

## VINEGAR YARD DRAFT CONDITIONS

N.B: It should be noted that these conditions are being discussed between GLA officers, the applicant and the Council and they are only in draft. A further set of planning conditions will be agreed in due course and following the Representation Hearing in line with the recommendation of the Hearing report.

### Definitions

“**Medical Facility**” has the meaning given in the Section 106 Agreement;

“**Research and Development Facility**” has the meaning given in the Section 106 Agreement;

“**Section 106 Agreement**” means the deed of planning obligations that relates to this planning permission and which is dated on or about the date of this planning permission and which is made between (1) The Greater London Authority; (2) The Mayor and Burgesses of the London Borough of Southwark; (3) Network Rail (VY1) Limited; (4) Network Rail (VY2) Limited; (5) St Thomas Bermondsey Limited; (6) Alexander John Humphrey Scrimgeour; and (7) Benjamin Victor Shedden Scrimgeour and Geoffrey Hawkes;

“**S106 Notice**” means the notice that must be served on the London Borough of Southwark pursuant to paragraph 1.1 of Schedule 2 of the Section 106 Agreement and which shall provide confirmation as to whether levels 1 to 10 of the development will be used as a Medical Facility or as a Research and Development Facility

1	Quantum of Development – Medical Facility	<p>Subject to condition 6, if the S106 Notice specifies that part of the development will be used as a Medical Facility then the quantum of built floorspace comprised within the development shall be as specified in the table below:</p> <table border="1" data-bbox="448 1137 1439 1697"> <thead> <tr> <th data-bbox="448 1137 671 1205">Use</th> <th data-bbox="676 1137 1209 1205">Class</th> <th data-bbox="1214 1137 1439 1205">Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td data-bbox="448 1205 671 1261"><b>Option 1</b></td> <td data-bbox="676 1205 1209 1261"></td> <td data-bbox="1214 1205 1439 1261"></td> </tr> <tr> <td data-bbox="448 1261 671 1373">Medical</td> <td data-bbox="676 1261 1209 1373">D1 as per the Use Classes Order in August 2020 E(e) as per the Use Classes Order in September 2020</td> <td data-bbox="1214 1261 1439 1373">13,669</td> </tr> <tr> <td data-bbox="448 1373 671 1485">Office</td> <td data-bbox="676 1373 1209 1485">B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in September 2020</td> <td data-bbox="1214 1373 1439 1485">10,239</td> </tr> <tr> <td data-bbox="448 1485 671 1597">Retail</td> <td data-bbox="676 1485 1209 1597">A1/A2/A3/A4 as per the Use Classes Order in August 2020 E(a)(b)(c) and Sui Generis as per the Use Classes Order in September 2020</td> <td data-bbox="1214 1485 1439 1597">588</td> </tr> <tr> <td data-bbox="448 1597 671 1697">Community</td> <td data-bbox="676 1597 1209 1697">D1 as per the Use Classes Order in August 2020 F2(b) as per the Use Classes Order in September 2020</td> <td data-bbox="1214 1597 1439 1697">180</td> </tr> </tbody> </table> <p data-bbox="448 1727 1439 1794">Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>	Use	Class	Quantum / Area (GIA) (Sqm)	<b>Option 1</b>			Medical	D1 as per the Use Classes Order in August 2020 E(e) as per the Use Classes Order in September 2020	13,669	Office	B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in September 2020	10,239	Retail	A1/A2/A3/A4 as per the Use Classes Order in August 2020 E(a)(b)(c) and Sui Generis as per the Use Classes Order in September 2020	588	Community	D1 as per the Use Classes Order in August 2020 F2(b) as per the Use Classes Order in September 2020	180
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2	Quantum of Development – Research and Development Facility	<p>Subject to condition 6, if the S106 Notice specifies that part of the development will be used as a Research and Development Facility then the quantum of built floorspace comprised within the development shall be as specified in the table below:</p> <table border="1" data-bbox="448 342 1437 898"> <thead> <tr> <th data-bbox="448 342 671 405">Use</th> <th data-bbox="671 342 1209 405">Class</th> <th data-bbox="1209 342 1437 405">Quantum / Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td data-bbox="448 405 671 468"><b>Option 2</b></td> <td data-bbox="671 405 1209 468"></td> <td data-bbox="1209 405 1437 468"></td> </tr> <tr> <td data-bbox="448 468 671 573">Research and development</td> <td data-bbox="671 468 1209 573">B1(b) as per the Use Classes Order in August 2020 E(g)ii as per the Use Classes Order in September 2020</td> <td data-bbox="1209 468 1437 573">13,999</td> </tr> <tr> <td data-bbox="448 573 671 678">Office</td> <td data-bbox="671 573 1209 678">B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in September 2020</td> <td data-bbox="1209 573 1437 678">10,239</td> </tr> <tr> <td data-bbox="448 678 671 784">Retail</td> <td data-bbox="671 678 1209 784">A1/A2/A3/A4 as per the Use Classes Order in August 2020 E(a)(b)(c) and Sui Generis as per the Use Classes Order in September 2020</td> <td data-bbox="1209 678 1437 784">618</td> </tr> <tr> <td data-bbox="448 784 671 889">Community</td> <td data-bbox="671 784 1209 889">D1 as per the Use Classes Order in August 2020 F2(b) as per the Use Classes Order in September 2020</td> <td data-bbox="1209 784 1437 889">180</td> </tr> </tbody> </table> <p data-bbox="448 958 1437 1021">Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>	Use	Class	Quantum / Area (GIA) (Sqm)	<b>Option 2</b>			Research and development	B1(b) as per the Use Classes Order in August 2020 E(g)ii as per the Use Classes Order in September 2020	13,999	Office	B1(a) as per the Use Classes Order in August 2020 E(g)i as per the Use Classes Order in September 2020	10,239	Retail	A1/A2/A3/A4 as per the Use Classes Order in August 2020 E(a)(b)(c) and Sui Generis as per the Use Classes Order in September 2020	618	Community	D1 as per the Use Classes Order in August 2020 F2(b) as per the Use Classes Order in September 2020	180
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3	Time limit - detailed	<p>The development hereby permitted must be begun not later than the expiration of THREE YEARS from the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>																		

