



**Directorate of Regeneration,  
Enterprise & Skills**  
The Woolwich Centre, 5th Floor  
35 Wellington Street  
London, SE18 6HQ

Mr J Hymer  
Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG  
**20/3385/F & Associated Ref: 20/3386/L**  
23 December 2021

## **DECISION NOTICE - PLANNING PERMISSION GRANTED**

Dear Mr Josh Hymer,

**Town & Country Planning Act 1990 (As Amended)**  
**Town & Country Planning (Development Management Procedure)(England) Order 2015**  
**Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)**  
**Planning (Listed Buildings and Conservation Areas) Regulations 1990 (As Amended)**  
**Town & Country Planning (Environmental Impact Assessment) Regulations 2017**

**Site:** Woolwich Exchange, Land Bounded by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road, Woolwich, London SE18 7BZ

**Applicant:** Spray Street Quarter LLP

**Proposal:** Demolition of existing buildings (excluding the Grade II listed Former Woolwich Covered Market and elements of Ia-c to II Woolwich New Road (odds)) and the construction of a mixed use development comprising residential dwellings (Class C3), commercial, business and service uses (Class E), community use (within Class E, Class F1(f) and/or F2(b)), drinking establishment(s) (sui generis) and a cinema (sui generis), new public square and new public realm with hard and soft landscaping, highways works, parking, access and servicing arrangements, plant, infrastructure and associated works. Internal and external alterations to the Former Woolwich Covered Market.

**Drawings** EXISTING:  
202101-PHA-20-00-DR-A-8051 P 25.09.2020, 202101-PHA-20-00-DR-A-8050 P 25.09.2020, 202101-PHA-20-00-DR-A-8010 P 25.09.2020, ARE.17.EL.DR.B.8060 P 15.12.2017, ARE.17.EL.DR.B.8061 P 15.12.2017 ARE.17.EL.DR.B.8062 P 15.12.2017

PROPOSED:

Site Wide Floor Plans (1000 Series)

202101-PHA-20-BI-DR-A-1000 P 25.09.2020, 202101-PHA-20-GF-DR-A-1001 P3 12.07.2021, 202101-PHA-20-MZ-DR-A-1002 P3 12.07.2021, 202101-PHA-20-01-DR-A-1003 P3 12.07.2021, 202101-PHA-20-02-DR-A-1004 P2 12.07.2021, 202101-PHA-20-03-DR-A-1005 P2 12.07.2021, 202101-PHA-20-04-DR-A-1006 P2 12.07.2021, 202101-PHA-20-05-DR-A-1007 P2 12.07.2021, 202101-PHA-20-06-DR-A-1008 P2 12.07.2021, 202101-PHA-20-07-DR-A-1009 P2 12.07.2021, 202101-PHA-20-08-DR-A-1010 P2 12.07.2021, 202101-PHA-20-09-DR-A-1011 PI 12.07.2021, 202101-PHA-20-10-DR-A-1012 P2 12.07.2021, 202101-PHA-20-11-DR-A-1013 PI 12.07.2021, 202101-PHA-20-12-DR-A-1014 PI 12.07.2021, 202101-PHA-20-13-DR-A-1015 PI 12.07.2021, 202101-PHA-20-14-DR-A-1016 PI 12.07.2021, 202101-PHA-20-15-DR-A-1017 PI 12.07.2021, 202101-PHA-20-16-DR-A-1018 PI 12.07.2021, 202101-PHA-20-17-DR-A-1019 PI 12.07.2021, 202101-PHA-20-18-DR-A-1020 PI 12.07.2021, 202101-PHA-20-19-DR-A-1021 PI 12.07.2021, 202101-PHA-20-20-DR-A-1022 PI 12.07.2021, 202101-PHA-20-21-DR-A-1023 PI 12.07.2021, 202101-PHA-20-22-DR-A-1024 PI 12.07.2021, 202101-PHA-20-23-DR-A-1025 PI 12.07.2021, 202101-PHA-20-24-DR-A-1026 PI 12.07.2021, 202101-PHA-20-25-DR-A-1027 PI 12.07.2021

Site Wide Elevations (2000 Series)

202101-PHA-20-EL-DR-A-2001 P 25.09.2020, 202101-PHA-20-EL-DR-2002 P 25.09.2020, 202101-PHA-20-EL-DR-2003 PI 12.11.2020, 202101-PHA-20-EL-DR-2004 P 25.09.2020

Phase I Floor Plans (1100 Series)

202101-PHA-20-BI-DR-A-1100 P 25.09.2020, 202101-PHA-20-GF-DR-A-1101 P2 12.07.2021, 202101-PHA-20-MZ-DR-A-1102 P2 12.07.2021, 202101-PHA-20-01-DR-A-1103 P3 12.07.2021, 202101-PHA-20-02-DR-A-1104 P3 12.07.2021, 202101-PHA-20-03-DR-A-1105 P3 12.07.2021, 202101-PHA-20-04-DR-A-1106 P3 12.07.2021, 202101-PHA-20-05-DR-A-1107 P3 12.07.2021, 202101-PHA-20-06-DR-A-1108 P3 12.07.2021, 202101-PHA-20-07-DR-A-1109 P2 12.07.2021, 202101-PHA-20-08-DR-A-1110 P2 12.07.2021, 202101-PHA-20-09-DR-A-1111 P2 12.07.2021, 202101-PHA-20-10-DR-A-1112 PI 12.07.2021, 202101-PHA-20-11-DR-A-1113 PI 12.07.2021, 202101-PHA-20-12-DR-A-1114 PI 12.07.2021, 202101-PHA-20-13-DR-A-1115 PI 12.07.2021, 202101-PHA-20-14-DR-A-1116 PI 12.07.2021, 202101-PHA-20-15-DR-A-1117 PI 12.07.2021, 202101-PHA-20-16-DR-A-1119 PI 12.07.2021, 202101-PHA-20-17-DR-A-1120 PI 12.07.2021, 202101-PHA-20-18-DR-A-1120 PI 12.07.2021, 202101-PHA-20-19-DR-A-1121 PI 12.07.2021, 202101-PHA-20-20-DR-A-1122 PI 12.07.2021, 202101-PHA-20-21-DR-A-1123 PI 12.07.2021, 202101-PHA-20-22-DR-A-1124 PI 12.07.2021, 202101-PHA-20-23-DR-A-1125 PI 12.07.2021, 202101-PHA-20-24-DR-A-1126 PI 12.07.2021

Phase I Elevations (2100 Series)

202101-PHA-20-EL-DR-A-2101 P 25.09.2020, 202101-PHA-20-EL-DR-A-2102 P 25.09.2020, 202101-PHA-20-EL-DR-A-2103 P 25.09.2020, 202101-PHA-20-EL-DR-A-2104 P 25.09.2020, 202101-PHA-20-EL-DR-A-2105 P

25.09.2020, 202101-PHA-20-EL-DR-A-2106 P 25.09.2020,  
202101-PHA-20-EL-DR-A-2107 P 25.09.2020, 202101-PHA-20-EL-DR-A-2108 P  
25.09.2020, 202101-PHA-20-EL-DR-A-2109 P 25.09.2020,  
202101-PHA-20-EL-DR-A-2110 P 25.09.2020, 202101-PHA-20-EL-DR-A-2111 P  
25.09.2020, 202101-PHA-20-EL-DR-A-2112 P 25.09.2020

#### Phase 1 Sections (3100 Series)

202101-PHA-20-SK-DR-A-3100 P 25.09.2020, 202101-PHA-20-SK-DR-A-3101 P  
25.09.2020, 202101-PHA-20-SK-DR-A-3102 P 25.09.2020,  
202101-PHA-20-SK-DR-A-3103 P 25.09.2020, 202101-PHA-20-SK-DR-A-3104 P  
25.09.2020, 202101-PHA-20-SK-DR-A-3105 P 25.09.2020

#### Phase 2 Floor Plans (1200 Series)

General Arrangement Ground Floor Plan 202101-GHA-20-00-DR-A-1201 REV 01  
06.07.2021, 202101-GHA-20-01-DR-A-1203 25.09.2020,  
202101-GHA-20-02-DR-A-1204 25.09.2020, 202101-GHA-20-03-DR-A-1205  
25.09.2020, 202101-GHA-20-04-DR-A-1206 25.09.2020,  
202101-GHA-20-05-DR-A-1207 25.09.2020, 202101-GHA-20-06-DR-A-1208  
25.09.2020, 202101-GHA-20-07-DR-A-1209 25.09.2020,  
202101-GHA-20-08-DR-A-1210 25.09.2020, 202101-GHA-20-09-DR-A-1211  
25.09.2020, 202101-GHA-20-10-DR-A-1212 25.09.2020,  
202101-GHA-20-11-DR-A-1213 25.09.2020, 202101-GHA-20-12-DR-A-1214  
25.09.2020, 202101-GHA-20-13-DR-A-1215 25.09.2020,  
202101-GHA-20-14-DR-A-1216 25.09.2020, 202101-GHA-20-15-DR-A-1217  
25.09.2020, 202101-GHA-20-16-DR-A-1218 25.09.2020,  
202101-GHA-20-17-DR-A-1219 25.09.2020, 202101-GHA-20-18-DR-A-1220  
25.09.2020, 202101-GHA-20-19-DR-A-1221 25.09.2020,  
202101-GHA-20-20-DR-A-1222 25.09.2020, 202101-GHA-20-21-DR-A-1223  
25.09.2020, 202101-GHA-20-22-DR-A-1224 25.09.2020,  
202101-GHA-20-23-DR-A-1225 25.09.2020, 202101-GHA-20-24-DR-A-1226  
25.09.2020, 202101-GHA-20-25-DR-A-1227 25.09.2020

#### Phase 2 Elevations (2200 Series)

202101-GHA-20-EL-DR-A-2200 25.09.2020, 202101-GHA-20-EL-DR-A-2201  
25.09.2020, 202101-GHA-20-EL-DR-A-2202 25.09.2020,  
202101-GHA-20-EL-DR-A-2203 25.09.2020, 202101-GHA-20-EL-DR-A-2204  
25.09.2020, 202101-GHA-20-EL-DR-A-2205 25.09.2020,  
202101-GHA-20-EL-DR-A-2206 25.09.2020, 202101-GHA-20-EL-DR-A-2207  
25.09.2020

#### Phase 2 Sections (3900 Series)

202101-GHA-20-SK-DR-A-3900 25.09.2020, 202101-GHA-20-SK-DR-A-3901  
25.09.2020, 202101-GHA-20-SK-DR-A-3902 25.09.2020,  
202101-GHA-20-SK-DR-A-3903 25.09.2020

#### Detailed Wheelchair Units Plans Phase 1 (1150-1160 series)

202101-PHA-21-ZZ-DR-A-1150 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1151 P  
18.03.2021, 202101-PHA-21-ZZ-DR-A-1152 P 18.03.2021,  
202101-PHA-21-ZZ-DR-A-1153 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1154 P  
18.03.2021, 202101-PHA-21-ZZ-DR-A-1155 P 18.03.2021,

202101-PHA-21-ZZ-DR-A-1156 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1157 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1158 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1159 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1160 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1161 P 18.03.2021, 202101-PHA-21-ZZ-DR-A-1162 P 18.03.2021

Detailed Wheelchair Units Plans Phase 2 (1250 series)

202101-GHA-21-ZZ-DR-1250 18.03.2021, 202101-GHA-21-ZZ-DR-1251 18.03.2021, 202101-GHA-21-ZZ-DR-1252 18.03.2021, 202101-GHA-21-ZZ-DR-1253 18.03.2021, 202101-GHA-21-ZZ-DR-1254 18.03.2021, 202101-GHA-21-ZZ-DR-1255 18.03.2021, 202101-GHA-21-ZZ-DR-1256 18.03.2021, 202101-GHA-21-ZZ-DR-1257 18.03.2021, 202101-GHA-21-ZZ-DR-1258 18.03.2021

Landscape Drawings

202101-HTA-17-00-DR-L-2000 P9 13.07.2021, 202101-HTA-17-00-DR-L-2001 P5 15.07.2021, 202101-HTA-17-00-DR-L-2002 P8 13.07.2021, 202101-HTA-17-00-DR-L-2003 P7 13.07.2021, 202101-HTA-17-00-DR-L-2005 P6 09.07.2021, 202101-HTA-17-00-DR-L-2006 P6 09.07.2021

Demolition

202101-PHA-20-00-DR-A-8010 P 25.09.2020

Other Drawings

449/SD/232 449/SD/255 P 26.01.2021, 202101-PHA-20-XX-SA-A-0400 21.01.2021, 449/SD/256

The Royal Borough of Greenwich as Local Planning Authority grants planning permission for the development described above and referred to in your application dated 30 October 2020.

In reaching this decision account has been taken of the environmental information as requested by Regulation 3 of the Town & Country Planning (Environmental Impact Assessment) Regulation 2017.

The main reasons and considerations on which the decision was based were those set out in the report of the Director of Strategic Planning as requested by Regulation 30 (1) (c) of the Town & Country Planning (Environmental Impact Assessment) 2017

There are 79 further conditions which are set out within this decision notice.

