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WYG Planning  
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London  
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**Application Number:** PA/18/02803

30/10/2019

Place Directorate  
Development Management  
Town Hall, Mulberry Place  
5 Clove Crescent  
London  
E14 2BG

[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

**Enquiries to:** Aleksandra

**Tel:** Milentijevic

**Fax:** 0207 364 7029

020 7364 5415

Dear Sir/Madam,

### **Town and Country Planning Act 1990 (as amended)**

#### **CONDITIONAL PERMISSION FOR DEVELOPMENT**

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG (020 7364 5241) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

Applicants are reminded of the need to comply with the provisions of Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official geographical and postal addresses and to get any newly created streets and access-ways officially named. **In order to avoid delays at completion stage of the work the application should be made on commencement of the work or shortly thereafter.** Details of the development, including site, block and internal plans annotated with unique plot numbers and additional development information such as tenure, number of bedrooms etc. with completed application forms (available from the Street Naming and Numbering webpage on the Councils website) should be sent to Planning and Building Control, Street Naming and Numbering, Mulberry Place, 5 Clove Crescent, London, E14 2BG.

Your attention is drawn to the following statement of applicants' rights:-

#### **1) Appeals to the Secretary of State**

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you

must do so within **SIX months** (unless your proposal relates to householder appeal or minor commercial appeal as defined in Article 37 of the DMPO 2015 in which case you must do so within **TWELVE weeks** of the date of this notice), or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

## **2) Purchase Notice**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

## **3) Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Williams', is written over a faint, light-colored circular stamp or watermark.

**David Williams, Acting Divisional Director, Planning and Building Control**

## **SCHEDULE**

### **Outline Planning Permission**

**Location:** Poplar Gas Works, Leven Road, London

**Proposal:** A hybrid planning application (part outline/part full) comprising:

1.) In Outline, with all matters reserved apart from access, for a comprehensive mixed-use development comprising a maximum of 195,000 sqm (GEA) (excluding basement and secondary school) of floorspace for the following uses:

- Residential (Class C3);
- Business uses including office and flexible workspace (Class B1);
- Retail, financial and professional services, food and drink uses (Class A1, A2, A3 & A4);
- Community, education and cultural uses (Class D1);
- A secondary school (Class D1) (not included within the above sqm GEA figure);
- Assembly and leisure uses (Class D2);
- Public open space including riverside park and riverside walk;
- Storage, car and cycle parking; and
- Formation of new pedestrian and vehicular access and means of access and circulation within the site together new private and public open space.

2. In Full, for 66,600 sq.m (GEA) of residential (Use Class C3) arranged in four blocks (A, B, C and D), ranging from 4 (up to 23m AOD) 5 (19.7m AOD), 6 (up to 26.9m AOD), 8 (up to 34.1m AOD), 9 (up to 36.3m AOD) 12 (up to 51.3m AOD) and 14 (57.6m AOD) storeys in height, up to 2700 sq.m GIA of office and flexible workspaces (Class B1), up to 500 sq.m GIA community and up to 2000 sq.m GIA leisure uses (Class D1 & D2), up to 2500 sq.m GIA of retail and food and drink uses (Class A1, A2, A3 and A4) together with access, car and cycle parking, energy centre, associated landscaping and new public realm, and private open space.

The application is accompanied by an Environmental Statement.

**Date:** 30/10/2019

**Reference:** PA/18/02803

**Application** 28 September, 2018

**Received on:**

**Application** 28 September, 2018

**Registered on:**

**Documents and Drawings**   **Approved Documents**

**Site Location**

DR-P1-XX-1004\_P1 - Site Location Plan

**Parameter Plans (Outline)**

DR-MP-PP-0001\_P1    Parameter Plan 1 - Hybrid Planning Application Boundary  
DR-MP-PP-0002        Parameter Plan 2 - Outline and Full Planning Application Areas  
DR-MP-PP-0003\_P1    Parameter Plan 3 - Existing Site Levels  
DR-MP-PP-0004        Parameter Plan 4 - Development Parcels and Public Park  
DR-MP-PP-0005        Parameter Plan 5 - Proposed Site Levels  
DR-MP-PP-0006        Parameter Plan 6 - Predominant Ground Floor  
DR-MP-PP-0007\_P1    Parameter Plan 7 - Access and Movement  
DR-MP-PP-0008        Parameter Plan 8 - Proposed Basements  
DR-MP-PP-0009\_P1    Parameter Plan 9 - Maximum Development Block Footprints  
DR-MP-PP-0010        Parameter Plan 10 - Maximum Building Heights  
DR-MP-XX-9002        Safeguarded Land for Bridge Landings

**Phase 1 (Detail Design)**

DR-P1-XX-1001\_P1    Phase 1 – Location Plan  
DR-P1-XX-1002        Phase 1 – Proposed Block Plan  
DR-P1-00A-1011\_P3    Phase 1 – Proposed Plan – Lower Ground  
DR-P1-00B-1012\_P21    Phase 1 – Proposed Plan – Upper Ground  
DR-P1-01-1013\_P1     Phase 1 – Proposed Plan – Level 01  
DR-P1-02-1014\_P1     Phase 1 – Proposed Plan – Level 02  
DR-P1-03-1015\_P1     Phase 1 – Proposed Plan – Level 03  
DR-P1-04-1016\_P1     Phase 1 – Proposed Plan – Level 04  
DR-P1-05-1017\_P1     Phase 1 – Proposed Plan – Level 05  
DR-P1-06-1018\_P1     Phase 1 – Proposed Plan – Level 06  
DR-P1-07-1019\_P1     Phase 1 – Proposed Plan – Level 07  
DR-P1-08-1020\_P1     Phase 1 – Proposed Plan – Level 08  
DR-P1-09-1021\_P1     Phase 1 – Proposed Plan – Level 09  
DR-P1-10-1022\_P1     Phase 1 – Proposed Plan – Level 10  
DR-P1-11-1023\_P1     Phase 1 – Proposed Plan – Level 11  
DR-P1-12-1024\_P1     Phase 1 – Proposed Plan – Level 12  
DR-P1-13-1025\_P1     Phase 1 – Proposed Plan – Level 13  
DR-P1-14-1026\_P1     Phase 1 – Proposed Plan – Level 14  
DR-P1-15-1027\_P1     Phase 1 – Proposed Plan – Roof  
DR-P1-ELE-1101\_P1     Phase 1 – Proposed Elevations – North & South  
DR-P1-ELE-1102\_P1     Phase 1 – Proposed Elevations – East & West  
DR-P1-SEC-1201\_P1     Phase 1 – Proposed Sectional Elevations – AA & BB  
DR-P1-SEC-1202\_P1     Phase 1 – Proposed Sectional Elevations – CC & DD  
DR-P1-SEC-1203\_P1     Phase 1 – Proposed Sectional Elevations – EE & FF  
DR-P1-SEC-1204\_P1     Phase 1 – Proposed Sectional Elevations – GG & HH