4	Approved Drawings and Documents – Medical Facility	<p>Subject to condition 6, if the S106 Notice confirms that part of the development will comprise a Medical Facility, then [levels 1 – 10] of the development shall be carried out in complete accordance with the following plans and documents:</p> <p>XX</p> <p><b>Documents</b></p> <p>XX</p> <p><b>Plans for [Levels 1-10]</b></p> <p><b>Reason:</b> The application included two sets of alternative plans for levels 1-10 of the development. One set shows uses falling within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as it was in August 2020, with the other set of drawings being referred to in condition 6. The Section 106 Agreement requires notice to be served on the London Borough of Southwark by not later than six months prior to completion of the development and such notice must confirm whether levels 1-10 will be used as a Medical Facility or as a Research and Development Facility. This</p>
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		condition controls the delivery of levels 1 – 10 in the event that the land use that is delivered is a Medical Facility.
5	Approved Drawings and Documents – Research and Development Facility	<p>Subject to condition 6, if the S106 Notice confirms that part of the development will comprise a Research and Development Facility, then [levels 1 – 10] of the development shall be carried out in complete accordance with the following plans and documents:</p> <p>XX</p> <p><b>Documents</b></p> <p>XX</p> <p><b>Plans for [Levels 1-10]</b></p> <p><b>Reason:</b> The application included two sets of alternative plans for levels 1-10 of the development. One set shows uses falling within Class B1(b) of the Town and Country Planning (Use Classes) Order 1987 as it was in August 2020, with the other set of drawings being referred to in condition 5. The Section 106 Agreement requires notice to be served on the London Borough of Southwark by not later than six months prior to completion of the development and such notice must confirm whether levels 1-10 will be used as a Medical Facility or as a Research and Development Facility. This condition controls the delivery of levels 1 – 10 in the event that the land use that is delivered is a Research and Development Facility.</p>
6	Option to be implemented	<p>Where the S106 Notice confirms that levels 1-10 of the development will be used:</p> <ul style="list-style-type: none"> <li>• as a Medical Facility then conditions 1 and 4 shall apply and conditions 2 and 6 shall no longer apply; or</li> <li>• as a Research and Development Facility then conditions 2 and 5 shall apply and conditions 1 and 5 shall no longer apply.</li> </ul> <p><b>Reason:</b> To dovetail with the obligation in paragraph 1.1 of Schedule 2 of the Section 106 Agreement and confirm which set of conditions should apply as regards the land use of levels 1-10 of the development.</p>
7	Archaeological Evaluation	<p>Prior to the commencement of development, the applicant shall submit a programme of archaeological evaluation works, including a geoarchaeological evaluation, in accordance with a written scheme of investigation to the Local Planning Authority for written approval. The approved a programme of archaeological evaluation works, including a geoarchaeological evaluation shall be fully implemented prior to commencement of development.</p> <p><b>Reason:</b> In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Southwark Plan (2022) Policy P23 Archaeology.</p>
8	Archaeological mitigation	<p>Prior to the commencement of development (excluding archaeological evaluation) the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><b>Reason:</b> In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology</p>

9	Archaeological Public Engagement Programme	<p>a) Prior to commencement of the development (excluding archaeological site investigation works) hereby permitted, a Public Engagement Programme shall be submitted to the Local Planning Authority for its written approval and it shall be implemented in accordance with the approved programme. The Public Engagement Programme shall set out:</p> <p>1) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;</p> <p>2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;</p> <p>3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);</p> <p>b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.</p> <p>c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.</p> <p>d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.</p> <p>Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with Southwark Plan (2022) Policy P23 Archaeology</p>
10	Archaeological reporting	<p>Within one year of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the reports/findings and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works in full.</p> <p>Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Southwark Plan (2022) Policy P23 Archaeology</p>
11	Digital infrastructure	<p>Prior to commencement of above ground works detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.</p> <p>Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy SI6 of the London Plan (2021)</p>

12	Basement ventilation	<p>Prior to the commencement of above ground works (excluding site clearance, demolition and archaeological works) details of a scheme of mechanical ventilation for the basement, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing.</p> <p>The scheme of ventilation shall be installed prior to the first occupation of the relevant Building containing the basement and maintained for the duration of the consented uses in accordance with the approved scheme.</p> <p>Reason: To ensure that basement ventilation systems do not adversely impact the amenity of adjoining uses and/or the quality of the public realm by way of noise and/or odour in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and P66 Reducing noise pollution and enhancing soundscapes</p>
13	Free drinking water	<p>Prior to the commencement of above ground works (excluding site clearance, demolition and archaeological works) plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with the approved plans and details, and drinking water made available to the public for free in accordance with the approved plans and details prior to occupation of the development, and in perpetuity.</p> <p>Reason: To ensure sustainable provision of free drinking water and to minimise plastic waste.</p>