Yours faithfully



Assistant Director

**Notes**

*The Council in assessing the merits of this application have taken into consideration the provisions of the National Planning Policy Framework*

*You are reminded that you may also require approval under the Building Regulations. Advice and application forms can be obtained from Building Control at this address, by telephone on 020 8921 5413 or by emailing [building.control@royalgreenwich.gov.uk](mailto:building.control@royalgreenwich.gov.uk)*

## SCHEDULE OF CONDITIONS, REASONS and INFORMATIVES

Application Reference: 20/3385/F

At: Woolwich Exchange, Land Bounded by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road, Woolwich, London SE18 7BZ

### Condition 1

#### Time Limit

The development to which this permission relates must be begun not later than the expiration of five (5) years beginning with the date on which the permission is granted.

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

### Condition 2

#### Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved documents.

Approved Plans:

Site Wide Floor Plans (1000 Series)			
Drawing Title	Drawing Ref.	REV	Date
Basement Floor Plan	202101-PHA-20-B1-DR-A-1000	P	25.09.2020
Ground Floor Plan	202101-PHA-20-GF-DR-A-1001	P3	12.07.2021
Ph1 / Mezzanine Floor Plan Ph2 / 1st Floor Plan	202101-PHA-20-MZ-DR-A-1002	P3	12.07.2021
Ph1 / 1st Floor Plan Ph2 / 1st Floor Plan	202101-PHA-20-01-DR-A-1003	P3	12.07.2021
Ph1 / 2nd Floor Plan Ph2 / 2nd Floor Plan	202101-PHA-20-02-DR-A-1004	P2	12.07.2021
Ph1 / 3rd Floor Plan Ph2 / 3rd Floor Plan	202101-PHA-20-03-DR-A-1005	P2	12.07.2021
Ph1 / 4th Floor Plan Ph2 / 4th Floor Plan	202101-PHA-20-04-DR-A-1006	P2	12.07.2021
Ph1 / 5th Floor Plan Ph2 / 5th Floor Plan	202101-PHA-20-05-DR-A-1007	P2	12.07.2021
Ph1 / 6th Floor Plan Ph2 / 6th Floor Plan	202101-PHA-20-06-DR-A-1008	P2	12.07.2021
Ph1 / 7th Floor Plan Ph2 / 7th Floor Plan	202101-PHA-20-07-DR-A-1009	P2	12.07.2021
Ph1 / 8th Floor Plan Ph2 / 8th Floor Plan	202101-PHA-20-08-DR-A-1010	P2	12.07.2021
Ph1 / 9th Floor Plan Ph2 / 9th Floor Plan	202101-PHA-20-09-DR-A-1011	P2	12.07.2021
Ph1 / 10th Floor Plan Ph2 / 10th Floor Plan	202101-PHA-20-10-DR-A-1012	P2	12.07.2021
Ph1 / 11th Floor Plan Ph2 / 11th Floor Plan	202101-PHA-20-11-DR-A-1013	P1	12.07.2021
Ph1 / 12th Floor Plan Ph2 / 12th Floor Plan	202101-PHA-20-12-DR-A-1014	P1	12.07.2021
Ph1 / 13th Floor Plan Ph2 / 13th Floor Plan	202101-PHA-20-13-DR-A-1015	P1	12.07.2021

Ph1 / 14th Floor Plan Ph2 / 14th Floor Plan	202101-PHA-20-14-DR-A-1016	PI	12.07.2021
Ph1 / 15th Floor Plan Ph2 / 15th Floor Plan	202101-PHA-20-15-DR-A-1017	PI	12.07.2021
Ph1 / 16th Floor Plan Ph2 / 16th Floor Plan	202101-PHA-20-16-DR-A-1018	PI	12.07.2021
Ph1 / 17th Floor Plan Ph2 / 17th Floor Plan	202101-PHA-20-17-DR-A-1019	PI	12.07.2021
Ph1 / 18th Floor Plan Ph2 / 18th Floor Plan	202101-PHA-20-18-DR-A-1020	PI	12.07.2021
Ph1 / 19th Floor Plan Ph2 / 19th Floor Plan	202101-PHA-20-19-DR-A-1021	PI	12.07.2021
Ph1 / 20th Floor Plan Ph2 / 20th Floor Plan	202101-PHA-20-20-DR-A-1022	PI	12.07.2021
Ph1 / 21st Floor Plan Ph2 / 21st Floor Plan	202101-PHA-20-21-DR-A-1023	PI	12.07.2021
Ph1 / 22nd Floor Plan Ph2 / 22nd Floor Plan	202101-PHA-20-22-DR-A-1024	PI	12.07.2021
Ph1 / 23rd Floor Plan Ph2 / 23rd Floor Plan	202101-PHA-20-23-DR-A-1025	PI	12.07.2021
Ph1 / Roof Floor Plan Ph2 / 24th Floor Plan	202101-PHA-20-24-DR-A-1026	PI	12.07.2021
Ph1 / Roof Floor Plan Ph2 / Roof Floor Plan	202101-PHA-20-25-DR-A-1027	PI	12.07.2021

#### Site Wide Elevations (2000 Series)

Drawing Title	Drawing Ref.	REV	Date
Plumstead Road Elevation 1 & Spray Street Elevation 2	202101-PHA-20-EL-DR-A-2001	P	25.09.2020
Square looking North and South Elevations	202101-PHA-20-EL-DR-2002	P	25.09.2020
Woolwich New Road and Parry Place Elevations	202101-PHA-20-EL-DR-2003	PI	12.11.2020
East and West Transverse Elevations	202101-PHA-20-EL-DR-2004	P	25.09.2020

#### Phase I Floor Plans (1100 Series)

Drawing Title	Drawing Ref.	REV	Date
Basement Plan	202101-PHA-20-BI-DR-A-1100	P	25.09.2020
Ground Floor Plan	202101-PHA-20-GF-DR-A-1101	P2	12.07.2021
Mezzanine Floor Plan	202101-PHA-20-MZ-DR-A-1102	P2	12.07.2021
1st Floor Plan	202101-PHA-20-01-DR-A-1103	P3	12.07.2021
2nd Floor Plan	202101-PHA-20-02-DR-A-1104	P3	12.07.2021
3rd Floor Plan	202101-PHA-20-03-DR-A-1105	P3	12.07.2021
4th Floor Plan	202101-PHA-20-04-DR-A-1106	P3	12.07.2021
5th Floor Plan	202101-PHA-20-05-DR-A-1107	P3	12.07.2021
6th Floor Plan	202101-PHA-20-06-DR-A-1108	P3	12.07.2021
7th Floor Plan	202101-PHA-20-07-DR-A-1109	P2	12.07.2021
8th Floor Plan	202101-PHA-20-08-DR-A-1110	P2	12.07.2021
9th Floor Plan	202101-PHA-20-09-DR-A-1111	PI	12.07.2021
10th Floor Plan	202101-PHA-20-10-DR-A-1112	PI	12.07.2021
11th Floor Plan	202101-PHA-20-11-DR-A-1113	PI	12.07.2021
12th Floor Plan	202101-PHA-20-12-DR-A-1114	PI	12.07.2021

13th Floor Plan	202101-PHA-20-13-DR-A-1115	PI	12.07.2021
14th Floor Plan	202101-PHA-20-14-DR-A-1116	PI	12.07.2021
15th Floor Plan	202101-PHA-20-15-DR-A-1117	PI	12.07.2021
16th Floor Plan	202101-PHA-20-16-DR-A-1119	PI	12.07.2021
17th Floor Plan	202101-PHA-20-17-DR-A-1120	PI	12.07.2021
18th Floor Plan	202101-PHA-20-18-DR-A-1120	PI	12.07.2021
19th Floor Plan	202101-PHA-20-19-DR-A-1121	PI	12.07.2021
20th Floor Plan	202101-PHA-20-20-DR-A-1122	PI	12.07.2021
21st Floor Plan	202101-PHA-20-21-DR-A-1123	PI	12.07.2021
22nd Floor Plan	202101-PHA-20-22-DR-A-1124	PI	12.07.2021
23rd Floor Plan	202101-PHA-20-23-DR-A-1125	PI	12.07.2021
Roof Plan	202101-PHA-20-24-DR-A-1126	PI	12.07.2021
<b>Phase I Elevations (2100 Series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
Plumstead Road Elevation 1	202101-PHA-20-EL-DR-A-2101	P	25.09.2020
Spray Street Elevation 2	202101-PHA-20-EL-DR-A-2102	P	25.09.2020
Square Elevation 3 looking North	202101-PHA-20-EL-DR-A-2103	P	25.09.2020
Square Elevation 4 looking South	202101-PHA-20-EL-DR-A-2104	P	25.09.2020
Woolwich New Road Elevation 5	202101-PHA-20-EL-DR-A-2105	P	25.09.2020
Parry Place Elevation 6	202101-PHA-20-EL-DR-A-2106	P	25.09.2020
Block B West Elevation 7	202101-PHA-20-EL-DR-A-2107	P	25.09.2020
Block A East Elevation 8	202101-PHA-20-EL-DR-A-2108	P	25.09.2020
Block D East & Block C West Elevations 9 and 10	202101-PHA-20-EL-DR-A-2109	P	25.09.2020
Block A Podium Elevations A1, A2&A3	202101-PHA-20-EL-DR-A-2110	P	25.09.2020
Block B Podium Elevations B1, B2&B3	202101-PHA-20-EL-DR-A-2111	P	25.09.2020
Block C Podium Elevations C1&C2	202101-PHA-20-EL-DR-A-2112	P	25.09.2020
<b>Phase I Sections (3100 Series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
Section A-A	202101-PHA-20-SK-DR-A-3100	P	25.09.2020
Section B-B	202101-PHA-20-SK-DR-A-3101	P	25.09.2020
Section C-C	202101-PHA-20-SK-DR-A-3102	P	25.09.2020
Section D-D	202101-PHA-20-SK-DR-A-3103	P	25.09.2020
Section E-E	202101-PHA-20-SK-DR-A-3104	P	25.09.2020
Section F-F	202101-PHA-20-SK-DR-A-3105	P	25.09.2020
<b>Phase 2 Floor Plans (1200 Series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
General Arrangement Ground Floor Plan	202101-GHA-20-00-DR-A-1201	01	06.07.2021
General Arrangement First Floor Plan	202101-GHA-20-01-DR-A-1203	-	25.09.2020
General Arrangement Second Floor Plan	202101-GHA-20-02-DR-A-1204	-	25.09.2020
General Arrangement Third Floor Plan	202101-GHA-20-03-DR-A-1205	-	25.09.2020
General Arrangement Fourth Floor Plan	202101-GHA-20-04-DR-A-1206	-	25.09.2020
General Arrangement Fifth Floor Plan	202101-GHA-20-05-DR-A-1207	-	25.09.2020
General Arrangement Sixth Floor Plan	202101-GHA-20-06-DR-A-1208	-	25.09.2020
General Arrangement Seventh Floor	202101-GHA-20-07-DR-A-1209	-	25.09.2020



Plan			
General Arrangement Eighth Floor Plan	202101-GHA-20-08-DR-A-1210	-	25.09.2020
General Arrangement Ninth Floor Plan	202101-GHA-20-09-DR-A-1211	-	25.09.2020
General Arrangement Tenth Floor Plan	202101-GHA-20-10-DR-A-1212	-	25.09.2020
General Arrangement Eleventh Floor Plan	202101-GHA-20-11-DR-A-1213	-	25.09.2020
General Arrangement Twelfth Floor Plan	202101-GHA-20-12-DR-A-1214	-	25.09.2020
General Arrangement Thirteenth Floor Plan	202101-GHA-20-13-DR-A-1215	-	25.09.2020
General Arrangement Fourteenth Floor Plan	202101-GHA-20-14-DR-A-1216	-	25.09.2020
General Arrangement Fifteenth Floor Plan	202101-GHA-20-15-DR-A-1217	-	25.09.2020
General Arrangement Sixteenth Floor Plan	202101-GHA-20-16-DR-A-1218	-	25.09.2020
General Arrangement Seventeenth Floor Plan	202101-GHA-20-17-DR-A-1219	-	25.09.2020
General Arrangement Eighteenth Floor Plan	202101-GHA-20-18-DR-A-1220	-	25.09.2020
General Arrangement Nineteenth Floor Plan	202101-GHA-20-19-DR-A-1221	-	25.09.2020
General Arrangement Twentieth Floor Plan	202101-GHA-20-20-DR-A-1222	-	25.09.2020
General Arrangement Twenty-First Floor Plan	202101-GHA-20-21-DR-A-1223	-	25.09.2020
General Arrangement Twenty-Second Floor Plan	202101-GHA-20-22-DR-A-1224	-	25.09.2020
General Arrangement Twenty-Third Floor Plan	202101-GHA-20-23-DR-A-1225	-	25.09.2020
General Arrangement Twenty-Fourth Floor Plan	202101-GHA-20-24-DR-A-1226	-	25.09.2020
General Arrangement Roof Plan	202101-GHA-20-25-DR-A-1227	-	25.09.2020
<b>Phase 2 Elevations (2200 Series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
General Arrangement West Elevation	202101-GHA-20-EL-DR-A-2200	-	25.09.2020
General Arrangement East Elevation	202101-GHA-20-EL-DR-A-2201	-	25.09.2020
General Arrangement North Elevation	202101-GHA-20-EL-DR-A-2202	-	25.09.2020
General Arrangement South Elevation	202101-GHA-20-EL-DR-A-2203	-	25.09.2020
General Arrangement Courtyard West Elevation	202101-GHA-20-EL-DR-A-2204	-	25.09.2020
General Arrangement Courtyard South Elevation	202101-GHA-20-EL-DR-A-2205	-	25.09.2020
General Arrangement Courtyard East Elevation	202101-GHA-20-EL-DR-A-2206	-	25.09.2020
General Arrangement Courtyard North Elevation	202101-GHA-20-EL-DR-A-2207	-	25.09.2020
<b>Phase 2 Sections (3900 Series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>