DR-P1-SEC-1205_P1	Phase 1 – Proposed Sectional Elevations – JJ & KK
DR-P1-SEC-1253	Phase 1 – ‘Base’ Buildings Proposed Façade Details
DR-P1-SEC-1252	Phase 1 – ‘Transition’ Buildings Proposed Façade Details
DR-P1-SEC-1251	Phase 1 – ‘Link’ Buildings Proposed Façade Details
DR-P1-SEC-1250	Phase 1 – ‘Dominant’ Buildings Proposed Façade Details

### **Landscape Drawings**

BMD.17.030.DR.P001 Illustrative Outline Landscape Masterplan  
 BMD.17.030.DR.P002 Illustrative Phase 1 Landscape Masterplan  
 BMD.17.030.DR.P101 Illustrative Phase 1 Landscape General Arrangement

Development Specification/Design Code; Feb 2019 (WYG)

### **Supporting Documents**

Access Statement; Sept 2018 (Systra)  
 Aboricultural Survey and Impact Assessment; Sept 2018 (The Ecology Consultancy)  
 Car Park Management Plan; Sept 2018 (Iceni)  
 Construction Logistics Plan; Sept 2018 (St William)  
 Delivery and Servicing Plan; Sept 2018 (Iceni)  
 Design and Access Statement; Sept 2018 (JTP)  
 Draft Construction Environment Method Statement; Sept 2018 (St William)  
 Energy Statement; Sept 2018 (Hodkinson)  
 Heritage Statement; Sept 2019 (JLL)  
 Framework Travel Plan: Residential; Sept 2018 (Iceni)  
 Framework Travel Plan: Commercial; Sept 2018 (Iceni)  
 Landscape Strategy; Sept 2018 (BMD)  
 Operational Waste Strategy; Sept 2018 (Iceni)  
 Outline Drainage Strategy; Sept 2018 (Patrick Parsons)  
 Outline Fire Strategy; Dec 2018 (JGA)  
 Dynamic Overheating Assessment; Sept 2018 (Hodkinson)  
 Planning Statement; Sept 2019 (WYG)  
 Planning Statement Addendum; Jan 2019 (WYG)  
 Rapid Health Impact Assessment; Sept 2018 (Temple)  
 Retail Impact Assessment; Nov 2018 (WYG)  
 Statement of Community Involvement; Sept 2018 (Iceni)  
 Sustainability Statement; Sept 2018 (Hodkinson)  
 Transport Assessment; Sept 2018 (Iceni)  
 Overshadowing to River Lea; Jan 2019 (EB7)  
 Remediation Construction Management Plan; Jan 2019 (St William)  
 Transport Note – A12 & A13 Traffic Impact Note; Jan 2019 (Iceni)  
 Internal Daylight and Sunlight Report; Jan 2019 (EB7)  
 Response to GLA Energy Statement Comments; Dec 2018 (Hodkinson)  
 Clarifications following independent review of daylight and sunlight; Feb 2019 (EB7)  
 Waterborne Freight Assessment; Feb 2019 (St William)

Detaild Unexploded Ordnance Risk Assessment; March 2019

**Environmental Statement (ES);** Sept 2018 (Temple)

Volume 1 Non-Technical Summary

Volume 2 Main ES Text (Chapters 1 - 19)

Volume 3 Townscape and Visual Impact Assessment

Volume 4 Technical Appendices (Appendix A - N)

**Formal Response to Interim Review Report;** March 2019 (Temple)

(Main text and Appendix 1 - 10)

### **Statement of positive and proactive engagement**

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

## **Conditions and Reasons:**

1 - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 - The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 - The development hereby permitted for a phase of the Outline Component shall commence, in the case of each such phase, no later than 2 years from date of approval of the final Reserved Matters for the specific phase in question.

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

4 - All applications for the approval of Reserved Matters for the Outline Component shall be made to the Local Planning Authority no later than the expiration of 15 years from the date of this permission.

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

5 - Unless otherwise specified by a S61 Consent granted under the Control of Pollution Act 1974, demolition, building, engineering or other operations associated with the construction of the development (including arrival, departure and loading and unloading of construction vehicles):

- a) Shall be carried out in accordance with the Tower Hamlets Code of Construction Practice.
- b) Shall only be carried out within the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. No works shall take place on Sundays and Public Holidays.
- c) Airborne emissions, including that arising from non-road mobile machinery (NRMM) used, shall not exceed the emission standards set out in the Mayor of London's 'Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance 2014 and be registered under the Greater London Authority NRMM scheme [www.nrmm.london](http://www.nrmm.london)
- d) Ground-borne vibration shall not exceed 1.0mm/s Peak Particle Velocity (PPV) at residential and 3.0mm/s PPV at commercial properties neighbouring the site.

Noise levels measured 1 metre from the façade of any occupied building neighbouring the site shall not exceed 75dB(A) at residential and commercial properties, and 65dB(A) at schools and hospitals (LAeq,T where T = 10 hours Monday to Friday and 5 hours for Saturday).

Reason: To safeguard the amenity of local residents and the area generally in accordance with policies SP10 of the Core Strategy (2010), and DM25 of the Managing Development Document (2013).

6 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), the following shall not take place in respect of the houses within the development following their practical completion:

- a) The erection of fences, barriers, gates, bollards or other means of enclosure, however temporary unless otherwise agreed in writing with the local planning authority
- b) The painting of external facing brickwork or masonry.