14	Construction Logistics Plan (CLP)	<p>Prior to the commencement of the development (excluding demolition, site clearance, groundworks, ground investigation), a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority. The CLP shall include details of: (a) loading and unloading of plant and materials including vehicle turning areas; (b) storage of plant and materials; (c) sourcing of materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (f) hours of operation; (g) means to prevent deposition of mud on the highway (h) location and height of cranes and scaffolding (i) a Construction workers' Sustainable Travel Plan including details of strategies to promote sustainable travel by construction staff and details of Blue Badge holder accessible parking shall be submitted to and approved by the LPA. Subsequently these approved parking areas shall be marked out and visible for use. There shall be no use of such areas for general parking including by staff wishing to travel to/from work by car unless they are holders of Blue Badges. The approved construction staff travel plan measures shall be put in place prior to commencement of the relevant works, retained and continually monitored for the duration of these works; (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative highway effects during the demolition and construction phase.</p> <p>The CLP shall be implemented as approved and periodically reviewed following audits of its implementation. Results of these audits will be made available to the Local Planning Authority upon request..</p> <p>Reason: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
15	Demolition and Construction Environmental Management Plan	<ul style="list-style-type: none"> <li>• No demolition shall take place until a written Demolition Environmental Management Plan (DEMP) for the building has been submitted and approved in writing by the Local Planning Authority.</li> <li>• No development (excluding demolition, site clearance, groundworks, ground investigations) shall take place for a Building of the development, until a written construction environmental management plan (CEMP) for the relevant Building has been submitted and approved in writing by the Local Planning Authority.</li> </ul> <p>The DEMP and CEMP shall include full details of the following information and a copy of the DEMP and CEMP (as applicable) shall be available on site at all times :</p> <ul style="list-style-type: none"> <li>• A detailed specification of demolition and construction works (as applicable) of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise, vibration and airborne particulates;</li> <li>• Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, pollution, location of specific activities on site, etc.; measures that will be put in place to prevent idling of all construction and operative vehicles both within and outside the site,</li> </ul>

		<ul style="list-style-type: none"> <li>• Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);</li> <li>• A commitment to adopt and implement the ICE Demolition Protocol and Considerate Contractor Scheme;</li> <li>• vehicular accesses, a commitment to use FORS silver (minimum) or similar registered haulage contractors and a commitment to use haulage contractors whose heavy vehicles meet Direct Vision Standard 2-star rating as a minimum.pre-commencement checks/surveys for protected species and notable species, with subsequent mitigations as deemed appropriate</li> <li>• appropriate working practices and safeguards for other wildlife, flora and fauna that are to be employed whilst works take place on site.</li> <li>• measures to ensure adequate drainage and control surface water runoff from the Site</li> <li>• monitoring and audit processes</li> </ul> <p>The approved DEMP and CEMP shall be implemented for the entire period of the works relating to the relevant Building of the Development to the reasonable satisfaction of the Local Planning Authority .</p> <p>Reason: The DEMP and CEMP is required prior to the commencement of development to safeguard the public, the amenities of the area and the environment..</p>
16	Detailed Basement Impact Assessment	<p>Prior to the commencement of development a detailed Basement Impact Assessment (BIA) for all basements on the site (prepared following guidance in Southwark's Strategic Flood Risk Assessment 2017 or any replacement thereof) shall be submitted to the Local Planning Authority for approval in writing identifying existing groundwater levels, flows and fluctuations and, if appropriate, demonstrating that appropriate mitigation measures are integrated into the basement design to prevent groundwater flooding.</p> <p>The development shall proceed in accordance with any approval given and any mitigation measures shall be retained and maintained in perpetuity.</p> <p>Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark's SFRA, London Plan (2021) Policy SI 12 Flood risk management and Southwark Plan (2022) Policy P68 Reducing flood risk</p>
17	Demolition and construction waste management plan	<p>a) No groundworks or demolition associated with the development hereby permitted shall be commenced until a Demolition Waste Management Plan for the development has been submitted to and approved in writing by the Local Planning Authority.</p> <p>b) No construction works associated with the development hereby permitted shall be commenced until Construction Waste Management Plan for that Phase or Building has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The Demolition and Construction Waste Management Plans shall include full details of the following:</p> <ol style="list-style-type: none"> <li>i. Identification of the likely types and quantities of demolition and construction waste likely to be generated (including waste acceptance criteria testing to assist in confirming appropriate waste disposal options for any contaminated materials);</li> <li>ii. Identification of waste management options in consideration of the waste hierarchy, on and offsite options, and the arrangements for identifying and managing any hazardous wastes produced;</li> </ol>

		<ul style="list-style-type: none"> <li>iii. A plan for efficient materials and waste handling taking into account constraints imposed by the application site;</li> <li>iv. Targets for the diversion of waste from landfill;</li> <li>v. Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and emphasising compliance with legal responsibilities;</li> <li>vi. Details of transportation arrangements for the removal of waste from the site and</li> <li>vii. A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out in the SWMP have been achieved.</li> </ul> <p>The demolition and construction operations associated with the development hereby permitted shall be carried out in accordance with the approved Demolition and Construction Waste Management Plan.</p> <p>Reason: To encourage the re-use and recycling of materials. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
18	Arboricultural method statement	<p>Prior to the commencement of any development , including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.</p> <ul style="list-style-type: none"> <li>a) The Applicant shall propose a pre-commencement meeting with LBS , the details of which shall be notified to the Local Planning Authority for agreement in writing (within two weeks of their submission to LBS) prior to the meeting (or prior to when that meeting was proposed to occur if LBS did not respond within two weeks / could not attend) and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.</li> <li>b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.</li> <li>c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.</li> </ul> <p>The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting (or when that meeting was proposed to occur if LBS did not respond within two weeks / could not attend) all tree protection measures shall be installed, carried out and retained throughout the period of the works, In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.</p> <p>If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that</p>