General Arrangement Section A-A	202101-GHA-20-SK-DR-A-3900	-	25.09.2020
General Arrangement Section B-B	202101-GHA-20-SK-DR-A-3901	-	25.09.2020
General Arrangement Section C-C	202101-GHA-20-SK-DR-A-3902	-	25.09.2020
General Arrangement Section D-D	202101-GHA-20-SK-DR-A-3903	-	25.09.2020
<b>Detailed Wheelchair Units Plans Phase 1 (1150-1160 series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
Block A Type 1 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1150	P	18.03.2021
Block A Type 2 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1151	P	18.03.2021
Block B Type 3 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1152	P	18.03.2021
Block B Type 4 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1153	P	18.03.2021
Block B Type 5 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1154	P	18.03.2021
Block B Type 6 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1155	P	18.03.2021
Block B Type 7 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1156	P	18.03.2021
Block C Type 8 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1157	P	18.03.2021
Block C Type 9 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1158	P	18.03.2021
Block C Type 10 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1159	P	18.03.2021
Block C Type 11 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1160	P	18.03.2021
Block C Type 12 WCH Unit Layout	202101-PHA-21-ZZ-DR-A-1161	P	18.03.2021
WCH Accessible Bathroom Layouts	202101-PHA-21-ZZ-DR-A-1162	P	18.03.2021
<b>Detailed Wheelchair Units Plans Phase 2 (1250 series)</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
Wheelchair Unit 3B4P 94.0sqm	202101-GHA-21-ZZ-DR-1250	-	18.03.2021
Wheelchair Unit 1B2P 59.2sqm	202101-GHA-21-ZZ-DR-1251	-	18.03.2021
Wheelchair Unit 2B3P 73.9sqm	202101-GHA-21-ZZ-DR-1252	-	18.03.2021
Wheelchair Unit 2B3P 76.6sqm	202101-GHA-21-ZZ-DR-1253	-	18.03.2021
Wheelchair Unit 1B2P 54.5sqm	202101-GHA-21-ZZ-DR-1254	-	18.03.2021
Wheelchair Unit 2B3P 77.3sqm	202101-GHA-21-ZZ-DR-1255	-	18.03.2021
Wheelchair Unit 2B3P 72.6sqm	202101-GHA-21-ZZ-DR-1256	-	18.03.2021
Wheelchair Unit 3B4P 90.8qm	202101-GHA-21-ZZ-DR-1257	-	18.03.2021
Wheelchair Unit 3B4P 88.5sqm	202101-GHA-21-ZZ-DR-1258	-	18.03.2021
<b>Landscape Drawings</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
Landscape & Public Realm Masterplan	202101-HTA-17-00-DR-L-2000	P9	13.07.2021
Public Realm Tree Plan	202101-HTA-17-00-DR-L-2001	P5	15.07.2021
Communal Amenity GA Plan	202101-HTA-17-00-DR-L-2002	P8	13.07.2021
Hard Landscape Plan	202101-HTA-17-00-DR-L-2003	P7	13.07.2021
Illustrative Masterplan - Context	202101-HTA-17-00-DR-L-2005	P6	09.07.2021
Illustrative Masterplan - Detail	202101-HTA-17-00-DR-L-2006	P6	09.07.2021
<b>Demolition</b>			
<b>Drawing Title</b>	<b>Drawing Ref.</b>	<b>REV</b>	<b>Date</b>
Demolition Plan	202101-PHA-20-00-DR-A-8010	P	25.09.2020

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

*Approved Reports*

<b>Title</b>	<b>Author</b>	<b>Date</b>
Design and Access Statement	PHA, GHA and HTA	October 2020
Planning Statement	Lichfields	30.10.2020
Statement of Community Engagement	Camargue	September 2020
Transport Assessment	SWECO	20.10.2020

Framework Travel Plan	SWECO	19.10.2020
Outline Delivery, Servicing and Waste Management Plan	SWECO	20.10.2020
Energy and Sustainability Strategy	SWECO	29.09.2020
Flood Risk Assessment and Outline Drainage Strategy	WSP	13.10.2020
Foul Water Assessment	WSP	13.10.2020
Utilities Statement	SWECO	08.10.2020
Outline Management Strategy	Savills	October 2020
Rapid Health Impact Assessment	Temple	14.10.2020
Equalities Impact Assessment	Lichfields	20.10.2020
Framework Relocation Strategy	Newsteer	11.05.2021
Viability Assessment	Knight Frank	21.10.2020
Heritage Impact Assessment of Woolwich Covered Market	Lichfields	October 2020
Woolwich Covered Market Structural and Engineering Report	Elliot Wood	13.10.2020
Fire Safety Advice (RIBA 2)	IFC	09.09.2020
Planning Summary	Lichfields	30.10.2020
Amendment Submission Cover Letter	Lichfields	24.03.2021
Statement of Environmental Impact Assessment Conformity	Temple	23.03.2021
Briefing Note on Environmental Statement Chapter 6: Socio Economics	Lichfields	22.03.2021
Technical Note: Response to TFL	SWECO	08.03.2021
Technical Note: Response to GLA (Drainage Strategy)	WSP	08.02.2021
Technical Note: Response to GLA (Viability) and Commercial Comparable	Knight Frank	12.03.2021
Cost Plan	RPS	30.09.2020
Technical Note: Urban Greening Factor and Biodiversity Net Gain Calculation and Assessment	HTA	05.03.2021
Technical Note: Development Appraisal Update Following GLA Review	Knight Frank	26.03.2021
GLA Viability Response (Letter)	Knight Frank	25.03.2021
Draft Phasing Plan	No author	18.02.2021
Technical Note: Response to RBG Highways	SWECO	30.03.2021
Technical Note: Acoustic façade ventilation design review	Temple	11.03.2021
Overheating Report	SWECO	24.09.2020
Additional VuCity View: Barrack Field	No author	03.02.2021
Additional VuCity View: Burrage Road	No author	03.02.2021
Additional VuCity View: Powis Street	No author	03.02.2021
Additional VuCity View: Powis Street (with Trees)	No author	03.02.2021
Additional VuCity Kinetic View: General Gordon Square	No author	03.02.2021
Below Ground Attenuation Strategy (DWG: WSP-17-GF-DR-D-0002)	WSP	01.08.2020
Technical Note: PV Panels (GLA)	SWECO	30.04.2021

*Approved Environmental Statement prepared by Temple dated October 2020 which includes:*

Volume 2: Main Text:

Chapter 6: Socio-Economics, prepared by Lichfields

Chapter 7: Air Quality, prepared by Temple  
Chapter 8: Daylight, Sunlight and Overshadowing, prepared by GIA  
Chapter 9: Wind Microclimate, prepared by RWDI  
Chapter 10: Noise and Vibration, prepared by Temple  
Chapter 11: Ground Conditions and Contamination, prepared by WSP  
Chapter 12: Built Heritage and Archaeology, prepared by Lichfields & Compass Archaeology  
Chapter 13: Climate Change Mitigation and Adaption, prepared by Temple  
Chapter 14: Effect Interactions, prepared by Temple  
Chapter 15: Residual Effects and Conclusions, prepared by Temple  
Volume 3: Townscape and Visual Impact Assessment, prepared by Fira Ltd  
Volume 4: Technical Appendices  
Applicant's Response to Waterman's Draft Review Report of the Environmental Statement (Dec 2020)  
Applicant's Response to Waterman's Final Review Report (FRR) of the Environmental Statement (Feb 2021)

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure that the land uses within the development do not have any effects which have not been assessed in the Environmental Statement.

### **Condition 3**

#### **Quantum of development**

The total quantum of the detailed elements of the application hereby permitted within each respective use class shall not exceed the quantum listed below (unless otherwise varied):

- a) Residential Development - the total amount of residential development within Use Class C3 (Dwelling Houses) shall be 801 units;
- b) Commercial Development:
  - i) the total Class E(a), E(b), E(c)(i), E(c)(ii), E(c)(iii), E(d), E(e), E(f) and E(g)(i) floorspace shall be up to 9,015 sqm (GIA).
    - provided that up to 500sqm of floorspace for community use falling within Class E, Class F1(f) and/or Class F2(b) may be provided within the development in place of the equivalent provision of shops, financial or professional services or restaurants/cafes or gym within Class E floorspace
  - ii) the total Sui Generis Cinema floorspace shall be approximately 4,124 sqm (GIA).
  - iii) the total Sui Generis Drinking establishments floorspace shall be up to 1,446 sqm (GIA).

Reason: In order to ensure that the development is carried out in accordance with the approved plans and drawings and does not have any effects which have not been assessed in the Environmental Statement.

## **Pre-commencement conditions**

### **Condition 4**

#### **Section 106 completion**

- a) Development shall not commence on any Phase unless and until all proprietors of all freehold interests, leasehold interests and financial charges (except where those interests are (1) owned by the Council and/or (2) "De Minimis Interests" as defined under the agreement which was entered into with the local planning authority pursuant to Section 111 of the Local Government Act 1972 in relation to this planning permission and/or (3) subject to a notice of entry served by the Council pursuant to a compulsory purchase order) in

respect of that Phase have entered into either:

- i) An agreement with the Council under Section 106 of the Town and Country Planning Act 1990 in substantially the same form as the agreement made under Section 111 of the Local Government Act 1972 (which was entered into with the local planning authority in relation to this planning permission on or about the same date); or
- ii) A confirmatory deed under Section 106 of the Town and Country Planning Act 1990 in the form appended to that agreement made under Section 111 of the Local Government Act 1972 (which was entered into with the local planning authority in relation to this planning permission)

so as to bind such interests and make those interests subject to those obligations as planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to this planning permission unless otherwise agreed in writing with the Council as the local planning authority.

- b) In the event that the development commences on any Phase without all proprietors of all freehold interests, leasehold interests and financial charges in respect of that Phase having entered into a Section 106 agreement or confirmatory deed for that Phase and any person(s) subsequently acquires an interest in the relevant Phase from the Council (other than a “De Minimis Interest” as defined under the agreement which was entered into with the local planning authority pursuant to section 111 of the Local Government Act 1972 in relation to this planning permission on or about the same date), no further development shall be carried out within that Phase unless and until such persons have in respect of that interest entered into a Section 106 agreement or confirmatory deed under Section 106 of the Town and Country Planning Act 1990 as set out in paragraphs a(i) and (ii) above so as to bind such interest(s) and make those interest(s) subject to those obligations as planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to this planning permission unless otherwise agreed in writing with the Council as the local planning authority.
- c) No Phase of the development shall be occupied until all freehold interests, leasehold interests and financial charges (except for those interests which are (1) owned by the Council and/or (2) “De Minimis Interests” as defined under the agreement which was entered into with the local planning authority pursuant to Section 111 of the Local Government Act 1972 in relation to this planning permission and/or (3) subject to a notice of entry served by the Council pursuant to a compulsory purchase order) in respect of the land comprised in that entire Phase have been bound by the terms of a Section 106 agreement or confirmatory deed under Section 106 of the Town and Country Planning Act 1990 as set out in paragraphs a(i) and (ii) above relating to all of the land in that Phase (or such other Section 106 agreement(s) as might replace or supersede them) so as to bind such interest(s) and make those interest(s) subject to those obligations as planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to this planning permission, unless otherwise agreed in writing with the Council as local planning authority.

Reason: To ensure that the impacts of the development are adequately mitigated and that the planning obligations are appropriately secured until the applicant has interest in the land in accordance with the NPPF, policies D2 and DF1 of the London Plan (2021), policy IMI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Planning Obligation Guidance SPD (July 2015).

## **Condition 5**

### **Phasing**

No development shall take place until a detailed phasing plan showing how the development will be implemented in a comprehensive manner has been submitted and approved in writing by the Local Planning Authority. The development shall then be implemented only in accordance with the approved phasing plan. Any amendment to the phasing plan must be approved in writing by the Local Planning Authority.

No part of the development may be occupied until the phase or phases associated with the refurbishment of the Former Woolwich Covered Market have been commenced.