Reason: To control future development in the interest of the character, permeability, usability, appearance and quality of the public realm and to safeguard the high quality appearance of the development in accordance with policies SP04, SP09 and SP10 of the Core Strategy (2010), and DM10, DM23 and DM24 of the Managing Development Document (2013).

7 - 1. For each Phase of development, all of the approved residential units shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable', except for 10% of the residential units which shall comply with the optional requirement M4(3)(2) 'wheelchair user dwellings'.

The wheelchair user residential units approved within the affordable rented (formerly known as social rented) tenure shall comply with requirement M4(3)(2)b. All other wheelchair user units (intermediate and private tenures) shall comply with the optional requirement M4(3)(2)a.

2. Prior to the commencement of above ground works for each Phase, the following details shall be submitted to and approved in writing by the local planning authority:

- (a) Drawings and a schedule confirming the location of the wheelchair user dwellings within that Phase;
- (b) 1:50 detailed drawings of the affordable rented wheelchair user units (i.e. those required to meet optional requirement M4(3)(2)b).

Prior to occupation of the relevant residential units, these units shall be fully fitted out in accordance with the approved details, unless otherwise agreed with the local planning authority.

3. Any lifts shown on the approved drawings shall be installed and in an operational condition prior to the first occupation of the relevant residential access cores. The lifts shall be retained and maintained in an operational condition for the lifetime of the development.

Reason: To ensure adequate provision of accessible and adaptable dwellings & wheelchair accessible and wheelchair adaptable dwellings and that adequate step-free access is provided in accordance with policies 3.8 and 7.2 of the London Plan (2016), SP02 and SP10 of the Core Strategy (2010), and DM4 and DM24 of the Managing Development Document (2013).

8 - The riverside footpath hereby approved shall be implemented in full and retained in perpetuity.

The developer should undertake the necessary works to ensure that the riverside footpath



connects into neighbouring sites, when the opportunity arises.

Reason: To ensure connectivity and permeability in line with the site allocation and policies SP04 and SP12 of the Core Strategy (2010) and policies DM12 and DM23 of the Managing Development Document (2013).

9 - The light sources shall comply with Institute of Lighting Professional (ILP) guidelines (2011) so that light levels are less than 25 lux pre-curfew and 5 lux post curfew. Light spill from the development on to the River Lea shall be limited to 5 lux unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a positive relationship between the development, surrounding development and the River Lea in line with policies SP04 and SP12 of the Core Strategy (2010) and policies DM11, DM12 and DM25 of the Managing Development Document (2013).

10 - Any gas-fired boilers installed within the development shall not exceed the maximum emission standard of <math><40\text{mgNOx/kWh}</math>.

Any gas-fired CHP plant installed within the development shall not exceed the maximum emission standards:

Spark ignition engine: <math><250\text{mgNOx/Nm}^3</math>

Compression ignition engine: <math><400\text{mgNOx/Nm}^3</math>

Gas turbine: <math><50\text{mgNOx/Nm}^3</math>

The boilers and plant shall be maintained so as to not exceed the relevant standards for the lifetime of the development.

Reason: To minimise the adverse air quality impacts of the development, in accordance with policies 7.14 of the London Plan (2016), SP03 of the Core Strategy (2010) and DM9 of the Managing Development Document (2013).

11 - Any mechanical plant and equipment within the development shall be designed and maintained for the lifetime of the development so as not to exceed a level of 10db below the lowest measured background noise level (LA90, 15 minutes) as measured one metre from the nearest affected window of the nearest affected residential property.

The plant and equipment shall not create an audible tonal noise nor cause perceptible vibration to be transmitted through the structure of the building.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with policies SP03 and SP10 of the Core Strategy (2010) and DM25 of the Managing Development Document (2013).

12 - The recommended mitigation measures contained within the UXO Risk Assessment (Sept 2017) shall be implemented in full in accordance with the approved details.

Reason: To ensure that unexploded material does not pose a risk during planned construction works.

13 - All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive.

If this is not possible, a suitably qualified ecologist shall check the areas concerned immediately prior (within 5 days) to the clearance works to ensure that no nesting or nest-building birds are present.

If any nesting birds are present, the vegetation around the nest shall not be removed until an ecologist confirms that the birds have finished nesting.

There is no requirement to report the survey findings to the Local Planning Authority before the clearance of vegetation. Once the site (or part of the site) has been cleared, details of measures taken to ensure no nesting birds were harmed shall be submitted and approved in writing by the Local Planning Authority. (NB. This could be that the site has been cleared between the months of September and February; that a survey has been undertaken and no nests were found; or that nests were found, protection measures put in place around the nest(s), and a subsequent survey found that birds were no longer nesting).

Reason: To ensure compliance with Policy DM11 of the Tower Hamlets Managing Development Document and to prevent any potential breach of the Wildlife & Countryside Act 1981 (as amended).

14 - No infiltration of surface water drainage into the ground from any buildings or hardscape including pavements and roadways at the site is permitted other than with the written agreement of the Local Planning Authority.

Reason: To ensure that the development is not put at an unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 170 NPPF and Position Statement G1 – Direct Inputs to Groundwater from The Environment Agency’s approach to ground water protection March 2017 Version 1.0:

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

15 - Prior to the commencement of development (including remediation works permitted by this planning permission), a Remediation Construction Management Plan (RCMP) shall be submitted to and approved in writing by the local planning authority. The Plan shall include the following details:

- a) Telephone, email and postal address of the site manager and details of complaints procedures for members of the public;
- b) Best practical means in accordance with British Standard Code of Practice BS 5228-1:2009+A1:2014, BS 5228-2:2009+A1:2014 to be employed at all times to minimise the emission of noise and vibration from the site;
- c) Dust Management Strategy to minimise the emission of dust and dirt during the remediation works including but not restricted to spraying of materials with water, wheel washing facilities, street cleaning and monitoring of dust emissions;
- d) Measures to maintain the site in a tidy condition in terms of disposal/storage of waste and storage of construction plant and materials;