		<p>tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p>Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policy P60 (Trees) or the Southwark Plan 2022</p>
19	Contamination	<p>a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises based on the 'Revised Geo Environmental Study' by Ramboll (Geo-environmental Desk Study, dated 10 December 2021, ref.1620011046 rev.04) shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations as to whether a Phase 2 intrusive investigation is required. This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.</p> <p>b) If the phase 1 site investigation reveals the potential presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development, an intrusive site investigation and associated risk assessment shall be completed to characterise the nature and extent of any contamination of soils and ground water on the site.</p> <p>c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall thereafter be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.</p> <p>D) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall thereafter be submitted to the Local Planning Authority for approval in writing, in accordance with paragraphs a-d above.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Southwark Plan 2022 Policy P64 (contaminated land and hazardous substances) and the National Planning Policy Framework 2021. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination</p>
20	Air quality positive	<p>Prior to the commencement of the development, an Air Quality Positive Statement (AQPS) shall be submitted to and approved in writing by the local planning authority. The AQPS shall set out measures that can be implemented</p>

		<p>across the development that improve local air quality as part of an air quality positive approach, in line with the latest GLA Air Quality Positive Guidance. The measures set out with the AQPS for the development shall be implemented in accordance with the details so approved, and thereafter retained.</p> <p>Reason: To protect and improve local air quality. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
21	Detailed drainage strategy	<p>No works (excluding demolition and site clearance, groundworks, ground investigation) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment XXXX and Surface Water Drainage Strategy XXXX prepared by XXXX. The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows.</p> <p>The development shall be carried out in accordance with the approved details and thereafter maintained</p> <p>Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).</p>
22	Ventilation strategy	<p>Prior to the commencement of the development, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <ul style="list-style-type: none"> <li>o Details of extraction rate and efflux velocity of extracted air</li> <li>o Full details of particle and odour abatement plant</li> <li>o The location and orientation of the extraction ductwork and discharge terminal</li> <li>o A management servicing plan for maintenance of the extraction system</li> </ul> <p>The development shall not be carried out otherwise than in accordance with the approval details.</p> <p>Reason In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with Southwark Plan (2022) Policy P14 Design or P56 Residential amenity.</p>
23	Ecological and biodiversity management/enhancement	<p>Prior to the occupation of the development hereby permitted, a Habitat and Ecological Management Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:</p> <ul style="list-style-type: none"> <li>a) No Net Loss and Net Gain calculations, which shall be in accordance with BS42020:2013</li> <li>b) The recommendations and wildlife enhancements as per the XX Ecological Appraisal</li> <li>c) Details of the enhancements (where relevant) to include specifications, location, positions, aspect, etc</li> <li>d) Details of any further surveys required as per page XX of the XX report</li> </ul>

		<ul style="list-style-type: none"> <li>e) Timetable for implementation</li> <li>f) Details of the long-term ecological objectives, maintenance schedules, management and monitoring.</li> <li>g) Details of bird and/or bat nesting boxes / bricks. No less than 10 internal nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats.</li> <li>h) A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.</li> </ul> <p>The development shall not be occupied until the approved scheme for the development is implemented in full and shall thereafter be retained.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission</p>
24	Piling Method Statement	<p>Prior to the commencement of works, details of the proposed piling method and foundation design shall be submitted to the Local Planning Authority for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The relevant Development Plot shall be carried out in accordance with the approved details.</p> <p>Reason: Piling can create pathways for contaminants, and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with the National Planning Policy Framework (2021) and Southwark Plan (2022) Policy P64 Contaminated land and hazardous substances</p>
25	Warehouse building survey	<p>Prior to the commencement of the development of the warehouse, a RICS Building Survey shall be submitted to and approved in writing by the Local planning authority, demonstrating in detail, the condition of the warehouse and what construction methods/techniques will be required to protect the important elements that are to be retained as part of the conversion. The development shall be completed in accordance with the approved details.</p> <p>Reason: To ensure adequate protection of the relevant elements of this non-designated heritage asset in accordance with Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021); Policy HC 1 (Heritage conservation and growth) of the London Plan (2021) and Policy P20 (Conservation areas) of the Southwark Plan (2022)</p>
26	Fire evacuation lift	<p>Prior to commencement of above ground works, details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these approved details.</p> <p>Reason: To ensure the safe and inclusive emergency evacuation of residents in accordance with London Plan (2021) Policy D12 (Fire safety).</p>
27	Fire Safety	<p>Prior to the commencement of above ground works, a Fire Strategy Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the necessary strategy for the development and the site wide strategy. The development shall not be implemented or occupied other than in accordance with the approved details.</p>

		REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the London Plan Policies D5 and D12.
28	Samples of all external surfaces	<p>Prior to the commencement of any above ground works (excluding site clearance, demolition and archaeological works), the following shall be submitted to the local planning authority for their approval:</p> <ol style="list-style-type: none"> <li>a. A full-scale representative mock-up of one bay of the building (external to be agreed) and sample panels of all external facing material surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved by the Planning Authority before any above-grade work in connection with this permission is carried out;</li> <li>b. Samples of bricks, mortar and pointing, joints and cladding and other external elevational treatment, (annotated plans at a scale less than 1:20 unless otherwise agreed in writing with the Planning Authority) and the samples shall be retained on site until the details are approved.</li> <li>c. External windows, communal entrances, duplex entrances, balconies, screens, louvres and balustrading (annotated plans at a scale less than 1:10 unless otherwise agreed in writing with the Planning Authority) The details shall, where necessary, reflect wind mitigation measures necessary to ensure acceptable wind microclimate conditions);</li> <li>d. Cross section through façade and typical bay showing depth of window reveals, frames, cills, headers, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).</li> <li>e. Shop fronts, entrances and openings (annotated plans / sections at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) showing window reveals, frames, facades, cills and headers)</li> <li>f. Surface materials for car parking areas, pedestrian and cycle routes, accesses, shared space and associated circulation spaces;</li> <li>g. Rooftop plant and boundary treatment</li> <li>h. Gates, railing and other forms of enclosure</li> <li>i. details and specification (including screening) of balconies and communal terraces, at a scale of 1:20</li> </ol> <p>The development shall not be carried out otherwise than in accordance with any such approval given and retained thereafter.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2021); Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies: P13 - Design of places; P14 - Design quality and P17 - Tall buildings of the Southwark Plan (2022).</p>
29	Wind mitigation measures	<p>Prior to commencement of above ground works full details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The wind mitigation measures must appropriately respond to the potential for adverse effects identified within 'the Environmental Assessment.</p> <p>3. The wind mitigation measures shall be implemented in accordance with the approved details, be completed prior to first occupation of the relevant building and thereafter retained as such .</p>

		Reason: To ensure that as part of the detailed design appropriate pedestrian comfort levels can be achieved in accordance with the Environmental assessment submitted with this application and to comply with London Plan (2021) Policy D9 Tall buildings and Southwark Plan (2022) Policy P17 Tall buildings
30	Solar Glare	<p>Prior to the commencement of above ground works, a solar glare assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the solar glare impacts identified within the Environmental Statement have been mitigated. The buildings shall be constructed and completed in accordance with the approved details and maintained thereafter.</p> <p>Reason: To ensure the safe operation of the National Railway and avoid motorists being distracted by any glint or glare arising from solar reflection from building facades.</p>
31	Landscaping	<p>A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to any above ground works commencing. The scheme must include all areas of ground level public realm and areas of roof terrace.</p> <p>The detailed plan shall include the following details (where relevant):</p> <ol style="list-style-type: none"> <li>a.) the overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;</li> <li>b.) the location, species and sizes of proposed trees and tree pit design</li> <li>c.) details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;</li> <li>d.) enclosures including type, dimensions and treatments of any boundary walls, fences, screen walls, barriers, railings and hedges;</li> <li>e.) appropriate boundary planting between the proposed buildings and neighbouring properties;</li> <li>f.) hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;</li> <li>g.) street furniture, including type, materials and manufacturer's specification, if appropriate</li> <li>h.) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;</li> <li>i.) Any bollards to the sites frontage if required.</li> <li>j.) a calculation of the site's Urban Greening Factor, demonstrating the 0.3 score required by London Plan Policy G5.</li> <li>k.) The details shall, where necessary, also be consistent with any mitigation measures necessary to ensure acceptable wind and microclimate conditions</li> <li>l.) The landscaping and tree planting shall have a five-year maintenance and watering provision following planting. Details of the intended maintenance regime for all hard landscape features including street furniture and play equipment shall be provided</li> </ol> <p>The approved landscaping scheme shall be completed/ planted during the first planting season following practical completion of the development, unless an alternative programme is agreed in writing with the Local Planning Authority.</p> <p>The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p>

		Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) , Policy G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan 2021; Policies P13 (Design of places), P14 (Design quality) P60 (Biodiversity) and P61 (Trees) or the Southwark Plan 2022
32	Planting of trees on St Thomas Street	<p>Prior to the commencement of above ground works, full details of all proposed planting of trees on St Thomas St and those shown elsewhere as part of the proposals shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.</p> <p>Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) , Policy G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan 2021; Policies P13 (Design of places), P14 (Design quality) P60 (Biodiversity) and P61 (Trees) or the Southwark Plan 2022</p>
33	Biodiverse roof	<p>Prior to above ground works hereby authorised begins (excluding demolition and archaeological investigation), details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> <li>* biodiversity based with extensive substrate base (depth 80-150mm);</li> <li>* laid out in accordance with agreed plans; and</li> <li>* planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).</li> </ul> <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Discharge of this condition will be granted once the green/brown roof(s) are completed in accordance with the submitted plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification. The approved details shall thereafter be retained.</p> <p>Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1</p>