Where 'relevant phase' is referred to in the subsequent conditions this relates to the phasing plan hereby approved or subsequent phasing plans submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development of this site is undertaken in a coherent and comprehensive manner, is developed within a reasonable time-scale for the benefit of future occupiers and other residents of the area.

## **Condition 6**

### **Transport for London – DLR Infrastructure**

1. Prior to the commencement of each relevant phase of the development, a detailed design and method statement shall be submitted to and approved in writing by the local planning authority (in consultation with TfL) which:

- a) Provides demolition and construction details on all structures for the relevant phase of development
- b) Details the Tower Crane base design (including certification), Risk Assessment and Method Statement for siting, erection, lifting arrangements, operational procedure (including any radio communications), jacking up, derigging in addition to plans for elevation, loads, radius, slew restrictions and collapse radius for the relevant phase of development.
- c) Demonstrates that there will at no time be any potential security risk to DLR's railway, property or structures for the relevant phase of development
- d) Demonstrates access to elevations of the building adjacent to the property boundary with DLR can be undertaken without recourse to entering DLR's land for the relevant phase of development
- e) Includes a 'pre' development Radio Communications Survey for the relevant phase of development.

2. Within 3 months of completion of each relevant phase of the development, a 'post' completion Radio Communications Survey Report shall be submitted to and approved in writing by the local planning authority (in consultation with TfL). The Report shall set out an assessment of the level of any impact the relevant phase of the development has on the strength of DLR radio signals and identify any necessary mitigation measures (including signal boosters).

Any identified necessary mitigation measures shall be implemented within 6 months of the 'post' completion Radio Communications Survey Report being approved.

Except for the 'post' completion Radio Communications Survey Report identified in part (2), each relevant phase of the development shall be carried out in all respects in accordance with the approved design and method statement, and all structures and works comprised within the relevant phase of the

development hereby permitted which are required by the approved design statement in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of the building within each relevant phase of the development hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing Transport for London infrastructure, in accordance policies T3 and T4 of The London Plan (2021).

## **Condition 7**

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

Prior to the commencement of each relevant phase of the development, a CEMP for that phase shall be submitted to and approved in writing by the Local Planning Authority and where relevant in consultation with Transport for London, Environment Agency, Council's Conservation Officer.

The CEMP shall detail how demolition and construction works are to be undertaken and include all embedded and additional mitigation measures identified within the Environmental Statement (Chapters 7 (Air Quality), 10 (Noise and Vibration), 11 (Ground Conditions and Contamination), 12 (Built Heritage and Archaeology) and 13 (Climate Change Mitigation and Adaptation)) as well as the submitted Code of Construction Practice (CoCP) and should include the following:

- a) The identification of stages of works
- b) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays)
- c) Appointment of a Community Liaison Officer to maintain engagement between the site manager, Royal Borough of Greenwich, relevant stakeholders and local residents and method for dealing with complaints from neighbours
- d) Haulage routes (which where possible avoid nearby schools including conflicts with operations of Heronsgate Primary School and Plumcroft Primary School)
- e) Details of an Air Quality and Dust Management Plan including monitoring, reporting and mitigation (see informative 23)
- f) Details of a Noise and Vibration Management Plan including monitoring, reporting and mitigation (see informative 24)
- g) Provision and location of welfare facilities, car parking, and loading/unloading areas
- h) Details for the use of street sweepers
- i) Wheel washing facilities and facilities for discharging the water
- j) Waste disposal of construction waste and demolition material
- k) Bonfire policy
- l) Site hoarding and lighting (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting). The lighting details shall ensure compliance with the Institution of Lighting Engineers' guidance notes for the reduction of light pollution and the provisions of BS 5489, Code of Practice for the Design
- m) Site plan identifying location of site entrance, exit, hard standing, stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors
- n) Details of construction phase sustainability measures and adherence to further bat and invasive species surveys
- o) Details of all plant and machinery to be used during demolition and construction stage,

including an inventory of all Non Road Non-Road Mobile Machinery (NRMM), or a statement confirming that NRMM will not be used. All NRMM and plant to be used on site of net power between 37kW and 560 kW must be registered at <http://nrmm.london/>. (see informative 25)

- p) Details of controls to manage pollution incidents and procedures to be followed in the event of any pollution incidents
- q) Details of water use, site drainage, protection of watercourses, controls to prevent contamination of surface water and groundwater resources, flooding and dewatering and monitoring systems to be employed during the construction works
- r) Details for the handling, storage, transfer and removal of waste materials and contaminated materials, as well as measures to be implemented for the reuse or recycling of excavated material and waste
- s) Details of procedures and mitigation measures relating to legally protected and notable species, habitat protection and reinstatement
- t) Details of measures for protecting listed structures and areas of archaeological interest as well as controls to be put in place to protect heritage assets adjacent to the construction works

The details of the Construction Environment Management Plan shall be strictly adhered to throughout the entirety of the demolition and construction period until completion of the development.

The CEMP shall be fully consistent with the details submitted in line with the pre-commencement conditions.

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally, generally in compliance with policies D13 and D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Condition 8**

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

- a) Prior to the commencement of each relevant phase of the development, a Construction Logistics Plan (CLP) and Demolition / Construction Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Council's Highways Department and Transport for London.
- b) The CLP shall include (but not be limited to) details of the access route for vehicles involved in construction of the expected number of construction vehicles generated by the site and the impact upon the highway network. It should identify measures to be undertaken during construction, including consolidation of trips; secure, off-street loading and drop-off facilities; and using operators committed to best practice (members of TfL's Freight Operator Recognition Scheme, Construction Logistics and Community Safety (CLOCS) standard, or similar).
- c) The Demolition / Construction Travel Plan shall incorporate measures for construction workers to promote and maximise the use of sustainable travel (including public transport, walking, cycling and use of the river) and monitoring arrangements during the construction of the development shall be submitted to, and approved by, the Local Planning Authority.
- d) The demolition and construction shall in all respects be implemented in accordance with the



details approved pursuant to this condition.

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

### **Condition 9**

#### **Land Contamination – Remediation Strategy**

Prior to the commencement of the development, details of a Remediation Strategy that includes the components to deal with the risks associated with contamination and the mitigation measures required to break the pollutant linkages identified in the Generic Quantitative Risk Assessment.

Reason: Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning Policy Framework (NPPF); Framework Policy E(e) of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014) policy SD1 of the London Plan (2021).

### **Condition 10**

#### **Explosive Ordnance**

- a) Prior to the commencement of the development, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site shall be submitted to and approved, in writing, by the Local Planning Authority. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681). The investigation shall include, but not be limited to:
  - Home Office WWII Bomb Census Maps;
  - WWII and post-WWII aerial photography;
  - Official Abandoned Bomb Register;
  - LCC Bomb Damage maps;
  - Information gathered from the National Archives at Kew;
  - Historic UXO information.
- b) Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority:
  - A Detailed Risk Assessment and Intrusive UXO Survey, based on (1) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
  - Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.
  - The identified mitigation must be carried out in accordance with the approved details.
- c) On completion of the above (b) a final Verification Report is required to demonstrate that

the works set out in (b) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and policy SD1 of the London Plan (2021).

## **Condition 11**

### **Piling**

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

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

Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure piling works taking place in made ground or contaminated areas do not present a risk to groundwater within the underlying aquifers. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Aquifers; and to ensure underground water and sewerage utility infrastructure are not damaged; and to ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and policy SI 5 of the London Plan (2021).

## **Condition 12**

### **Surface Water Drainage**

Prior to the commencement of the development, in accordance with the submitted Flood Risk Assessment and Outline Drainage Strategy (WSP, October 2020, Document Ref: 70030540 -RP-FRA-001), detailed design of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved water scheme for each relevant phase will be implemented prior to the first occupation of that phase of the development. The scheme shall address the following matters:

- a) Provide clarification of the proposed discharge rate at the Perry East site as the discharge rate exceeds the Design Flow, and also provide post-development runoff rates for the 1 in 1 year event, the 1 in 30 year event and the 1 in 100 year events at both sites.
- b) Consideration of how exceedance would be managed, including a demonstration of the exceedance flow routes.
- c) Provide supporting calculations to demonstrate the hydraulic performance of the proposed pipe network for the 1 in 1 year event, the 1 in 30 year event, the 1 in 100 year event and the 1 in 100 year plus 40% climate change events at both sites.
- d) Provide an updated drainage layout with details of the post- development peak runoff flow

rate(s), pipe sizes and the invert levels for all features of the piped network, the storage SuDS and the flow control devices; and, the destination of runoff, conveyance and exceedance routes.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policy SI 13 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 13**

#### **Basement Waterproofing Strategy**

Prior to the commencement of the development, a detailed basement waterproofing strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall contain the detailed design of the proposed waterproofing and shall include details of any required maintenance programme including timeframes for the planned maintenance measures and confirmation of the maintenance provider. The development shall be carried out in accordance with the approved details and thereafter permanently retained and maintained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policy SI 13 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 14**

#### **Cranes**

No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development have been submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.. The details shall be submitted in accordance with LCY's Instrument Flight Procedures (IFPs) by a CAA approved procedure designer and shall include the IFP report

Cranes and scaffolding shall only be erected, operated and retained on the site in accordance with the approved details.

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

### **Condition 15**

#### **Structural Recording**

- a) No development including any element of demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of level I structural recording, in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that survey has been submitted to and approved by the local planning authority in writing.

Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of level I structural recording in accordance with a Written Scheme of Investigation.

- b) No development including any element of demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of higher level of structural recording in accordance with a Written Scheme of Investigation which has

been submitted by the applicant and approved by the local planning authority in writing and a report on that survey has been submitted to and approved by the local planning authority in writing.

Under Part B, the applicant (or their heirs and successors in title) shall implement a programme of structural recording in accordance with a Written Scheme of Investigation

- c) The development shall not be occupied until the site investigation and post-investigation survey report has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Parts (A and B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to safeguard any archaeological interest that may survive on-site in line with paragraphs 192, 194 and 202 of the NPPF (2021), Policy HCI of the London Plan (2021), Policies DH(M) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **Condition 16**

#### **Architectural/historic material**

Prior to the commencement of the relevant phase of the development, a specification for the recovery, storage and reuse of identified historic fabric within the Former Woolwich Covered Market, shall be submitted to and approved in writing by the local planning authority in consultation with Historic England.

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

Reason: To ensure key elements of significant historic fabric are not lost but utilised to inform and educate regarding the former historic landscape in line with paragraphs 192, 194, 202 and 205 of the NPPF (2021), Policy HCI of the London Plan (2021), Policies DH(M) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **Condition 17**

#### **Preliminary archaeological investigation (Archaeology)**

- a) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological observation and recording in respect of any anticipated geotechnical site investigation, in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological observation and recording in accordance with a Written Scheme of Investigation.

- b) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

Under Part B, the applicant (or their heirs and successors in title) shall implement a programme of archaeological observation and recording/evaluation in accordance with a

Written Scheme of Investigation.

- c) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

Under Part c, the applicant (or their heirs and successors in title) shall implement a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.

- d) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under arts (A, B and C), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to safeguard any archaeological interest that may survive on-site in line with paragraphs 192, 194 and 202 of the NPPF (2021), Policy HCI of the London Plan (2021), Policies DH(M) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **Condition 18**

#### **Foundation Design (Archaeology)**

No work on each relevant Phase shall take place until a detailed design and method statement for the foundation design and all new ground works has been submitted to and approved in writing by the Local Planning Authority.

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

Reason: In order to safeguard any archaeological interest that may survive on-site in line with paragraphs 192, 194 and 202 of the NPPF (2021), Policy HCI of the London Plan (2021), Policies DH(M) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **Condition 19**

#### **Woolwich New Road – retained group**

Prior to the commencement of development to IA-1C to 11 Woolwich New Road, details of the measures to be taken to secure the safety and stability of the retained group of buildings have been submitted to and approved by the Local Planning Authority in writing. Such detail shall include surveys to confirm the feasibility of the application as approved, and measure to protect against the weather and any other accidental loss or damages.

The details shall comprise section drawings 1:5 or 1:10 of all parts of the buildings, including internal slabs and partitions should provide clear insight of all joints, structural solutions and the interface between new and existing parts (and those proposed for demolition).

The works shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard any archaeological interest that may survive on-site in line with paragraphs 192, 194, 202, 203 and 204 of the NPPF (2021), Policy HCI of the London Plan (2021), Policies DH(M) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014.

### **Condition 20**

### **Woolwich New Road – shopfront details**

- a) Prior to the fitting out of any commercial units on Woolwich New Road, plans and sectional details at a scale of 1:10 or 1:20 showing the proposed commercial shop front shall have been submitted to and approved in writing by the local planning authority. Such information should demonstrate the location of the fascia sign, any shutter/grill box, the window system, the stall riser (on Woolwich New Road), canopies, awnings and the entrance.
- b) The development shall be constructed and retained for the lifetime of the development in full accordance with the approved details, unless agreed in writing with the Local Planning Authority.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy DH(h) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014). It is necessary to require submission of these details as they were not available for consideration as part of the planning application documents.