- e) Ingress and egress to and from the site for vehicles;
- f) Proposed numbers and timing of vehicle movements through the day and the proposed access routes, delivery scheduling, use of holding areas, logistics and consolidation centres;
- g) Parking of vehicles for site operatives and visitors;
- h) Travel Plan for construction workers;
- i) Location and size of site offices, welfare and toilet facilities;
- j) Measures to ensure that pedestrian access past the site is safe and not obstructed;
- k) Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress.
- l) An Odour Management Strategy detailing suitable and efficient means of monitoring and suppressing vapours and odours, including but not limited to, a monitoring programme (to include on and off-site monitoring for both toxic and odorous compounds, wind and weather monitoring, mobile and perimeter monitoring), options and plans for odour mitigation (for example adopting working methodologies to minimise the release of odours at source, the use of deodorising agents, negative pressurisation of working areas, treatment of odorous materials, hedonic tone assessments) and adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance or adverse health effects;
- m) Identification of the most sensitive receptors, both residential and commercial where assessment and monitoring of impacts, notably odours and risk of adverse health impact, will be undertaken as work progresses;
- n) Written with reference of the CL:AIRE (2011) DoWCoP guidance if determined suitable methodology for the re-use of site won material within the remediation works;”
- o) Details of how vehicles transporting waste(including that which is contaminated) that leave the site (including wheel washing and covering of loads) will be managed to prevent any contaminants from entering the environment;
- p) Arrangements to engage and advise residents and workers of neighbouring land of works and possible emissions from the scheme during remediation works;
- q) Details of an advertised 'hotline' to be operated and funded by the developer to enable any complaints to be recorded;
- r) Liaison with the Local Authority's Environmental Health Unit to register complaints received and response/action taken;
- s) Measures to ensure that surface water run-off is managed to prevent migration of contaminants from soils and stockpiles into the water environment
- t) Details of pollution containment and spill response procedures and resources
- u) Details of the resources and procedures that will be put in place to ensure that the RCMP will be fully implemented, that site operations will be responsive to issues as they arise, and the objectives of minimising harm and nuisance to the environment and local residents will be met.

Reason: To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants and the environment in accordance with paragraph 170 of the NPPF (2019) policies 5.21 of the London Plan (2016) and DM30 of the Managing Development Document (2013) and in the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of policies SP09 and SP10 of the Core Strategy (2010).

16 - Prior to the commencement of development (including remediation works), a Remediation Strategy shall be submitted to and approved in writing by the local planning

authority, in consultation with the Environment Agency. The Strategy shall include the following components:

- a) Identify the extent of the contamination
- b) A remediation strategy giving full details of the remediation measures required to avoid risk to identified receptors including public, buildings and the environment and how they are to be undertaken.
- c) A verification plan setting out the records, testing and/or monitoring that will be undertaken to verify that the remediation strategy has been successfully implemented and providing the outline structure of the remediation report
- d) Scope of the baseline and operational air quality and odour monitoring to be completed before remediation works commence (including but not limited to the monitoring technique, duration of baseline, location of monitoring points (including on and off-site sensitive receptors), chemicals to be monitored and any sniff testing or smell recording that will take place).

Air quality monitoring is to include the assessment of speciated volatile and semi-volatile organic compounds, including odourous compounds such as mercaptans, as well as other potential chemicals or compounds that could be generated associated with the remediation works. Monitoring should be sufficiently robust, so that it is able to determine potential impacts on air quality, health risks and odour during construction and remediation.

The remediation works shall be undertaken in accordance with the approved Strategy, unless otherwise agreed in writing by the local planning authority.

If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with this condition and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

Reason: To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants and the environment in accordance with paragraph 170 of the NPPF (2019) policies 5.21 of the London Plan (2016) and DM30 of the Managing Development Document (2013).

17 - Prior to the commencement of development (including remediation works permitted by this planning permission), baseline monitoring shall be undertaken and monitoring reports shall be submitted to the local planning authority, in consultation with the Environment Agency.

Baseline monitoring shall include but not be limited to air quality, dust, odour, groundwater quality and surface water quality. Any other media potentially affected by the remediation works shall also be monitored.

The baseline monitoring shall be undertaken in line with a scope of works agreed in writing by the local planning authority, in accordance with Condition 2d.

Reason: To ensure effective monitoring throughout the remediation process and to ensure that the site, or remediation processes, do not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures, in accordance with paragraph 170 of the NPPF

(2019) policies 5.21 of the London Plan (2016) and DM30 of the Managing Development Document (2013).

18 - 1. Prior to the commencement of development (including remediation works permitted by this permission), a Monitoring Maintenance, and Mitigation Plan relating to the remediation works shall be submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency.

The Plan shall have regard to the baseline monitoring results and include:

- a) A time table/ reporting schedule relating to the submission of monitoring reports;
- b) Air quality assessment criteria which are to be protective of acute and chronic health risks, as well as odour nuisance and environmental impact.
- c) A proposal/means to agree the re-commencement of works where issues may have arisen (i.e. exceedance of agreed assessment criteria or receipt of complaints) and required works to stop.

2. For the duration of the remediation works, monitoring shall be undertaken on an ongoing basis, in line with the agreed terms of the reporting schedule.

- a) In line with the agreed terms of the reporting schedule, monitoring reports shall be submitted to and approved in writing by the local planning authority, in consultation with Environment Agency.
- b) The reports shall include details of any necessary contingency action arising from the monitoring.

Should air quality, odours or volatile / semi-volatile organic compound concentrations be recorded above their agreed assessment criteria, or if complaints are received pertaining to odour, nuisance or health impacts relating to remediation or construction works from the site, the local planning authority shall contact the developer and require immediate investigation, and if necessary, request the works to stop until best practical means have been undertaken to solve the issue.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures, in accordance with paragraph 170 of the NPPF (2019) policies 5.21 of the London Plan (2016) and DM30 of the Managing Development Document (2013).

19 - Prior to the occupation of each Phase and on completion of the remediation works, a Verification Report shall be produced to demonstrate the effective implementation of the remediation strategy and shall be submitted to and approved in writing by the local planning authority.

The content of the report must comply with best practice guidance and shall include details of the remediation works that have been carried out in accordance with the approved remediation strategy. It shall include results of verification sampling, testing and monitoring and all waste management documentation showing the classification of waste, its treatment, movement and/or disposal in order to demonstrate compliance with the approved remediation strategy.

It shall also identify requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete, in line with paragraph 170 of the NPPF (2019) policies 5.21 of the London Plan (2016) and DM30 of the Managing Development Document (2013).

