspace of the development hereby permitted shall not be allowed a change of use to any other use within Class D1 as specified in the schedule to the Use Classes Order as in force on 31 August 2020.</p> <p>Reason: To ensure that the development meets the needs of the community.</p>
84	A1-A4 Use	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (and any statutory instrument revoking, re-enacting or modifying either order or the regulations), the flexible floorspace hereby permitted at the entry level within Phases 1 and 4-11 shall be restricted to a flexible commercial use within A1, A2, A3 and A4 Use as specified in the schedule to the Use Classes Order as in force on 31 August 2020.</p> <p>Reason: To ensure that the development delivers active entry level uses as set out in Parameter Plan 09: Principle Uses at Entry Level A-SL-011-XX-09</p>

		Rev 04 and Proposed Mezzanine Floor Plan 2018-JMP-P1-M1-DR-A-3110 Rev P06.
85	Hours of commercial uses	<p>Any approved floorspace which is used for a use falling within Use Classes A3 (Restaurants &amp; Cafes) or Class A4 (Drinking Establishments) as specified in the schedule to the Use Classes Order on 31 August 2020 shall not be open for customers outside the following hours:</p> <p>07.00 to 23.00 on Monday to Saturday, and 7.00 to 22.30 on Sundays, Public and Bank Holidays, unless otherwise agreed by the local planning authority.</p> <p>Reason: To safeguard the amenities of future occupiers proposed within this development.</p>
86	Restriction on retail sales for industrial uses	<p>There shall be no retail sales within the industrial uses of buildings A, B, D and V hereby approved with the exception of a trade counter, which shall be the subject of a detailed scheme to be submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure the development approved retains its industrial use.</p>
87	Contamination during development	<p>If during implementation of each phase of development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the local planning authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to the completion of the relevant phase.</p> <p>Reason: To prevent harm to human health and pollution of the environment.</p>
88	Non-road transportable industrial equipment or vehicles	<p>During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable.</p> <p>Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.</p> <p>No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.</p> <p>Reason: To protect the amenity of future occupants and/or neighbours.</p>

89	Rainwater pipes, flues or grills	<p>No rainwater pipes, flues or grills, other than those shown on the approved plans shall be visible on any publicly visible elevation, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure a satisfactory standard of external appearance of the development.</p>
90	Combustion plant flues	<p>The flues to all combustion plant in the development must be designed to comply with the specifications set out in 'Technical Guidance Note D1 Guidelines on Discharge Stack Heights for Polluting Emissions'. Several of the boiler plants associated with this development are likely to be a 'Medium Combustion Plant and require a Permit issued by the Environment Agency. An application should be made to the Environment Agency before any such plant is commissioned.</p> <p>Reason: To protect air quality and health by ensuring that the production of air pollutants are kept to a minimum.</p>
91	Drainage system and risk to controlled water	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details</p> <p>Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants.</p>
92	Invasive species	<p>If prior to or during the course of any phase any Japanese Knotweed or other non-native invasive species are found to be present on the phase, then no further development shall take place until a detailed method statement for removing or the long-term management/control of the Japanese Knotweed and/or other non-native invasive species has been submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to prevent the spread of Japanese Knotweed and any other non-native invasive species during any operations, e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. The development shall be carried out in accordance with the approved method statement if one is required.</p> <p>Reason: To prevent the spread and further ingress of Japanese Knotweed and any other invasive non-native species in order to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity both within the development site and on adjacent site.</p>
93	Obstacle Limitation Surface	<p>No Building or structure to permanently form part of the Development shall exceed London City Airport's Obstacle Limitation Surfaces (OLS).</p> <p>Reason: To safeguard London City Airport's flight operations.</p>
94	Antenna	<p>No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the site or roof of any buildings unless and until details of their size and location have</p>

		<p>previously been submitted to and approved by the local planning authority in consultation with London City Airport. The relevant part of the development shall be carried out in accordance with the approved details and thereafter retained.</p> <p>Reason: To safeguard London City Airport's flight operations and in the interests of visual amenity.</p>
95	BREEAM Final Certificate - major non-residential	<p>Within 3 months of the first occupation of each phase of development, a BREEAM New Construction 2018 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the local planning authority and approved in writing to demonstrate that an 'Excellent' rating has been achieved. Construction Stage assessment will be produced post-occupancy, to allow time for collation of accurate evidence, and for the 2-month review and comment period by the BRE.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
96	Events Management Strategy	<p>No event shall take place within in any part of the development unless an Events Licence Application (including an Events Management Strategy) has been submitted to and approved in writing by the Local Authority. For the avoidance of doubt the Events Management Strategy shall include details regarding stewardship arrangements, signage, and measures to promote and provide for sustainable transport, event notification arrangements. Thereafter events shall be undertaken in accordance with the Events Management Strategy as approved by the Local Authority.</p> <p>Reason: In the interest of residential amenity, parking congestion and highway, pedestrian and visitor safety.</p>
97	Considerate Constructors Scheme (CCS) monitoring	<p>The Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, should be clearly displayed on the site so that they can be easily read by passing members of the public, and those details shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.</p> <p>Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring and future occupiers should reasonably expect to enjoy.</p>

## Informatives

1	S106 agreement	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	Pre-commencement conditions	The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.