### **Condition 21**

#### **Bat Surveys**

- a) In accordance with the Preliminary Ecological Appraisal and Addendum (prepared by The Ecology Consultancy dated 2017 and 2019), prior to the commencement of the development, full bat surveys (including survey all buildings, and emergence / re-entry bat surveys presence and absence survey for bats) to be undertaken within the bat survey season. The results of the survey along with a schedule and implementation timetable for any mitigation measures has been submitted to and approved in writing by the local planning authority.
- b) All recommendations and mitigation measures agreed shall be implemented in accordance with the agreed schedule and timetable.

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4, Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

### **Condition 22**

#### **Invasive Species**

- a) Prior to the commencement of the development, a detailed invasive species survey shall be undertaken with the results of the survey submitted to and approved in writing by the local planning authority
- b) If following (a) above, invasive species are found a detailed method statement for the removal of Japanese Knotweed, Giant Hogweed or similar shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.

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

Reason: To prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4, the Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

## **Condition 23**

### **Whole lifecycle carbon assessment**

- a) Prior to commencement of each relevant phase of the development, including both residential and non-residential components, a Whole Life-Cycle Carbon Assessment (WLCCA) for that phase shall be prepared in accordance with London Plan Policy S12 and the draft Whole Life-Cycle Carbon Assessments guidance (as updated) and submitted to the GLA and Local Planning Authority for written approval. In preparing the WLCCA, the applicant should consider reporting the embodied carbon of products linked to mechanical, electrical and public health (MEP) systems in line with CIBSE TM65 or other appropriate guidance as appropriate.
- b) Prior to the first occupation of the residential and non-residential components within each relevant phase of within the development, hereby approved, the post-construction tab of the GLA's whole life carbon assessment template for that phase should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems including MEP systems used. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance and Local Planning Authority for information.

Reason: In the interests of sustainable development and ensure the carbon emissions resulting from the materials, construction and MEP and the use of a building over its entire life have been appropriately reduced in line with London Plan (2021) Policy S12.

## **Commencement of works above ground conditions**

### **Condition 24**

#### **Bird Management Strategy**

Prior to commencement of works above ground for each relevant phase, a detailed scheme for green and/or brown roofs and associated aggressive bird management strategy has been submitted to and approved by the Local Planning Authority (in consultation with London City Airport). The bird management strategy must follow the template provided by London City Airport. All green/brown roofs and landscaping should be designed to make them unattractive to London City Airport's bird species of concern so as not to have an adverse effect on the safety of operations at London City Airport.

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

Reason: In the interests of aviation safety in accordance with Policy IM(d) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 25**

#### **Materials**

Notwithstanding the details shown on the plans hereby approved, prior to commencement of works above ground of each relevant phase of the development:

- a) Details and samples for all appearing materials should be provided, including walls, roofs, windows and doors, sills and lintels, balconies, balustrades, visible pipes, grids and louvers, outdoor pavements, stairs, gates, boundary walls and fences (where required) to be used for the external surfaces of the buildings and hard surfaced areas shall have been submitted to and approved in writing by the Local Planning Authority; and

- b) Details of the following features and elements of the scheme must be submitted to and approved in writing by the Local Planning Authority:
- i. Brick bonding and brick, including banding and crown detail (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
  - ii. External windows, spandrel panels, balconies, doors, screens, louvres, grilles and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
  - iii. Depth of window reveals and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
  - iv. Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
  - v. The details should show all joints between different materials and components, including walls, roofs, doors, windows, sills, lintels and fasciae, balconies, soffits and balustrades, external ramps, steps, pavements, boundary walls, gates, and fences.
  - vi. Shop fronts, entrances and openings (annotated elevations and section details at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
  - vii. Sections of the landscaped areas of the scheme, showing the interface between soft and hard surface would work, the rainwater drainage strategy and associated technical solutions, and the interface between different pavements, the street, and the designed buildings. No visible water plant, pipes or gutters are acceptable, which were not included in the submitted drawings for this planning application.
- c) Full brick is the Council's preferred main material for all indicated brickwork. No brick-slip system would be acceptable, which was not clearly indicated in the submitted drawings for this planning application. No brick-slip system is considered acceptable on the ground floor of the scheme.
- d) The development shall be constructed and retained for the lifetime of the development in full accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021), and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **Condition 26**

### **Car Parking Management Plan**

Prior to occupation of a phase of the development where the following matters are relevant, a Car Park Management Plan shall be submitted to, and approved in writing by the Local Planning Authority (in consultation with Transport for London), and must include the following details where relevant:

- a) Details of the layout and controls of means of entry to the car park and secure cycle storage areas.
- b) The proposed allocation of and arrangements for the management of sixty-eight (68) accessible parking bays;
- c) The provision of Electric Vehicle Charging Points (EVCP) including sixteen (16) active and all other spaces should have passive provision to enable these to provide electric vehicle charging in the future;



- d) Conditions of use and monitoring of the residential and non-residential parking to be provided as well as the on-street visitor parking, disabled parking, car club bays and Blue Badge parking.
- e) The enforcement of unauthorised parking;
- f) The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas.

The Car Park Management Plan as approved shall be implemented prior to occupation of the relevant part of the Development and shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure safe and secure off-street parking is maintained and managed to the satisfaction of the Council and to ensure compliance with Policy T6 of the London Plan (2021) and Policies IM4 and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 27**

#### **Design of Residential Entrances**

Prior to commencement of works above ground of each relevant phase of the development, full details relating to the design of the exterior residential entrances in that phase including entrance doors, gates, entry control systems, the display of postal numbers, and the letter box facility, including its position shall be submitted to and approved in writing by the Local Planning Authority. The development shall be fully implemented in accordance with the approved details prior to the occupation of the relevant part of the development and shall be retained thereafter for the lifetime of the development.

Reason: In order that the Local Planning Authority may be satisfied with the external appearance of the entrances to be 'tenure blind' and contribute to social inclusion, and to ensure compliance with Policy D6 of the London Plan (2021) and Policies H5 and DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 28**

#### **Privacy Screen**

Within three months following commencement of works above ground of each relevant phase of the development, details and locations of all external privacy screens and obscure glazing (and any other treatment) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a list of all units and windows for which such measures are to be fitted. The approved details shall be installed before occupation of the relevant units and maintained in perpetuity.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and generally and to ensure compliance with policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 29**

#### **Secured by Design**

- a) Prior to commencement of works above ground of each relevant phase of the development, details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall seek to achieve Secured by Design 'Gold' standard as a minimum unless otherwise agreed.
- b) Following (a) above, prior to occupation of the relevant phase of the development, Secured by Design inspection and verification should be submitted to the Local Planning Authority

for written approval confirming the relevant measures have been implemented.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policy D11 of the London Plan (2021) and policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 30**

#### **Roof apparatus**

Prior to the installation of roof apparatus of each relevant phase of the development, detailed drawings of all roof plant and any associated enclosures for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details so approved.

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 previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the Local Planning Authority may be satisfied as to the external appearance of the building(s) and to comply with Policy D4 of the London Plan (2021), Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 31**

#### **Cycle Parking (Residential)**

Prior to commencement of each relevant phase of the development, full details of the 1,459 cycle parking stands (1,437 long stay and 22 short stay) that are applicable to that Phase, and facilities shall be provided to, and approved in writing by, the Local Planning Authority. These details shall include, but not be limited to: details demonstrating the size of the lifts (including access to specified cycle lifts) and the ability to hold bicycles, details of the system used to access the bicycles on the top level of the two-tier bicycle rakes and type and size of bicycle stands to be provided within the development.

The cycle parking shall be implemented in accordance with the details so approved prior to the first use of the relevant phase of the development and retained and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with the London Cycling Design Standards (LCDS) 2016 (or other such document that amends alters or supersedes the LCDS), policy T5 of the London Plan 2021 and Policies IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 32**

#### **Cycle parking (non-residential uses)**

Prior to occupation of each commercial unit, full details of the location and type of facilities for parking of cycles within the relevant unit of the development for employees and visitors shall be submitted to, and approved in writing by, the Local Planning Authority.

For the avoidance of doubt, the provision should be in accordance with the standards within the London Plan and London Cycling Design Standards (LCDS) 2016.

The cycle parking shall be implemented in accordance with the details so approved prior to the first use of the relevant part of the development and retained and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with the London Cycling Design Standards (LCDS) 2016 (or other such document that amends alters or supersedes the LCDS),

Policy T5 of the London Plan (2021) and Policies IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 33**

#### **Accessibility - external**

Prior to commencement of works above ground of each relevant phase of the development, full details of access arrangements for the relevant part of the development for people with mobility difficulties in accordance with relevant standards shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt this shall include large scale plans (1:200/1:100) illustrating the different gradients on all routes to and through the site, including details of ramps, steps, gates, canopies above main entrances (shelter), street furniture (potential obstructions), and details of access to disabled parking. The development shall be completed in accordance with the approved details.

Reason: To facilitate the movement of those with mobility difficulties and to comply with Policies D5 and D8 of the London Plan (2021) and Policy IM4 and IM(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 34**

#### **Accessible and Adaptable Dwellings - All Access M4(2)**

Prior to commencement of works above ground of each relevant phase of the development, 1:50 drawings of each unit type and 1:100 GAs to indicate access and approach, illustrating that all dwellings that are not provided as M4(3) units, in accordance with conditions 35 and 36, comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

The development shall be completed in accordance with the approved details

Reason: To accord with Policies D5 and D8 of the London Plan (2021) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 35**

#### **Wheelchair Adaptable Dwellings - M4(3)(2)(a)**

- a) Prior to commencement of works above ground of each relevant phase of the development, 1:50 drawings of each unit type and 1:100 gas to indicate access and approach, with full details of the wheelchair adaptable dwellings that comply with Building Regulation requirement M4(3)(2)(a) 'wheelchair user dwellings' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.
- b) Prior to occupation of the relevant phase of the development, the applicant must fit out the relevant dwellings in accordance with the details approved under a).

Reason: To accord with Policy D7 of the London Plan 2021 as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 36**

#### **Wheelchair Accessible Dwellings - M4(3)(2)(b)**

- a) Prior to commencement of works above ground of each relevant phase of the development, 1:20 elevations and plans of bathrooms and kitchens, 1:50 drawings of each unit type and 1:100 GAs to indicate access and approach that provide full details of the wheelchair accessible dwellings that comply with Building Regulations 2016 (as amended) requirement

M4(3)(2)(b) 'wheelchair user dwellings' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

- b) Prior to occupation of the relevant phase of the development, the applicant must fit out the relevant dwellings in accordance with the details approved under a).

Reason: To accord with Policy D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 37**

#### **External Lighting**

Prior to commencement of works above ground of each relevant phase of the development, details of an external lighting strategy for that particular phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Details of the lighting fixtures and location.
- Hours of operation.
- Details of compliance with the Institute of Lighting Engineers guidance on preventing light pollution.
- Details of incorporation of a lighting strategy sensitive to bats.

The lighting strategy shall be implemented in accordance with the approved details prior to the first occupation of the relevant phase.

Reason: In order to achieve an appropriately lit and high quality public realm that balances the requirements for safety and security with reducing light pollution in accordance with policies D8 and G6 of the London Plan (2021).

### **Condition 38**

#### **Play Space**

- a) Prior to commencement of works above ground of each relevant phase of the development, full details of the children's play areas for that phase, including details of play equipment and safety measures shall be submitted to and approved in writing by the Local Planning Authority in line with Section 6 of the Design and Access Statement.

The total play space shall provide a minimum provision as follows:

- 0-4 years (1299 sqm)
- 5-11 years (955 sqm)

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

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

Reason: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with Shaping Neighbourhoods: Play and Informal

Recreation SPG (2012), Policy S4 of the London Plan (2021) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 39**

#### **Bird/Bat Boxes**

- a) In accordance with the submitted Preliminary Ecological Appraisal and Addendum (prepared by The Ecology Consultancy dated 2017 and 2019), details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to their installation in each relevant phase of the development.
- b) The bird/bat boxes shall be installed prior to occupation of the relevant phase of development and retained for the lifetime of the development in accordance the approved details above.