20 - Prior to the commencement of works permitted by the planning permission (unless already agreed as part of the Remediation Strategy), a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected.

The approved scheme shall be implemented prior to each phase of development being brought into use.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the National Planning Policy Framework and Position Statement G1 – Direct Inputs to Groundwater from The Environment Agency's approach to groundwater protection March 2017 Version 1.0 <https://www.gov.uk/government/publications/groundwater-protection-position-statements>

21 - No demolition or development permitted by this planning permission shall take place until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority in writing, in consultation with GLAAS.

For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1, then for those parts of the site which have archaeological interest, a Stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority, in consultation with GLAAS.

For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

Reason: To investigate the archaeological value of the site in line with the NPPF, policy 7.8 of the London Plan (2016) and policy DM27 of the Managing Development Document (2013).

22 - Prior to the demolition/removal of any buildings, a Bat Emergence Survey shall be undertaken and submitted to and approved in writing by the Local Planning Authority.

The details shall include the methodology and results of the survey, and a mitigation plan if any bat roosts are found.

Reason: To ensure that the existing biodiversity at the site is protected in line with policy S04 of the Core Strategy (2011) and policy DM11 of the Managing Development Document (2013).

23 - Prior to the commencement of works permitted by this planning permission (including remediation works), an Invertebrate Survey of existing areas of open mosaic habitat shall be submitted to and approved in writing by the Local Planning Authority.

The survey shall include, but not be restricted to, specific survey for the Streaked Bombardier Beetle.

The details shall include a strategy to ensure that impacts to invertebrates are adequately mitigated. This might include refining or modifying habitat creation and landscaping to provide habitat for important species, and/or capture and translocation of individuals of rare species.

Reason: To ensure that the existing biodiversity at the site is protected in line with policy S04 of the Core Strategy (2011) and policy DM11 of the Managing Development Document (2013).

24 - Prior to the commencement of any CIL Phase (chargeable development), a Phasing Plan, showing the location and extent of that Phase, shall be submitted to and approved in writing by the Local Planning Authority.

Any variations to the Phasing Plan thereafter shall be agreed in writing by the Local Planning Authority.

Reason: To assist with the identification of each chargeable development (being the Phase) and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

25 - Prior to the commencement of piling using penetrative methods for a Phase (or building within a Phase), a Piling Method Statement, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

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

Reason: To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and Position

Statement G1 - Direct Inputs to Groundwater from The Environment Agency's approach to groundwater protection March 2017 Version 1.0

<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

26 - Prior to the commencement of any basement works (excluding remediation works), a Basement Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To address the effects of the proposed basement construction on groundwater flow and contaminant migrants in line with policy DM30 of the Managing Development Document (2013).

27 - Prior to the commencement of works permitted by this planning permission (excluding remediation works), a Construction Environmental Management & Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority.

The plans shall aim to minimise the amenity, environmental and road network impacts of the demolition and construction activities and include the details of:

- a) Telephone, email and postal address of the site manager and details of complaints procedures for members of the public;
- b) Dust Management Strategy to minimise the emission of dust and dirt during construction including but not restricted to spraying of materials with water, wheel washing facilities, street cleaning and monitoring of dust emissions;
- c) Measures to maintain the site in a tidy condition in terms of disposal/storage of waste and storage of construction plant and materials;
- d) Scheme for recycling/disposition of waste resulting from demolition and construction works;
- e) Ingress and egress to and from the site for vehicles;
- f) Proposed numbers and timing of vehicle movements through the day and the proposed access routes, delivery scheduling, use of holding areas, logistics and consolidation centres;
- g) Parking of vehicles for site operatives and visitors;
- h) Travel Plan for construction workers;
- i) Location and size of site offices, welfare and toilet facilities;
- j) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- k) Measures to ensure that pedestrian access past the site is safe and not obstructed;
- l) Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress.
- m) Implement all measures relevant to construction as per the Environmental Statement (ES).

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



otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of policies SP09 and SP10 of the Core Strategy (2010).

28 - Prior to the commencement of works permitted by this planning permission (excluding remediation), a Vibration Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority.

The Risk Assessment shall identify the probability of vibration from piling and site excavation activities and determine the need for periodic or continuous vibration monitoring.

Reason: To protect the amenity of the future occupiers from undue vibration disturbance in accordance with the requirements of policies SP02, SP03 and SP10 of the Core Strategy (2010), and policy DM25 of the Managing Development Document (2013).

29 - Prior to the commencement of any above ground works in respect of an Outline Phase, the following Reserved Matters shall be submitted to and approved in writing by the Local Planning Authority for that Phase.

The Reserved Matters shall relate to: a) Landscaping; b) Layout; c) Appearance and d) Scale.

Reason: Part of the application is submitted in outline only and the matters reserved are material to the acceptability of the development.

30 - Prior to the commencement of any above ground works in respect of each Phase, a Surface Water Drainage Scheme, based on sustainable drainage principles, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the risk of flooding and to improve and protect water quality.

31 - Prior to the commencement of above ground works for Phase 1, a strategy for maintaining and improving the flood defences across the site shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency.

This strategy will include the following components:

- a) A condition survey of the existing river wall.
- b) A scheme, based on the condition survey in (a), to undertake any required improvements or repairs to the flood defence. The scheme shall include a plan for any required long term monitoring and maintenance.
- c) The submitted scheme shall also demonstrate how the flood defences will be raised to 5.85m AOD by 2065 and 6.35m AOD by 2100 in line with the requirements of the Thames Estuary (TE2100) Plan.

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

Reason: To prevent flooding on site and elsewhere by ensuring that the tidal flood defences are in satisfactory condition which is commensurate with the lifetime of the development. To ensure the statutory defence level will be maintained, and the TE2100 defence levels will not be precluded by the development. This is in line with paragraphs 160 and 163 of the National Planning Policy Framework.

32 - Prior to the commencement of above ground works for each building within a Phase of the development, written/drawn details of the proposed external materials to be used shall be submitted to and approved in writing by the Local Planning Authority .

Physical samples of the materials will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any facade works.

The details shall include:

- a) Mock-up panels of no less than 1m by 1m of each external cladding material.
- b) Details of external cladding, where relevant, shall include all types of brick or other cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.  
  