		(Green Infrastructure), G5 (Urban Greening) of the London Plan 2021 and Policies P59 (Green infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.												
34	Secure by design	<p>Prior to any above ground work (excluding site clearance, site investigation demolition and archaeological works), details of security measures (which shall seek to demonstrate that the development has been designed to comply with Secure by Design Principles as far as practically possible) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Any such security measures as approved under Part shall be implemented prior to first occupation and thereafter retained.</p> <p>REASON: In the interests of securing well designed, safe and secure buildings and neighbourhoods in accordance with Southwark Plan (2022) Policy P16 Designing out crime.</p>												
35	Cycle Parking Provision	<p>a) The total minimum quantum of cycle parking across the development shall not be less than the figures specified below:</p> <table border="1" data-bbox="544 772 1377 902"> <thead> <tr> <th></th> <th>Short Stay</th> <th>Long Stay</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Option 1</td> <td>173</td> <td>292</td> <td>465</td> </tr> <tr> <td>Option 2</td> <td>73</td> <td>228</td> <td>301</td> </tr> </tbody> </table> <p>b) Prior to the first occupation of the development, a Cycle Parking Management Plan shall be submitted to and approved by the local planning authority. The CPMP should include details of the allocation of cycle spaces to each of the land uses; details on how these cycle spaces and access including lifts/access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area. The approved allocations and details are to be completed prior to occupation of the development and shall be retained thereafter.</p> <p>c) A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be large enough to accommodate adapted cycles, cargo and other types of larger cycles.</p> <p>d) The development shall not be occupied until the relevant amount of cycle parking spaces have been installed and ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by occupiers and visitors to this part of the development only and solely in accordance with the approved CPMP.</p> <p>: Reason: In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative sustainable means of transport to the development and to reduce reliance on the use of the private car in accordance with London Plan (2021) Policy T5 Cycling and Southwark Plan (2022) Policy P53 Cycling</p>		Short Stay	Long Stay	Total	Option 1	173	292	465	Option 2	73	228	301
	Short Stay	Long Stay	Total											
Option 1	173	292	465											
Option 2	73	228	301											
36	Automated cycle parking facility.	<p>Prior to commencement of the development hereby approved, details of the automated cycle parking facility including precise specifications and drawings shall be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: In order to ensure that satisfactory safe and secure cycle parking are provided and can be easily accessed by users in order to encourage the use</p>												

		of cycling as an alternative sustainable means of transport to the development and to reduce reliance on the use of the private car in accordance with London Plan (2021) Policy T5 Cycling and Southwark Plan (2022) Policy P53 Cycling
37	Vehicle Dynamic Assessment	<p>Prior to the commencement of above ground works, a Vehicle Dynamics Assessment shall be submitted to the Local Planning Authority for approval in writing. This should include, but not be limited to, hostile vehicle mitigation measures and anti-terrorism mitigation measures and shall be integrated with the wider design of the public realm for the scheme. Once approved, the measures shall be implemented on site prior to occupation of the development and retained thereafter for the lifetime of the development.</p> <p>Reason: in the interest of security</p>
38	Blast Mitigation Impact Assessment	<p>Prior to the commencement of above ground works, details of the specifications for the building structure, façade and glazing, including a consultation with a suitably qualified Structural Blast Engineer shall be submitted to and approved in writing by the local planning authority. Above ground development of that building shall not be commenced until the details have been approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development is suitably designed to minimise the impact of an external blast.</p>
39	Contamination remediation	<p>If remediation is required as identified in the approved contamination report, no building shall be occupied unless and until a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.</p> <p>The development shall only be constructed in accordance with the approved details.</p> <p>Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans. The condition is pre-occupation to ensure the approved remediation has been successfully completed and the development can be occupied safely without contamination risks being realised.</p>
40	Building management strategy	<p>Prior to the occupation of the building, a Building Management Strategy shall be submitted and approved in writing by the Local Planning Authority, in line with the recommendations of the Environmental Statement. Any such measures shall be implemented prior to occupation in accordance with the approved details.</p> <p>Reason:</p>
41	Delivery and Servicing Plan	<p>Prior to occupation of the development, a delivery and servicing plan (DSP) shall be submitted to and approved in writing by the Local Planning Authority. The DSP shall include the following items:</p>



		<p>a) strategy for deliveries and collections, including no deliveries/collections between 7:30-9:30, 12:00-14:00, and 16:30-18:30</p> <p>b) number of servicing trips (including maintenance), with a maximum cap to 40 on-way trips per day;</p> <p>d) measures to minimise the number of servicing trips overall;</p> <p>e) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;</p> <p>f) cleaning and waste removal, including arrangements for refuse collection; and</p> <p>g) monitoring and review of operations.</p> <p>The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.</p> <p>Reason: To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated.</p>
42	Waste water (Thames Water)	<p>No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.</p> <p>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.</p> <p>Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.</p>
43	Circular economy post-completion report	<p>Prior to occupation, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.</p> <p>Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy</p>
44	Whole life carbon post-construction monitoring	<p>Prior to the occupation of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.</p> <p>Reason: To ensure that the proposal responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and</p>

		supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy
45	Flood warning and evacuation plan	<p>Prior to first occupation of the building, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the relevant Local Planning Authority. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding. The development shall be implemented/occupied in accordance with the approved details.</p> <p>Reason: To protect against the risk of flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021) and Policy P68 of the Southwark Plan (2022).</p>
46	External lighting strategy	<p>Prior to the occupation of the approved development, details of external lighting (including design, specification, power) to be installed within any public realm or to be affixed to the buildings(s), shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.</p> <p>No external lighting shall be installed other than that approved by this condition. The external lighting shall be implemented in accordance with the approved details and thereafter retained.</p> <p>Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution on the highway and public transport networks and London City Airport's flight operations.</p>
47	Refuse and recycling	<p>Before the first occupation of the development hereby approved details of the arrangements for the storage, compaction and collection of refuse and recycling shall be submitted to the Local Planning Authority for approval in writing. Thereafter, the approved refuse and recycling storage facilities shall be provided and made available for use by the occupiers of the premises and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.</p> <p>Reason: To ensure that all forms of refuse will be appropriately stored within the site and located to facilitate convenient collection thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Southwark Plan (2022) Policy P56 Residential amenity.</p>
48	BREEAM Design Stage Certificate - major non-residential	<p>a) Prior to commencement of fit out works of any Building hereby approved, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) in relation to the relevant Building demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM "Excellent" rating shall be submitted to the Local Planning Authority for approval in writing and the development of the relevant Building shall be carried in accordance with the approved details;</p> <p>b) Before the first Occupation of the relevant Building, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the</p>