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area and to secure opportunities for the enhancement of the ecological value of the site in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4, the Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

### **Condition 40**

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

Prior to commencement of works above ground of the development, a Landscape and Ecological Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

The development must ensure that there will be no net loss of biodiversity and, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity. The Landscape and Ecological Management Plan shall include:

- a) Ecological Appraisal demonstrating the details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.
- b) Detailed phase II roosting bats' and nesting birds' surveys which include: bat exit / re-entry and nesting bird checks, if evidence of these species is recorded.
- c) A detailed method statement for the removal or long-term management /eradication of invasive species on the site. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- d) Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement, are linked and will become part of the wider green infrastructure as well as provide ecological corridors for the local fauna as appropriate. The mitigation and enhancement should include the following:
  - i. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
  - ii. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
  - iii. Dense areas of shrubbery;

- iv. Habitat areas identified in the Greenwich Biodiversity Action Plan;
  - v. Bird and bat sensitive lighting;
  - vi. Street trees; and
  - vii. Artificial nesting and roosting sites/boxes including number, location (eastings and northings) and specification for bird, bat and invertebrate species
- e) Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.
- f) Evidence that the ecological measures approved under parts (A) to (D) have been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first occupation of the residential and non-residential buildings within the development

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area and to secure opportunities for the enhancement of the ecological value of the site in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4 (Biodiversity), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

#### **Condition 41**

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

- a) Prior to commencement of works above ground of each relevant phase of the development, a detailed Landscaping Strategy, based on the principles secured within the Landscape Strategy within the Design and Access Statement, for all the hard and soft landscaping of any part of the site not occupied by buildings including details of:
- 1. Open space
  - 2. Areas of paving
  - 3. Car parking areas
  - 4. Amenity areas
  - 5. Pedestrian linkages
  - 6. Playspace provision
  - 7. Lighting
  - 8. Bollards
  - 9. Street furniture (including waste bins)
  - 10. Cycle linkages
  - 11. Wayfinding
  - 12. Permeability of all hard surfaces
  - 13. Materials

shall be submitted and approved in writing by the local planning authority.

- b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the relevant phase of the development.
- c) The soft landscaping details shall substantially accord with the wind mitigation of the Wind Microclimate Chapter of the Approved Environmental Statement
- d) All planting, seeding or turfing comprised in the landscaping scheme under part (a) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the Local Planning Authority may be satisfied as to the details and quality of the landscaping scheme, to ensure the development provides a high quality environment for future occupiers and to comply with policies D8, G4, G5, G6, G7, G8, S4 and SI 13 of the London Plan (2021) and DH1, OS(f) and OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) or subsequent versions of the above related documents.

## **Condition 42**

### **Biodiverse/ Biosolar Green Roof**

- a) Within three months of commencement of each relevant phase of the development, a detailed investigation into the incorporation of biodiverse/ bio-solar green roof that is compliant with GRO Green Roof Code 2014 shall be carried out and submitted to Local Planning Authority for written approval.
- b) Subject to part (A), details of the green roof shall be submitted to and approved in writing by the local planning authority within six months of commencement of the development, and should include:
  - i. type of green roof and how it has been developed for biodiversity and biodiversity and ecological enhancement;
  - ii. details of landscape features;
  - iii. roof cross-sections and roof plan showing biosolar features;
  - iv. substrate and vegetation.

The green roof should be comprised of, but not necessarily limited to:

- biodiversity-based with extensive/semi-intensive soils,
  - substrate which is commercial -based aggregate or equivalent with a varied substrate depth of 80-150mm planted with 50% locally native herbs/wildflowers in addition to sedum and include additional features such as areas of bare shingle, areas of sand for burrowing invertebrates, individual logs or log piles, shallow pools and an area suitable for black redstarts and nesting starling.
- c) Evidence that the roof has been installed in accordance with (A) and (B) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.
  - d) The green roof shall be retained and maintained for the lifetime of the development in accordance the approved details.

Reason: To provide insulation and to contribute towards enhancing biodiversity, reducing flood risk and improving the aesthetic value of the development as well as resident's well-being and comply with London Plan (2021) policies G1 (Green Infrastructure), G5 (Urban Greening), S113 (Sustainable Drainage) and G6 (Biodiversity and Access to Nature) and policies OS4 (Biodiversity), DHI (Design) and E(f) Living Roofs and Walls of the Royal Greenwich Core Strategy and Detailed Policies 2014.

### **Condition 43**

#### **Water Efficiency**

- a) Prior to commencement of works above ground for each relevant phase, until Water Efficiency calculations, prepared by suitably qualified assessor, shall be submitted to and approved in writing by the local planning authority to demonstrate that the detailed design of the development is designed to meet water efficiency standards with a maximum water use target of 105 litres of water per person per day for the residential and BREEAM Excellent standard for the 'Wat 01' BREEAM water category for the non-residential.
- b) Prior to occupation of each residential unit within the development, evidence that the approved dwellings have incorporated water saving and monitoring measures that is in line with Part A shall be submitted to the Local Planning Authority for written approval.
- c) Prior to occupation of each non-residential unit within the development, evidence that the approved non-residential spaces have incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy S15 of London Plan (2021) and Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich Greener Greenwich SPD (2014).

### **Condition 44**

#### **Spray Street Servicing Area and Access (Block C)**

Prior to commencement of works above ground for the relevant phase, full details of the layout and design of the basement delivery and servicing area and its associated access from Spray Street shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: In order to safeguard the safety and amenity of users of surrounding roads the footways and ensure compliance with policy T7 of the London Plan (2021) and IM3 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 45**

#### **Rainwater Recycling**

- a) Prior to commencement of works above ground for each relevant phase, a report on the feasibility of rainwater recycling system for irrigation requirements of that phase shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the details as approved, shall be maintained as such thereafter and shall not be amended without the prior written consent of the Local Planning Authority.
- b) Within six months from completion of the installation of the rainwater recycling system of each relevant phase where required as a result of the feasibility study under Part A, evidence of commissioning and evidence that the rainwater recycling system has been installed in accordance with the details approved under Part A should be submitted to the Local



Planning Authority for written approval.

The development shall be carried out in accordance with the details as approved, shall be maintained as such thereafter and shall not be amended without the prior written consent of the Local Planning Authority.

Reason: To reduce the amount of potable water consumed from the water mains supply and contribute towards the sustainable use of water to comply with Policy D8, S113 of the London Plan (2021) and Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 46**

##### **Overheating and Cooling - Residential**

Prior to first use of the non-residential spaces within each relevant phase of the development, hereby approved, the details of the dynamic thermal modelling, being applied to each non-residential unit proposed within that phase using the guidance and criteria provided in CIBSE TM52 & TM49 (DSY1, DSY2 and DSY3) and Cooling Hierarchy, and demonstrating how these units within that phase perform against and even exceed the overheating criteria, shall be submitted to the Local Planning Authority for written approval. The details of any additional measures to be incorporated into each non-residential unit to minimise the risk of overheating (without active cooling first) shall also be submitted and evidence that these measures can and will be incorporated into the development if the dynamic thermal modelling demonstrates that overheating would occur. Compliance with Criterion 3 of the Building Regulations should also be demonstrated and the actual cooling demand (kW/m<sup>2</sup>) (if required) should be demonstrated to be significantly reduced compared to the notional.

Each non-residential unit shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the non-residential development, hereby approved, is energy efficient and to reduce reliance on cooling and the risk of overheating in line with policy S14 of the London Plan 2021, and policies DH1 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

#### **Condition 47**

##### **Energy Strategy**

- a) Notwithstanding the Energy and Sustainability Strategy Rev 4 including Appendices A-H (29th September 2020) and supplementary information prepared by Sweco UK Limited, prior to commencement of works above ground for each relevant phase, a revised Energy Strategy shall be submitted to the Local Planning Authority for written approval. The Energy Strategy shall:
  - i. outline the measures to be incorporated into the residential and non-residential components of the development to comply with the zero carbon standard (regulated carbon dioxide emissions) above Building Regulations Part L 2013 taking into account the changes proposed under the revised Interim Building Regulations Part L and Future Homes Standards.
  - ii. investigate beyond best practice energy efficiency measures to maximise the fabric energy efficiency, energy and carbon savings prior to incorporation of renewable/low carbon technologies. The carbon emissions and associated savings at the Be Lean case must be assessed and demonstrated against SAP 2012 emissions factors;
  - iii. identify measures and calculate and minimise energy uses not covered by

Building Regulations (un-regulated);

- iv. be based on a site-wide heat network supplied by a single 'energy centre';
  - v. investigate ways of reducing peak sizes of installed post-occupancy;
  - vi. provide technical details for all technologies proposed including but not limited to types of refrigerants proposed for the technology and heat network, efficiencies of systems, refrigerant leak detector and refrigerants' Global Warming Potential etc;
  - vii. maximise onsite renewable energy generation, subject to operational plant requirements and overshadowing constraints, including a minimum coverage of 135 solar Photovoltaic panels;
  - viii. submit the GLA's Carbon Emission Reporting spreadsheet demonstrating the carbon dioxide emissions and associated savings;
- b) Within three-months of the practical completion and prior to occupation of each block containing residential and/or non-residential spaces, the following information shall be submitted to the Local Planning Authority for written approval:
- i. Final technical information in line with GLA's energy assessment guidance and evidence including commissioning of installation that the renewable/low carbon technologies are installed in accordance with Part ( A ) and certified under the Microgeneration Certification Scheme (MSC), if appropriate, and comply with the Enhanced Capital Allowances (ECS) product criteria, if appropriate.
  - ii. the resulting scheme, along with machinery/apparatus location, specification and operational details of renewable/low carbon technologies in accordance with Part ( A ) and condition 48.
  - iii. a management plan for the operation of the renewable/low carbon technologies in accordance with Part ( A ) and condition 48.
  - iv. a servicing plan including times, location, frequency, method of servicing of the renewable/low carbon technologies and condition 48.
  - v. Evidence that energy efficient appliances and other appropriate measures have been incorporated to reduce the energy demand and unregulated energy usage in accordance with Part ( A ).
  - vi. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER/BER and TER from the "as built stage" to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part ( A ).
  - vii. Detailed thermal bridging calculations for both residential and non-residential components, 'As Built' SAP Thermal Bridging (residential) and SAP Overheating (residential) modelling output reports to confirm that the psi value has been reduced (psi-value <0.15) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013.

The approved development shall be carried out strictly in accordance with the details so approved, and the necessary equipment shall be installed and operational prior to the first occupation of the residential and non-residential component within the development.

Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies SI2, SI3 of the London Plan 2021, Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014) or subsequent versions.

## **Condition 48**

### **Energy Centre/ Centralised plant room/District Heating Network**

- a) Prior to commencement of works above ground for each relevant phase, as relevant for that phase, the following details should be submitted to the Local Planning Authority for written approval:
  - i. Details and schematics of the centralised energy system, including size, layout and location, thermal stores (if available) and any other equipment required in the plant room or roof;
  - ii. Details of the technologies and associated equipment to serve the energy requirements of the development, including technical information such as operational data and operational performance, costs and QI rating, carbon intensity of heat network (kgCO<sub>2</sub>/kWh), monthly demand profiles for heating and hot water and cooling demand, analysis used to determine size of the proposed technology (and any other details the Local Planning Authority deems necessary);
  - iii. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised) for the connection of the residential and/or non-residential components into the site wide heat network;
  - iv. Details of schematic of the site wide heat network showing all residential units and/or non-residential units connected into it;
  - v. The method of how the facility and/or infrastructure shall be designed to allow for the future connection of the development to an heat network and/ or private wire network including connection point on the ground floor; drawings and floor plans;
  - vi. Details and evidence of continuing to explore the potential for connection to local sites and engagement with other relevant stakeholders including local heat network operators and nearby developers;
  - vii. Evidence that any gas boilers required to serve the energy requirements of the approved development, should be of Ultra-Low NO<sub>x</sub> with maximum NO<sub>x</sub> Emissions that are compliant with the NO<sub>x</sub> (g/m<sup>3</sup>) (<40mgNO<sub>x</sub>/kWh) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG (April 2014) or subsequent related version.
  - viii. Details and evidence to demonstrate that the district heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK (based on the latest technical guidance), Heat Trust Standards and Heat

## Network (Metering and Billing) Regulations (HNMBR).

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

- b) Within six months of occupation of the residential and non-residential components within each relevant phase of the development, details and evidence of a post-commissioning assessment, completed by an independent assessor must be submitted to and approved by the local planning authority, for either connection to an offsite energy network or any onsite centralised system installed to provide the space heating/ hot water/ cooling, certifying that it has been well designed in line with Part A, runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.

Reason: To ensure that the allocated space for energy equipment within the development is designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, is designed to connect to an offsite heating and/or private wire network and to reduce emissions of greenhouse gases in accordance with policies SI2, SI3 of the London Plan 2021, policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

### **Condition 49**

#### **Acoustic glazing specification/mechanical ventilation**

Prior to commencement of works above ground of each relevant phase of the development,, full details of a scheme of acoustic window insulation and mechanical ventilation for that phase, as proposed in Chapter 10 of the Environmental Statement, to be installed to achieve standards set out in BS 8233:2014 (namely a desirable limit of 40dB<sub>L</sub>aeqT for living rooms and 35dB<sub>L</sub>aeqT for bedrooms) shall be submitted to and approved in writing by the Local Planning Authority. The scheme of mechanical ventilation shall include measures to ensure the thermal comfort of occupiers in accordance with CIBSE TM52. Other necessary mitigation measures shall include an air pollution information pack for each residential unit detailing the operation and necessity of the installed mechanical ventilation. All works forming part of the approved scheme shall be completed in accordance with the details so approved before the relevant part of the development is occupied.