If an off-site manufactured cladding system is to be used, the full details of the system shall be provided and the mock-up panel shall include at least one junction between pre-assembled panels.
- c) Samples and drawings of fenestration. Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:20.
- d) Drawings and details of entrances.
- e) Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, post boxes, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:20.
- f) Drawings and details of shopfronts.
- g) Details of shopfronts, where relevant, shall include doors, glazing, reveals, stallrisers, pilasters, fascias, awnings and signage zones or indicative signage. Drawings shall be at a scale of no less than 1:20.
- h) Details and samples of roofing.
- i) Details of any balconies and associated balustrades, soffits and drainage.
- j) Details of any external rainwater goods, flues, grilles, louvres and vents.
- k) Details of any external plant, plant enclosures and safety balustrades.

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

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used, in accordance with policies 7.1 to 7.6 of the London Plan (2016), SP10 of the Core Strategy (2010) and DM24 of the Managing Development Document (2013).

33 - Prior to the commencement of above ground works for Phase 1, details of the proposed installation of the retained elements of Gasholder no.1 shall be submitted and approved in writing by the Local Planning Authority, in consultation with EEWG and GLIAS.

Details shall include the proposed methodology for its installation in addition to relevant plans, elevations, cross-sections and materials. The following elements shall be incorporated in the details submitted:

- a) Foundation and curved base structure design;
- b) Site levels including how the curved base can be accommodated on a levelled area;
- c) How the guide-frame standards will be fixed to the base structure including the potential use of exposed holding-down bolts;
- d) Landscaping scheme to include details on how the interior of the original gasholder tank will be referenced; and

Position and text for Interpretation Board (to include specific information on Gasholder no.1).

Reason: To achieve a strong contribution to the heritage, character and local distinctiveness of the site in line with SP12 of the Core Strategy (2010) and DM27 of the Managing Development Document (2013).

34 - Prior to the commencement of any above ground works in respect of each Outline Phase of the development, full particulars of further microclimate assessment (wind testing) shall be submitted to and approved in writing by the Local Planning Authority.

This shall include details of the final design and any mitigation measures needed (including roof terraces) for that Phase.

Any mitigation measures hereby approved shall be provided in full prior to the occupation of that Phase and maintained and retained in perpetuity.

Reason: To ensure the amenity of future occupiers and the area generally, in accordance with policy SP10 of the Core Strategy (2010) and policy DM25 of the Managing Development Document (2013).

35 - 1. Prior to the commencement of any above ground works in respect of each Phase of the development, a Landscape Concept Strategy for the treatment of all open spaces associated with that Phase including, but not limited to public open space, communal amenity space, child play space and private amenity space shall be submitted to and approved in writing by the Local Planning Authority.

The Concept Strategy shall include the following details:

- a) How the concept accords with the parameters of the approved landscape masterplan;
- b) The location of public and private amenity spaces;
- c) The location and quantum of children's play space; and
- d) The location of areas of hard and soft landscaping.

2. Prior to the commencement of the landscape work for the relevant Phase, further information to supplement the Landscape Concept Strategy shall be submitted and approved in writing by the Local Planning Authority.

This shall include:

- a) Details of the children's play space including but not limited to the types of play areas, play equipment and how the space is differentiated from communal/public open space;
- b) Details of enclosure; including but not limited to types, dimensions and treatments of walls, fences, screens, barriers, rails, retaining walls and hedges;
- c) Details of hard and soft landscaping, including but not limited to areas such as footpaths, roads and entrances;
- d) Details of soft landscaping; including numbers and types of species to be planted and how the type of planting enhances biodiversity.
- e) Details of trees; including numbers and types of species to be planted and how the type of planting enhances biodiversity.
- f) Details of lighting; including type, specification, hours of operation and lux numbers;(include demonstration of how the sensitive light strategy will avoid unacceptable lighting of the SINC);
- g) Details of wayfinding signage for the relevant Phase, including details of any maintenance of any such signs proposed and approved;
- h) Details of wind mitigation measures (for Phase 1, include demonstration that the wind mitigation measures set out in the ES will be implemented);
- i) Any other landscaping feature(s) forming part of the scheme;

All landscaping in accordance with the approved scheme for each relevant phase shall be completed/planted during the first planting season following practical completion of the relevant phase of development.

The landscaping and tree planting shall have a two year maintenance/watering provision following practical completion of the relevant phase of development hereby approved.

Any trees or shrubs which die within five years of completion of the relevant phase of the development shall be replaced with the same species, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a high quality of the public realm, including through providing appropriate permeability, legibility, wayfinding, microclimate and public art and to ensure the provision of adequate standard of amenity space in accordance with policies SP02, SP04, SP09 and SP10 of the Core Strategy (2010) and policies DM4, DM10, DM23, DM24 and DM26 of the Managing Development Document (2013); in the interest of residential amenity in accordance with policy SP10 of the Core Strategy (2010) and policy DM25 of the Managing Development Document (2013).

36 - Prior to the commencement of above ground works for each Phase (Detailed and Outline), a Landscape and Ecological Management Plan (LEMP) for that Phase shall be submitted and approved in writing by the Local Planning Authority.

The content of the LEMP for each Phase shall include the following:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;
- i) How it relates to existing or future phases of the development to ensure a long-term site wide implementation plan;

Where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met, the Plan shall set out how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: To ensure an overall improvement to biodiversity in line with the Local Biodiversity Action Plan and in accordance with policies SP04 of the Core Strategy (2010) and DM11 of the Managing Development Document (2013).

37 - 1. Prior to the commencement of above ground works, a Biodiversity Strategy relating to the whole site, including details of meanwhile habitat creation, shall be submitted to and approved in writing by the Local Planning Authority.

The Biodiversity Strategy shall relate to the biodiversity measures set out within the Landscaping Strategy hereby approved and have regard to LBTH Local Biodiversity Action Plan.

2. Prior to the commencement of above ground works for each Phase of development, a detailed Biodiversity Plan for that Phase shall be submitted to and approved in writing by the local planning authority.

The Biodiversity Plan for each Phase shall accord with the approved Biodiversity Strategy for the whole site.