		<p>Local Planning Authority, confirming that the agreed standards at (a) have been met.</p> <p>Reason: To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance with Southwark Plan Policy P69 Sustainability standards</p>
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49	Environmental Statement	<p>The development hereby permitted shall be constructed in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Environmental Statement (ES), unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.</p> <p>Reason: To ensure that the development is carried out in accordance with the Environmental Statement and the mitigation measures proposed therein.</p>
50	Permitted Development Restriction	<p>“Notwithstanding 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 development shall take place under Class V of Part 3 of Schedule 2”.</p> <p>Reason: To ensure that the development retains the permitted uses for the lifetime of the development.</p>
51	Restrictions on changes of use- offices	<p>Notwithstanding the provisions of Schedule 2 Part 7 Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any re-enactment thereof), no extension nor alteration of an office building shall be carried out pursuant to those provisions.</p> <p>Reason: To safeguard the character and the amenities of the premises and adjoining properties in accordance with Southwark Plan (2022) Policy P14 Design quality</p>
52	Restrictions on changes of use- D1- medical or health services use	<p>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 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), in relation to the Class D1/B1(b) floorspace hereby permitted on levels 1 to 10 of the main building, if Option 1 is implemented the levels 1-10 floorspace shall only be used for the purposes of the provision of any non-residential medical or health services and not for the purposes off an in-patient facility, for accident or emergency purposes or other uses that may otherwise be permitted under Class D1 (or any equivalent class in any order that may replace it) ..</p> <p>Reason: To ensure that the Development is carried out in accordance with the plans and documents hereby approved and the impacts arising from the development are in accordance with those assessed pursuant to the Environmental Impact Assessment which related specifically to the medical use as an outpatient facility.</p>
53	Restrictions on changes of use- D1	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the community</p>

	community Use	<p>floorspace of the development hereby permitted shall only be used for a hall or meeting place for the principal use of the local community and not for any other purposes, including any other uses that may otherwise be permitted under Class D1 (or any equivalent class in any order that may replace it) as specified in the schedule to the Use Classes Order on 31 August 2020.</p> <p>Reason: To ensure that the proposal meets the needs of the community and protects the community facilities within the development in accordance with Site Allocation 54 of the Southwark Plan 2022.</p>
54		<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the ground floor retail / café uses of the development hereby permitted shall only be used for A1, A2, A3 and A4 uses as specified in the schedule to the Use Classes Order on 31 August 2020.</p> <p>Reason: To ensure that the Development is carried out in accordance with the plans and documents hereby approved and the impacts arising from the development are in accordance with those assessed pursuant to the Environmental Impact Assessment.</p>
55	Terrace use	<p>Other than for maintenance purposes, repair purposes or means of escape, the terraces shall not be used outside of the following hours: 10:00 - 20:00 on Mondays to Fridays.</p> <p>Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Southwark Plan 2022 Policy p56 (residential amenity)</p>
56	Hours of operation of specified uses	<p>The retail/café ground floor uses hereby permitted for Class A1, A2, A3 and A4 purposes shall not be open to members of the public between the hours of: 07:00 - 23:00 on Monday to Saturday and; 08:00 - 22:00 on Sundays and Bank Holidays. The community uses hereby permitted for Class D1 purposes/ shall not be open to members of the public between the hours of: 10:00- 23:00 on Monday to Saturday and; 08:00 - 22:00 on Sundays and Bank Holidays.</p> <p>Reason: To safeguard the amenities of neighbouring residential properties in accordance with Southwark Plan 2022 Policy p56 (residential amenity)</p>
57	Surface water drainage	<p>Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.</p> <p>Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 174). Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.</p>

60	Noise	<p>The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise from there does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises and shall be retained for the lifetime of the development.</p> <p>Reason To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes.</p>
61	Plant noise	<p>The combined Rated sound level from all plant, together with any associated ducting, shall not exceed 40dB (LAeq 15 minute) (in the period 07:00-23:00) and 30dB (LAeq 15 minute) (in the period 23:00 - 07:00) at any existing or future noise sensitive premises (as defined in Figure 8.2 of the submitted Environmental Statement). For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019. Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently retained thereafter</p> <p>Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Southwark Plan (2022) Policy P56 Protection of amenity and Policy P66 Reducing noise pollution and enhancing soundscapes.</p>
62	Thames Water – no construction within 5 metres of water main	<p>No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.</p> <p>Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure</p>
63	CPZ exclusion	<p>No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.</p> <p>Reason: To ensure compliance with Southwark Plan 2022 Policy P54 (car parking)</p>
64	PV Panels	<p>Prior to occupation of the development hereby approved, a scheme (and accompanying statement) demonstrating the maximum reasonable use of PV panels including details of the siting, design, gradient and number of pv panels to be installed and implementation programme shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved and thereafter maintained.</p>