Reason: In order to safeguard the amenities of residential properties and ensure compliance with Policy D3, D13 and D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 50**

#### **Mixed Use – Commercial/Residential Internal Sound Insulation (Use Class E(a), E(c)(i), E(c)(ii), E(c)(iii), E(d), E(f) E(g)(i)), F1(f) and F2(b)**

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

Reason: In order to safeguard the amenities of occupants of the residential properties and to ensure compliance with policy D14 of the London Plan (2021) and Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Condition 51**

### **Mixed use - Commercial/Residential Internal Sound Insulation (Use Class E(b), Sui Generis (Cinema), Sui Generis (Drinking Establishment))**

Prior to commencement of works above ground of each relevant phase of the development, a detailed scheme of noise insulation measures for that Phase for all divisions (walls and/or floors) separating commercial/residential areas has been submitted to and been approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +10dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -10dB for impact sound insulation. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason: In order to safeguard the amenities of occupants of the residential properties and to ensure compliance with policy D14 of the London Plan (2021) and Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Condition 52**

### **Noise and Vibration Insulation (Use Class E(d) and Use Class E(f))**

Prior to commencement of works above ground of each relevant phase of the development, details of the insulation and anti-vibration works to the floor walls and ceiling, forming transmission paths with the residential units above shall be submitted for the approval of the Local Planning Authority (in line with the measures as detailed within the Environmental Statement Volume II, Chapter 10: Noise and Vibration) to demonstrate that the works are sufficient to prevent disturbance from airborne noise transmission, and also structure borne vibration. The approved insulation and anti-vibration measures shall be implemented before the relevant use is commenced and thereafter retained for the life of the development.

Reason: In order to safeguard the amenities of occupants of the residential properties and to ensure compliance with policy D14 of the London Plan (2021) and Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Pre-occupation conditions**

### **Condition 53**

#### **Site Management Plan**

Prior to occupation of the relevant phase of the development, a site management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority (Community Safety). The plan shall include details for deterring antisocial behaviour and should include, but not be limited to:

- Security measures including location of security/concierge office;
- Provision of a CCTV System to serve the development and which may also be connected into the Council's CCTV system and to include as a minimum;
  - the indicative number of CCTV cameras to be installed;
  - the indicative location of any cameras and
  - proposals for management and maintenance of the CCTV system including the repair and renewal of cameras and associated equipment (including not only details of physical management and maintenance of such CCTV system but also a summary as to how such management and maintenance is likely to be undertaken and funded);

- Points of access (for both the residential and non-residential components of the scheme) and how access will be controlled;
- Measures and procedures to prevent antisocial behaviour and crime, including involvement in community safety initiatives.

The plan and measures identified within it shall be fully implemented in accordance with the approved details prior to the occupation of the relevant phase and shall be retained for the lifetime of the development. Where appropriate this site management plan for the Phase may comprise an update to a previously approved site management plan.

Reason: In order to safeguard the general amenities of the local area, to ensure compliance with policy D11 of the London Plan (2021) and policies CHI and OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 54**

#### **Commercial waste provision**

Within three months following commencement of works above ground of each relevant phase of the development, full details of the refuse storage, recycling facilities and refuse collection arrangements shall be submitted to, and approved in writing by, the Local Planning Authority. Such details shall, where relevant to the unit to be occupied, include:

- Details of the location of commercial waste storage and collection facilities;
- Details of any enclosures to be provided for all of the external communal collection points;

The approved details, refuse storage, recycling facilities and refuse collection arrangements shall be provided prior to the occupation of each phase and retained for the lifetime of the development.

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

### **Condition 55**

#### **Land Contamination (Verification)**

Prior to occupation of each relevant phase of the development, details of a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority, in consultation with the Environment Agency. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.

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

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

### **Condition 56**

### **Framework Commercial Travel Plan**

- a) Prior to the occupation of the non-residential uses within each relevant phase, a detailed site specific Framework Commercial Travel Plan for that part, in accordance with Transport for London's document 'Travel Planning for New Development in London' shall be submitted to and approved in writing by the Local Planning Authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- b) The Travel Plan shall specify initiatives to be implemented by the development to promote and maximise the use of sustainable travel to and from the site by a variety of non-car means (including public transport (including Riverbus), walking and cycling), shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- c) Within the timeframe specified by (a) and (b), evidence shall be submitted to the Local Planning Authority to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b). The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order that the Local Planning Authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to promote sustainable travel in accordance with Policies T6 and SI 1 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 57**

#### **Residential Travel Plan**

- a) Prior to the occupation of the residential parts of each relevant phase, a detailed site specific Residential Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' shall be submitted to and approved in writing by the Local Planning Authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- b) The Travel Plan shall specify initiatives to be implemented by the development to promote and maximise the use of sustainable travel to and from the site by a variety of non-car means (including public transport (including riverbus), walking and cycling), shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- c) Within the timeframe specified by (a) and (b), evidence shall be submitted to the Local Planning Authority to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b). The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order that the Local Planning Authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to promote sustainable travel in accordance with Policies T6 and SI 1 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 58**

#### **Delivery, Servicing and Waste Management Plan (Residential and non-residential)**

A full and detailed Delivery, Servicing and Waste Management Plan in accordance with the Outline Delivery, Servicing and Waste Management Plan prepared by SWECO October 2020, shall be submitted prior to occupation of any relevant part of the development and approved in writing by the Local Planning Authority (in consultation with Transport for London). The plan shall cover the

following:

- a) Deliveries and collections including how deliveries will be scheduled to avoid several lorries arriving at the site simultaneously;
- b) Servicing trips (including maintenance); and measures to reduce the number of freight trips to the site (freight consolidation);
- c) Timings of deliveries (including before 8 am or after 4 pm and at weekends);
- d) Details of the waste collection strategy and specific role of the onsite Facilities Management Team;
- e) Safety measures required to ensure the effective collection of waste so as to not conflict with the use of the development site or any surrounding uses, including by pedestrians and cyclists;
- f) Monitoring and review of operations.
- g) Any other relevant measures as detailed within the Outline Delivery, Servicing and Waste Management prepared by SWECO October 2020.

No loading or unloading of vehicles arriving at, or departing from, the site shall be carried out except within the designated (on street or off street) loading areas as approved. The approved DSP shall be implemented in full accordance with the approved details from the first occupation of the relevant phase of the development and shall be adhered to for the lifetime of the development.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policies T7 of the London Plan (2021) and IM3 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 59**

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

Prior to the occupation of each of the non-residential uses within each relevant phase, full details of hours of operation for that unit shall be submitted to and approved in writing by the Local Planning Authority. The uses shall thereafter be carried out in strict accordance with the approved details.

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with Policy D3 and T7 of the London Plan (2021) and Policies E(c) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 60**

#### **Wheelchair Adaptable Dwelling Marketing**

- a) Prior to occupation of each relevant phase of the development, full details of the wheelchair adaptable unit marketing strategy for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The wheelchair adaptable dwellings shall be marketed as such for a period of eight months.
- b) On completion of the marketing period above, evidence of response to the marketing strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Occupational Therapist. Any allocated wheelchair adaptable units must comply with the provisions of M4(3)(2)(a) wheelchair adaptable at final completion unless the units are not to be occupied by wheelchair users.
- c) If, after the end of the marketing period, the units are not to be occupied by wheelchair



users, they can be fitted in accordance with the provisions of M4(2).

- d) Prior to occupation of the relevant unit(s), following c, details must be submitted to and approved by the local planning authority which outline how these units could be re-converted to a fully accessible units in the future including details of when such re-conversion is required and how such re-conversion can be carried out and achieved. The approved details must be complied with at all times and such re-conversion carried out if required pursuant to the approved details and thereafter retained.

Reason: To accord with Policy D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 61**

#### **Wastewater Infrastructure Capacity**

Prior to occupation of each relevant phase of the development, details of wastewater infrastructure for that Phase shall be submitted to and approved by the Local Planning Authority in consultation with the Thames Water. The wastewater infrastructure details shall confirm that:

- a) Capacity exists off site to serve the development, or
- b) A development and infrastructure phasing plan have been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
- c) All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

The approved details shall be implemented prior to the first occupation of the relevant part of the development and retained thereafter.

Reason: To ensure that the wastewater infrastructure has sufficient capacity to cope with the/this additional demand in line with Policy D2 of the London Plan (2021).

### **Condition 62**

#### **Water Infrastructure Capacity**

Prior to occupation of each relevant phase of the development, details of water infrastructure capacity for that Phase shall be submitted to and approved by the Local Planning Authority in consultation with the Thames Water. The water infrastructure details shall confirm that:

- a) all water network upgrades required to accommodate the additional flows to serve the development have been completed, or
- b) a development and infrastructure phasing plan have been agreed with Thames Water to allow additional development to be occupied.

Where a development and infrastructure phasing plan are agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in line with Policy D2 of the London Plan (2021).

### **Condition 63**

#### **Wayfinding and Signage Strategy**

Prior to occupation of each relevant phase of the development, details of the signage and way finding

strategy (to include but not limited to improved way finding to / from the rail stations, cycle routes, bus routes, local community facilities [including to the Town Hall and Woolwich Centre] and green finger routes) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The agreed signage shall be implemented prior to first occupation of the relevant phase, in accordance with the approved details.

Reason: In order to achieve safe movement for pedestrians and in the interest of public safety more generally and to ensure compliance with Policies GGI, D3, D8, D11 and T2 of the London Plan (2021) and IM4, IM(a) and IM(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 64**

##### **Nursery Management Plan**

Prior to the occupation of the Nursery, a noise impact assessment aimed at minimising noise disturbance to nearby residents associated with the operation of the nursery shall be submitted to and approved in writing by the Local Planning Authority.

Any mitigation measures required shall be fully installed and operational before first occupation.

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and to ensure compliance with policy D3 and D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 65**

##### **Mechanical ventilation / Odour assessment**

Prior to occupation of each relevant commercial unit (Class E(b) and E (g) (i), details for the installation of mechanical ventilation equipment or other plant associated with the commercial units shall be submitted to and approved in writing by the Local Planning Authority.

No use within Use Class E(b)) and Workspaces (E(g)(i) shall commence until full details of any mechanical ventilation or other plant associated with the commercial operation of the building (including details of external appearance) have been submitted to and approved in writing by the Local Planning Authority.

Details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the high-level discharge of kitchen extract air/ the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential.

The approved scheme shall be completed prior to occupation of the relevant part of the development and shall be permanently maintained thereafter.

In order to safeguard the amenities of residential properties and ensure compliance with Policy D3, D13 and D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

#### **Condition 66**

##### **Overheating and Cooling - Non-residential**

Prior to first use of the non-residential spaces within the development, hereby approved, the details of the dynamic thermal modelling, being applied to each non-residential unit proposed using the guidance and criteria provided in CIBSE TM52 & TM49 (DSY1, DSY2 and DSY3) and Cooling Hierarchy, and demonstrating how these units perform against and even exceed the overheating criteria, shall be submitted to the Local Planning Authority for written approval. The details of any additional measures to be incorporated into each non-residential unit to minimise the risk of

overheating (without active cooling first) shall also be submitted and evidence that these measures can and will be incorporated into the development if the dynamic thermal modelling demonstrates that overheating would occur. Compliance with Criterion 3 of the Building Regulations should also be demonstrated and the actual cooling demand (kW/m<sup>2</sup>) (if required) should be demonstrated to be significantly reduced compared to the notional.

Each non-residential unit shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the non-residential development, hereby approved, is energy efficient and to reduce reliance on cooling and the risk of overheating in line with policy SI4 of the London Plan 2021, and policies DH1 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

## **Compliance conditions**

### **Condition 67**

**Retail/Commercial/Community Units - (E(a), E(b), E(c)(i), E(c)(ii), E(c)(iii), E(d), E(e), E(f), E(g)(i), F1 (f) and F2(b).**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (including any other provisions in Classes E and F) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting either of those Orders with or without modification), the approved Commercial Class E uses shall only be used for use within Use Class E(a), E(b), E(c)(i), E(c)(ii), E(c)(iii), E(d), E(e), E(f) and, E(g)(i) and for no other use whatsoever.

Reason: In order to safeguard the vitality and viability of town centres, to provide a mix of sustainable retail uses and to safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with policy E9 of the London Plan (2021) and Policy TC1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 68**

#### **Fire Statement**

The development must be carried out in accordance with the provisions of the Fire Statement prepared by Jonathan Jordan BEng (Hons) AIFireE dated October 2020 unless otherwise approved in writing by the Local Planning Authority.

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

### **Condition 69**

#### **Access to On-Site Amenity and Play Space**

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

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

## **Condition 70**

### **Timing of vegetation clearance (breeding birds)**

In accordance with the submitted Preliminary Ecological Appraisal and Addendum (prepared by The Ecology Consultancy dated 2017 and 2019) all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation shall not be removed until the fledglings have left the nest.

Reason: To ensure the protection of wildlife in line with policies G5, G6 and G7 of the London Plan (2021) and Core Strategy policy OS4, the Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014) and The Wildlife and Countryside Act 1981 (as amended).