In addition to the measures set out within the Landscaping Strategy, the development shall deliver the following biodiversity enhancement measures and include an implementation plan:

- a) River wall enhancements (in accordance with the Environment Agency's "Estuary Edges");
- b) Bat boxes and nest boxes for black redstarts within biodiverse roofs;
- c) A nest box for peregrine falcons (to be placed on the tallest building as identified within the Biodiversity Plan for that Phase);
- d) Nest box for swifts, house sparrows and house martins
- e) Loggeries and bee boxes.

The approved measures shall be fully implemented in accordance with the approved details and maintained and retained in perpetuity.

Reason: To ensure an overall improvement to biodiversity in line with the Local Biodiversity Action Plan and in accordance with policy SP04 of the Core Strategy (2010) and policy DM11 of the Managing Development Document (2013).

38 - Prior to the commencement of above ground works for each Phase, full details of cycle parking facilities (short and long term), including a Cycle Parking Management Plan, shall be submitted to and approved in writing by the Local Planning Authority.

The minimum number of cycle parking spaces provided at each phase of development shall accord with the relevant planning policy standards for cycle parking at that time.

The Cycle Parking Management Plan shall demonstrate how users with specific needs will be allocated accessible facilities.

The cycle parking spaces, and any associated facilities, for each block of development, shall be provided in full prior to the first occupation of that Block and maintained and retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate cycle parking facilities in accordance with the requirements of policies 6.9 of the London Plan (2016), SP09 of the Core Strategy (2010) and DM22 of the Managing Development Document (2013).

39 - Prior to the commencement of above ground works for each Phase, a Car Parking Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include the following details:

- a) The number of car parking spaces within that Phase;
- b) Demonstration that the proposed car parking provision does not exceed a total of 550 spaces across the site;

- c) Demonstration that the quantum of car parking has been minimised;
- d) Details of the allocation of car parking spaces, including wheelchair accessible spaces;
- e) Details that the provision of car parking for wheelchair users and families across the scheme has been prioritised.
- f) Demonstration that 20% active and 20% passive electric vehicle charging points will be provided.

Other than the provision of wheelchair accessible car parking spaces, no car parking is permitted for the commercial uses or school.

Prior to the occupation of each Phase, the car parking provision for each Phase shall be implemented in full, in accordance with the Car Parking Management Strategy approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To manage car parking across the development and to ensure the provision of adequate inclusive parking facilities in accordance with policies 6.9 and 6.13 of the London Plan (2016); SP09 of the Core Strategy (2010) and DM22 of the Managing Development Document (2013).

40 - 1. Prior to the commencement of above ground works, details of the CHP and flue emissions shall be submitted to and approved in writing by the Local Planning Authority.

This shall include a Monitoring Plan which will outline the method for the monitoring of the flue emissions (odour and visual) associated with the CHP. It shall provide the following:

- a) a methodology for the monitoring of emissions post-operation of the CHP (at source);
- b) a methodology for the monitoring of emissions post-occupation of Phase 2 buildings;
- c) potential measures that could be implemented should the monitoring results suggest a requirement for mitigation, from an impact to amenity perspective.
- d) A proposal/means to agree the implementation of mitigation measures where issues may have arisen (i.e. exceedance of agreed assessment criteria or receipt of complaints).

2. Post-operation of the CHP, a monitoring report shall be submitted to and approved in writing by the Local Planning Authority.

3. Post occupation of Phase 2, a monitoring report shall be submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Any monitoring and mitigation shall be undertaken in accordance with the agreed Monitoring Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise adverse air quality and amenity impacts of the development, in accordance with policies 7.14 of the London Plan (2016), SP03 of the Core Strategy (2010) and DM9 and DM25 of the Managing Development Document (2013).

41 - Prior to the commencement of above ground works for each Phase of development, a Bird Strike Risk Statement shall be submitted to and approved in writing by the Local Planning Authority, in consultation with London City Airport.

The Statement shall demonstrate that the development will not increase the risk of bird strike hazard to aircraft using London City Airport (when measured against the conditions existing on the whole development site at the time of submission).

Reason: In the interest of aviation safety.

42 - a) Prior to the first occupation of Phase 1, the Delivery and Servicing Plan and Waste Management Plan (prepared by Icenis dated September 2018) hereby approved shall be fully implemented and operational.

b) Prior to commencement of above ground works for all other Phases of development, a Delivery and Servicing Plan and Waste Management Plan for each Phase shall be submitted to and approved in writing by the Local Planning Authority.

All Phases of development shall operate in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate provision for the storage of refuse in accordance with policies SP05 of the Core Strategy (2010) and DM14 of the Managing Development Document (2013); and to ensure adequate delivery and servicing arrangements and to minimise the development's impacts on the safety and capacity of the road network, in accordance with policies SP09 of Core Strategy (2010) and DM20 & DM21 of the Managing Development Document (2013).

43 - Prior to the submission of the Reserved Matters application for Phase 2 of the development, details confirming how the pedestrian bridge landings hereby safeguarded can be accommodated within the safeguarded land and wider masterplan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the safeguarded land contributes to the delivery of improved connectivity to and from the site and between Tower Hamlets and Newham more generally, in line with the site allocation and policy 6.1 of the London Plan (2016), policy SP08, SP09 and SP12 of the Core Strategy (2010) and policy DM20 of the Managing Development Document (2013).

44 - 1. Prior to the commencement of above ground works for each Phase of development, a Secured by Design Strategy setting out potential security measures required to meet the 'Gold' standard in relation to that Phase shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.

2. Prior to practical completion of each building within the relevant Phase, details that demonstrate compliance with the Secured by Design 'Gold' standard, shall be submitted to and approved in writing, in consultation with the Metropolitan Police.

Prior to the first occupation of that Phase of development, the security measures shall be fully implemented in accordance with the approved details, and retained for the lifetime of the development.



Reason: To ensure that Secured by Design principles are implemented into the development provides a safer environment and reduced the fear of crime for future residents and visitors and to accordance with policies 7.3 of the London Plan (2016), SP10 of the Core Strategy (2010) and DM23 of the Managing Development Document (2013).

45 - 1. Prior to commencement of above ground works of development (except for Phase 1), an Open Space Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

2. No more than 75% of the Private Residential Units in Phase 1 shall be occupied until Phase A of the Park has been provided and is open for use by the public.

3. No more than 50% of the Private Residential Units in Phase 2 shall be occupied until Phase B of the Park has been provided and is open for use by the public.