		REASON: To minimise future carbon dioxide emissions, mitigate climate change, and to comply with London Plan Policy SI 2.
65	Disabled Parking Spaces	<p>Prior to occupation of the development hereby approved, all of the relevant disabled parking spaces (as indicated on XX) shall be provided and be clearly marked as disabled bays (at all times) and shall not be used for any purposes other than disabled parking bays, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To ensure inclusive access, that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.</p>
66	Advertisements	<p>Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations no advertisements shall be displayed without the prior written express consent from the Local Planning Authority.</p> <p>REASON: To safeguard the visual amenities and public safety the site and area in general.</p>
67	Telecommunications equipment – removal of pd allowance	<p>Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building hereby approved without separate permission from the Local Planning Authority.</p> <p>REASON: To preserve the character, appearance and setting of the site, listed buildings and conservation area in general and the amenities of nearby residents.</p>
68	Cooking restriction	<p>Prior to the installation of any extraction system, full details shall be submitted to and agreed in writing with the local planning authority. The submission shall include, where applicable, details of:</p> <ol style="list-style-type: none"> <li>Full details, with calculations, of the proposed extraction system</li> <li>Compliance with the risk assessment approach outlined within the Council's SPG Planning Guidance for Food and Drink Establishments. The odour abatement measures installed must correspond to the outcome of the risk assessment. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018</li> <li>The extract fan, silencers, anti-vibration mounts, high velocity cowl, filters, odour abatement and any other items of plant;</li> <li>The velocity of the air at final discharge and duct termination height and location;</li> <li>The retention time of gases in the carbon filters (where applicable);</li> <li>A maintenance schedule and details how maintenance will be recorded, so this can be requested by the Local Planning Authority at any time</li> </ol> <p>The approved extraction system shall be installed on site in accordance with the approved details and prior to any primary cooking taking place within one of the flexible commercial units. The extraction system shall thereafter be retained and maintained as approved until the primary cooking ceases. Any variations thereafter shall be submitted to and agreed in writing by the local planning authority prior to any amendments.</p> <p>REASON: To safeguard the amenities of neighbours and future occupiers and to ensure a satisfactory design is achieved.</p>
69	District Heating	<p>Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how</p>

		<p>the proposed heating system will be designed to permit a future connection to a District Heat Network should a feasible and viable connection become available in the future. The scheme shall detail, but not be limited to:</p> <ol style="list-style-type: none"> <li>1. Space allowance for a future potential heat exchanger at the ground floor of each block</li> <li>2. Space allowance for further trenching between buildings; pipe sleeves and construction work.</li> </ol> <p>The development shall not be constructed other than in accordance with the approved scheme.</p> <p>REASON: To assist in achieving the Mayor's Decentralised Energy Network targets.</p>
70	Restricted roof plant	<p>No roof plant, equipment or other structures other than as shown on the plans hereby approved or approved pursuant to a condition of this planning permission shall be placed on a roof or be permitted to project above the roofline of any part of the Building(s) as shown on elevational drawings or shall be permitted to extend outside of any roof plant enclosure(s) of any Building(s) without the prior written consent of the Local Planning Authority.</p> <p>Reason: In order to ensure that roof top plant does not detract from the appearance of the buildings hereby consented and does not detract from the visual amenity of the area in accordance with Southwark Plan (2022) Policy P14 Design quality</p>
71	Public Art	<p>Prior to the first occupation of the development details of public art to be provided on the site in substitution for the existing mural being lost shall be submitted to the Local Planning Authority for approval. Such details shall include: (a) the artist selection and commissioning process; (b) materials and location; (c) the timetable for provision; and (d) proposed maintenance. The development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to replace the existing mural to be removed on site.</p>

## Informatives

1	S106 agreement	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).
2	Pre-commencement conditions	The pre-commencement conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.
3	CIL payment and liability notice	<p>The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Southwark. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at:</p> <p><a href="https://www.gov.uk/guidance/community-infrastructure-levy">https://www.gov.uk/guidance/community-infrastructure-levy</a>. CIL forms can be found at:</p> <p><a href="https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5">https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5</a></p>

4	Deemed discharge	All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.
5	Designing out crime	The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) prior to occupation of the development and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.
6	Licensing	It is possible that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment (music, dancing etc.), supply of alcohol and the provision of late night refreshment. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003.
7	Thames Water underground assets	The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes if working above or near Thames Water pipes or other structures: <a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a> . Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
8	EIA Regulations	The environmental information for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) has been taken into account in the consideration of this case.
9	Demolition and Construction Environmental Management Plan	The DEMP and CEMP should follow current best construction practice and guidance contained within the following: <ul style="list-style-type: none"> <li>• Southwark Council's Technical Guide for Demolition &amp; Construction 2016, available from <a href="http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution">http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution</a></li> <li>• S61 of Control of Pollution Act 1974,</li> <li>• The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',</li> <li>• The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',</li> <li>• BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',</li> <li>• BS 7385-2:1993 Evaluation and measurement for vibration in buildings.</li> <li>• Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings – vibration sources other than blasting,</li> <li>• Greater London Authority requirements for Non-Road Mobile Machinery, see: <a href="http://nrmm.london/">http://nrmm.london/</a>, Relevant CIRIA and BRE practice notes.</li> <li>• Transport for London's Construction Logistics Plan Guidance, available from</li> <li>• <a href="https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/freight">https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/freight</a></li> </ul>