## **Condition 71**

### **Wind Mitigation**

The development shall be carried out in accordance with the wind mitigation measures set out within the Environmental Statement, Volume II, Chapter 9 (para 9.11.4) or such other mitigation scheme submitted pursuant to this condition.

The mitigation shall be installed prior to first use of the podium and shall be maintained as such thereafter for the lifetime of the development.

Reason: To ensure the areas of the proposed development are safe for pedestrians to use and to comply with policy D8 of the London Plan (2021).

## **Condition 72**

### **Removal of permitted development rights for conversion from any Use Class E (non-residential) to Use Class C3 (Residential) at basement, ground, mezzanine or first floors**

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no part of the basement, ground, mezzanine, first floors commercial uses which fall within the wider Use Class E shall be used as a dwelling house within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: In order to safeguard the loss of employment space, provide a mix of sustainable uses and to safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with policy E1 of the London Plan (2021) and Policies EA1, E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Condition 73**

### **Restrict Use Class - (E(f))**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the E(f) use hereby approved shall be restricted to a Nursery, day centre or creche and no other uses within the Use Class E without the prior written approval from the Local Planning Authority.

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and to ensure compliance with policy D3 and D14 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

## **Condition 74**

### **Unsuspected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development in that plot or phase (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority in consultation with the Environment Agency. The remediation strategy shall be implemented as approved.

Reason: To ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and policy SD1 of the London Plan (2021).

### **Condition 75**

#### **Surface Water Drainage Infiltration**

No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater; in accordance with the National Planning Policy Framework (NPPF); and with Policy E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and policy SD1 of the London Plan (2021).

### **Condition 76**

#### **Fixed Plant Noise**

- a) The rating level of the noise emitted from fixed plant on the site shall be 10dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:2014 + A1:2019.
- b) Prior to the commencement of the relevant phase of development, details of a scheme for that phase complying with paragraph (a) of this condition, and Environmental Statement Volume II, Chapter 10: Noise and Vibration (10.7.38 - 10.7.41) have been submitted to and approved in writing by the local planning authority.
- c) The approved measures outlined in (b) shall be implemented prior to occupation of the relevant part of the development and shall be permanently maintained thereafter.

Reason: In order to ensure a satisfactory appearance to the development to safeguard the amenities of neighbouring properties and the area generally, to prevent 'ambient noise creep' and to ensure compliance with policies D13 and D14 of the London Plan (2021) and Policies DH1 and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

### **Condition 77**

#### **Sustainable Design and Construction Standards**

- a) Prior to the first occupation of each residential unit within the development, the approved dwellings shall incorporate sustainability measures as detailed within the Energy and Sustainability Strategy Rev 4 including Appendices A-H prepared by Sweco UK Limited (29th September 2020) and supplementary information, unless otherwise agreed in writing by the Local Planning Authority.

- b) Prior to the first use of the non-residential spaces within the development, the approved spaces shall incorporate sustainability measures as detailed within the Energy and Sustainability Strategy Rev 4 including Appendices A-H prepared by Sweco UK Limited (29th September 2020) and supplementary information, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies D3, S11, S12, S13, S14, S17, S112 and S113 of the London Plan 2021, Policy DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

### **Condition 78**

#### **BREEAM New Construction Standards**

The non-residential spaces within the development, hereby approved, shall be registered with Building Research Establishment (BRE) and achieve BREEAM Rating Excellent for Assembly and Leisure -Cinema and Office Shell and Core spaces and high BREEAM Rating Very Good for Retail Shell only space. The required BREEAM rating should be achieved based on the latest related BREEAM Technical guidance or subsequent BREEAM version).

- i) Within six months of the completion of the new non-residential spaces within each relevant Phase, Interim BREEAM (or subsequent scheme) Assessment, copy of the summary score sheets and related Interim Design Certificates all verified by the BRE shall be submitted to and approved in writing by the Local Planning Authority.
- ii) Within six months from the date of first use of the new non-residential spaces within each relevant Phase, Post Construction Stage (or subsequent scheme) Assessment, copy of the summary score sheets and related Certification all verified by the BRE with a copy of a signed legal green fit-out agreement confirming that the approved non-residential units within each relevant Phase will be designed to beyond best practice energy demand reduction measures, connect to the approved development's DHN and incorporate energy efficient systems for heating and cooling and water efficient equipment that will conform to the energy strategy approved as part of condition 47 shall be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.

Following any approval of a 'Post Construction Stage' assessment and certificate of the non-residential spaces, the approved measures and technologies to achieve the required BREEAM ratings or higher standards shall be retained in working order for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with policies D3, S11, S12, S13, S14, S17, S112 and S113 of the London Plan 2021; and policies DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

### **Condition 79**

#### **'Be seen' energy monitoring**

The development hereby approved shall be constructed to comply with the GLA 'Be Seen' energy monitoring requirements set out in points a, b, c and d below for at least five years:

- a) Within 18 months of planning permission being issued by the Local Planning Authority, accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance shall be submitted to the GLA's monitoring portal and Local Planning Authority for information.

- b) Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to occupation of each relevant phase of the development, updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, within that phase, as well as supporting evidence, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal and submitted to the Local Planning Authority for information. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.
- c) Upon completion of the first year of occupation of each relevant phase of the development following the end of the defects liability period (DLP) and for the following four years, accurate and verified annual in-use energy performance data as well as supporting evidence for all relevant indicators under each reportable unit of the development within that phase, as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal and submitted to the Local Planning Authority for information.
- d) For each relevant phase of the development, in the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner shall investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which can be reasonably practicable to implement, an action plan comprising such measures shall be prepared and submitted to the Local Planning Authority for written approval for each relevant phase of the development. The measures approved by the Local Planning Authority shall be implemented by the legal Owner as soon as reasonably practicable and based on the agreed action plan timescales.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan (2021).

## **Informative(s)**

### **1. Pre-commencement conditions:**

The following pre-commencement conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure and protect the amenities of future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well designed scheme:

Conditions 4 – 23, and titled as the following:

- **Section 106 completion**
- **Phasing**
- **Transport for London – DLR Infrastructure**
- **Construction Environment Management Plan (CEMP)**
- **Construction Logistics and Travel Plan**
- **Land Contamination – Remediation Strategy**
- **Explosive Ordnance**
- **Piling**
- **Surface Water Drainage**

- **Basement Waterproofing Strategy**
- **Cranes**
- **Structural Recording**
- **Architectural/historic material**
- **Preliminary archaeological investigation (Archaeology)**
- **Foundation Design (Archaeology)**
- **Woolwich New Road – retained group**
- **Woolwich New Road – shopfront details**
- **Bat Surveys**
- **Invasive Species**
- **Whole lifecycle carbon assessment**

2. **Community Infrastructure Levy**

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

3. **Phasing**

This development is a 'phased planning permission' for the purposes of the CIL Regulations (2010) as amended (Reg 2(1)). Each phase of the development is a separate chargeable development. For the avoidance of doubt, any enabling works phase or phases would not create CIL chargeable floorspace.

4. **Dust Minimisation**

In preparing the scheme of dust minimisation, reference shall be made to the London Plan 'Control of Dust and Emissions' SPG . All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.

5. **Hours of Construction Work:**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
  - 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays

6. **Asbestos**

It is the responsibility of the owner to establish whether asbestos is present within their premises and they have a 'duty of care' to manage such asbestos. The applicant is advised to refer to the Health and Safety website for relevant information and advice.

7. **Signage**

The holder of this planning permission is advised that the display of signage may require advertisement consent pursuant to the Town and Country Planning (Control of



Advertisements) Regulations 2007. You are advised to refer to the Department for Communities and Local Government publication titled "Outdoor advertisements and signs: a guide for advertisers" dated 18 June 2007 for further guidance.

8. **Mixed Use Noise Control**

The developer is advised to ensure that internal noise levels for the residential units shall comply with the British Standard 8233 (BS8233:2014) and to provide insulation measures for all divisions (walls and/or floors) separating commercial/residential areas.

9. **Street Naming & Numbering**

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

10. **Vegetation Clearance (breeding birds)**

All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation shall not be removed until the fledglings have left the nest. This is in line with the requirements of the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

11. **RBG Licensing**

RBG Licensing have advised that the cinema included within this development will require licensing for the exhibition of film, pursuant to the Licensing Act 2003, as will any of the retail outlets that propose to engage in other licensable activity such as, for example, the sale & supply of alcohol and/or regulated entertainment (e.g. music and dance).

12. **Historic England (GLAAS)**

Historic England has advised (in relation to Condition 17) that written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England London Archaeology guidelines. They must be approved by the Local Planning Authority before any on-site development related activity occurs.

13. **Thames Water - Waste Water**

Thames Water advise that the proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read the Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

14. **Thames Water - Trade Effluent Consent**

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: -

Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent.

15. **Thames Water – Public Sewers**

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings.

16. **Thames Water – Drainage Servicing Kitchens**

Thames Water advise that as per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

17. **Thames Water – Building in Proximity to water mains**

There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

18. **Thames Water – Proximity to Underground Assets**

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide ‘working near our assets’ to ensure your workings are in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures.

19. **Thames Water – Piling Method Statement**

Thames Water have advised in relation to the piling method statement required by Condition 11 that the developer is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

20. **Thames Water – Flow Rate**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

21. **Environmental Survey**

Should a period of more than 18 months pass before commencement of the Site works, the surveys detailed within Appendix J of the 2020 ES should be updated to provide up to date baseline information for the contractors.

22. **Air Quality and Dust Management Plan**

The applicant is advised that the management plan submitted pursuant to condition 7, should make reference to 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance and the BRE four part Pollution Control Guide, Part 1 Pre-project planning and effective management; 'Controlling particles, vapour and noise pollution from construction sites'.

The Air Quality and Dust Management Plan should cover the following aspects:

- a) Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- b) A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- c) Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- d) A demolition asbestos survey;
- e) Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;
- f) Wheel washing facilities, location and facilities for discharging the water;
- g) Mitigation of water quality impacts, particularly from dust suppression and wheel washing (in consultation with Thames Water);

Details of liaison with other high risk construction sites within 200m of the site boundary to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.

23. **Noise and Vibration Management Plan**

The applicant is advised that the management plan submitted pursuant to condition 7, should make reference to The Construction Site Noise Code of Practice [http://www.royalgreenwich.gov.uk/downloads/417/pollution\\_control\\_construction\\_information\\_and\\_advice](http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_construction_information_and_advice).

The Noise and Vibration Management Plan should cover the following aspects:

- a) Likely noise levels to be generated from plant;
- b) Measures of minimizing the impact of noise and, if appropriate, vibration arising from construction activities;
- c) Predicted noise and, if appropriate, vibration levels for construction using methodologies and locations agreed with the Local Planning Authority;

- d) Procedures to be put in place where agreed noise levels are exceeded and when complaints are received;

Where works are likely to lead to vibration impacts on surrounding properties, including the adjacent prisons proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded.

24. **Construction Plant and Machinery (NRMM)**

The applicant is advised that the details regarding NRMM submitted pursuant to condition 7, is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority with the relevant details.

An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced, and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

25. **Mechanical ventilation / Odour assessment**

The applicant is advised that the details submitted pursuant to condition 65, should make reference to The Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems published by DEFRA.

26. **Burrage Road Bus Shelter**

The applicant is advised that any details submitted to satisfy conditions 25(v)(ii) (Materials), 28 (Privacy Screen), 37 (External Lighting) and 49 (Acoustic glazing specification/mechanical ventilation) should have regard to the bus-shelter on Burrage Road in any assessment and consider impacts on sensitive residents due to waiting passengers.

27. **Opening Doors - Highways**

The applicant is advised that no doors are permitted to cause an obstruction for pedestrians and open out on to the footway, with the exception for doors which are solely for emergency egress use only.

28. **Delivery, Servicing and Waste Management Plan – Footway Obstruction**

The applicant is advised that in line with Condition 58(e), details should demonstrate how the footway and/or carriageway, including the bus stop, will not be blocked or at all obstructed by the operation of the waste facilities on the site.

29. **S278 Works to Burrage Road – Transport for London**

As set out in the Section 106 Agreement, the developer must enter into a Section 278 agreement to complete a number of works which include repaving the footway surrounding the site and should generally seek to reduce clutter and rationalise street furniture as much as possible.

While the bus stop would remain in the same position, the Section 278 specification for Burrage Road should consider re-siting/relocating the bus shelter to support improving the

pedestrian/waiting environment around the existing bus shelter, without prejudicing safe and efficient bus operations.

When undertaking this exercise the applicant should consider TfL's Accessible Bus Stop Design Guidance, which can be accessed using the following link:  
<http://content.tfl.gov.uk/bus-stop-design-guidance.pdf>.

Any bus shelter re-siting/relocation will need to be agreed with TfL in writing, with all costs covered by the applicant.

### 30. **SGN**

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings – pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below: Phone 0800 912 1722 / Email [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

Further information on safe digging practices can be found here:

Our Free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work  
<https://www.sgn.co.uk/damage?prevention>