The open space across the development (including the Park) shall be managed and maintained for the lifetime of the development, in line with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the timely delivery of the Park and the management of the Park as a public provision in line with the site allocations and policy SP04 and SP12 of the Core Strategy (2010) and DM10 of the Managing Development Document (2013).

46 - Prior to the occupation of Phase 2, the existing bus stand on Leven Road shall be relocated to a position agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not give rise to detrimental impacts upon the bus network in line with policy SP08 of the Core Strategy (2010).

47 - Prior to the first occupation of the development, a Water Supply Impact Study shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water.

The study shall determine the magnitude of any new additional water supply capacity required as a result of the development and the location of a suitable water supply connection point.

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

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

48 - Prior to the occupation of each Phase, a Car Club Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall include the following details:

- a) Number of spaces within that Phase;
- b) Location of spaces;
- c) Timing of delivery;
- d) Continued operator

No more than 50% of the residential units within each Phase shall be occupied until the Car Club facility for that Phase has been provided and is available for use by the public.

Reason: To encourage the use of sustainable forms of transport and to minimise the impact of the Development on the local highway network in accordance with policy SP9 of the Core Strategy (2010) and policy DM 20 of the Managing Development Document (2013).

49 - a) The development shall be carried out in accordance with the approved Energy Strategy (prepared by Hodkinson dated September 2018) and Sustainability Statement (prepared by Hodkinson dated September 2018 (unless otherwise agreed in writing by the Local Planning Authority). The energy efficiency and sustainability measures set out therein shall be completed prior to the first occupation of the development and retained for its lifetime.

b) Any non-residential units under 500sqm (GIA) shall achieve compliance with at least the 'Very Good' BREEAM standard. Any non-residential units over 500sqm (GIA) shall achieve compliance with at least the 'Excellent' BREEAM standard.

c) All of the approved residential units shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement G2(36)(2)(b) '105 litres water consumption per person per day'.

Each Phase of the development shall not be occupied until a post completion verification report has first been submitted to and approved in writing by the Local Planning Authority to confirm that the above minimum standards have been achieved and that all of the approved energy efficiency and sustainability measures have been implemented for that Phase.

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction in accordance with policies 5.2, 5.3 and 5.15 of the London Plan (2016), SP11 of the Core Strategy (2010), and DM29 of the Managing Development Document (2013).

50 - Prior to the occupation of Phase 2 of the development, details of the provision of Riparian lifesaving equipment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Port of London Authority.

Reason: Prior to the occupation of Phase 2 of the development, details of the provision of Riparian lifesaving equipment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Port of London Authority.

51 - 1. All of the approved residential units shall be constructed to ensure that:

- a) They accord with BS8233 'Sound Insulation and Noise Reduction for Buildings'; other than between 0630 and 2230 to align with City Airport operational restrictions such that Internal ambient noise levels do not exceed 35dB LAeq,16 hour, between hours 06:30 - 22:30 and within bedrooms do not exceed 30 dB LAeq, 8 hour between hours 22:30 - 06:30
- b) structure-borne noise does not exceed LAmax 35 dB;
- c) at any junction between residential and non-residential uses, the internal noise insulation level is no less than 55DnTw=Ctr.

The sound insulation to the party elements separating residential from non-residential uses shall be designed using predicted sound and vibration levels of the non-residential units.

2. The school shall be constructed to accord with the acoustic performance standards set out in Building Bulletin 93 (BB93).

3. Prior to the occupation of each building of development, a post completion verification report, including acoustic test results, shall be submitted to and approved in writing by the local planning authority confirming that the above minimum standards have been achieved.

Reason: To safeguard the amenity of the future occupants of the dwelling proposed in this planning application and the existing occupiers of adjoining properties by preventing noise disturbance, in accordance with Policy SP10 of the Core Strategy (2010) and Policy DM24 and DM25 of the Managing Development Document (2013).

52 - Prior to the occupation of each Phase, the developer shall submit details that demonstrate that all potable water waste water network upgrades required to accommodate the additional flows from the development have been completed. The details shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water.

Reason: To ensure that the development does not detrimentally affect the existing water network and that all water network upgrade works necessary to support the development are undertaken.

53 - Prior to the operation of mechanical plant or equipment, a post installation verification report, including acoustic test results, shall be submitted to and approved in writing by the Local Planning Authority.

The report shall confirm that the maximum noise standard agreed with the Local Planning Authority has been achieved and that the mitigation measures are robust.

Reason: To protect residential amenity in line with policy DM25 of the Managing Development Document (2013).

54 - Prior to the occupation of any commercial unit that involves the preparation of hot food, details of air extraction and filtration systems shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include extraction hoods, internal fans, flexile couplings, three-stage filtration (grease filters, pre-filters and activated carbon filters), height of extract duct discharge and anti-vibration mounting.

The air extraction system shall be fully implemented in accordance with the approved details and maintained and retained for the lifetime of the use.

Reason: To ensure that the development does not result in odour disturbance in accordance with policies SP03 and SP10 of the Core Strategy (2010) and DM25 of the Managing Development Document (2013).

55 - Should, during construction and/ or following the completion of the development, there be a deterioration in TV reception (Satellite/Terrestrial) experienced by neighbouring residential properties, reasonably attributable to the development, the applicant shall implement mitigation measures as outlined within the documents hereby approved, or others as necessary to remediate the deterioration to a reasonable level.

If necessary, mitigation measures shall be undertaken in a reasonable timeframe no longer than 3 months from when the deterioration was reported.

Reason: To avoid unacceptable impact to neighbours' TV reception as a result of the development.

**Informatives:**

**1** - The development is a phased development for the purposes of the CIL regulations (2010) as amended. Phase 1 of the development will include site wide clearance enabling and remediation works which will include no chargeable development. Subsequent phases (of both the full and outline parts of the hybrid permission) will be separate chargeable developments as defined by the relevant Phasing Plans. Such phases may be comprised of blocks, plots and groups of plots as shown on the illustrative phasing plan. They may also comprise further site preparation, enabling, public realm and infrastructure works which contain no chargeable development.

**2** - Written schemes of investigation (WSI) will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

**3** - This planning permission is subject to section 106 and CIL agreements.