3	CIL payment and liability notice	The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Newham. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at: <a href="https://www.gov.uk/guidance/community-infrastructure-levy">https://www.gov.uk/guidance/community-infrastructure-levy</a> . CIL forms can be found at: <a href="https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5">https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5</a>
4	CIL phasing	This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). Each Phase may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).
5	Deemed discharge	All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.
6	Adverts	You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007.
7	Site Notices	Where applicable the developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.
8	Pre-application	The applicant was provided with pre application advice. The local planning authority was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. The Mayor has accordingly granted planning permission.
9	Further approval and consents	This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control, the London Borough of Newham before proceeding with the work.
10	Designing out crime	The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) at each phase and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.
11	Housing ventilation	The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010 (as updated or replaced). (This also works for utility rooms). Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas. Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.
12	Food law requirements	The kitchen and other food areas of the premises need to comply in full with EU 852/2004 as enforced by the Food Hygiene (England) Regulations 2006, EU 178/2002 as enforced by the General Food Regulations 2004 The Food Premises Registration Regulations 1991 (under these regulations there is a

		<p>requirement to register with the Environmental Health Service at least 28 days prior to opening - this form is accessible from Newham's website).</p> <p>All structural finishes and equipment must comply with the Catering Guide (industry) to Good Hygiene Practice (Chadwick House Group Ltd).</p> <p>Particular Requirements of the Hygiene Legislation Include:  Sufficient internal and external hygiene refuse storage capacity. The external store should be capable of accommodating standard Council wheeled bins of a total capacity appropriate to the scale of the business. External bins should not be placed in a position where they are likely to cause an obstruction.  Provision of double sink and wash-hand basin in main food preparation area. Hot water supply to all wash-hand basins and sinks should preferably be from a gas fired balanced flue instant water heater.  Sufficient refrigeration and freezer capacity.  Sufficient hot food storage/display/capacity (if applicable).  Kitchen layout to facilitate separation of raw and cooked food handling and preparation.  Adequate artificial lighting levels throughout, achieved by means of fluorescent tube lights, (minimum wattage 40 watts) fitted with diffusers.  Sufficient general ventilation to all rooms  Extraction ventilation to food preparation areas/rooms must be capable of maintaining at least 20 air changes per hour.  Creation of a lobby between the WC and the food rooms.  All structural finishes, work surfaces and equipment to be of durable, smooth and impervious materials.</p>
13	Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)	<p>The proposed passenger/goods lift must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation is not adequate. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance. Note: Compliance with Planning Law does not automatically mean that you will comply with more specific Health and Safety Law requirements.</p>
14	Licensing	<p>It is possible that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment (music, dancing etc.), supply of alcohol and the provision of late-night refreshment. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003. Application forms can be obtained from the Licensing Team, 1st Floor, Town Hall Annexe, 330-354 Barking Road, E6 2RT, telephone 0203 373 1925 email <a href="mailto:Licensing@newham.gov.uk">Licensing@newham.gov.uk</a>. Application forms are also available on the Council website at: <a href="https://www.newham.gov.uk/business-licensing-regulation/premises-alcohol-entertainment-license/1">https://www.newham.gov.uk/business-licensing-regulation/premises-alcohol-entertainment-license/1</a></p>
15	River works licence	<p>The Applicant is reminded of the need for a river works licence for all works over mean high water, including the inter tidal terracing.</p>
16	National Grid overhead lines	<p>National Grid's Overhead Lines are protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset. Statutory electrical safety clearances must be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 – 8 Technical Specification for overhead line</p>

		<p>clearances Issue 3 (2004):  <a href="http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/appIII-part2">http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/appIII-part2</a>. The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's (<a href="http://www.hse.gov.uk">www.hse.gov.uk</a>) Guidance Note GS 6 "Avoidance of Danger from Overhead Electric Lines." Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any high voltage conductors at the point where the conductors are under their maximum 'sag' or 'swing' conditions. Overhead Line profile drawings should be obtained at: <a href="mailto:Plantprotection@nationalgrid.com">Plantprotection@nationalgrid.com</a>. If a landscaping scheme is proposed as part of the proposal, only slow and low growing species of trees and shrubs should be planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.</p>
17	Thames Water underground assets	<p>The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes if working above or near Thames Water pipes or other structures: <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.</p>

## **Statement of positive and proactive action in dealing with the application**

In dealing with this application, the Deputy Mayor, acting under delegated authority and as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing Report GLA/4039c/03; GLA Representation Hearing Report Amendment GLA/4039c/04; and GLA Update Reports GLA/4039c/05 and GLA/4039c/06. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Yours sincerely

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending to the right.

**John Finlayson**  
Head of Development Management

Note: This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment

## **NOTES TO APPLICANTS**

### **Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.**

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### **Purchase Notices and Compensation**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.