

Draft conditions list for Beam Park, New Road, Barking & Dagenham planning application no. 17/01307/OUT and Havering planning application no. P1242.1

1. Reserved Matters to be Submitted

Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") for the part of the site not identified on Drawing 448-PT-PP-PL-1006 as forming the detailed component of the application shall be submitted to and approved in writing by the Greater London Authority before any development begins and the development shall be carried out as approved.

Reason: The application is in outline only, and these details remain to be submitted and approved

2. Timing of Reserved Matters Submission

The first application for approval of the reserved matters for phase 2 shall be made to the Greater London Authority (or the relevant Local Planning Authority, where this has been agreed by the GLA) before the expiration of three years from the date of this outline permission. Application for approval of the last reserved matters must be made to the Greater London Authority (or the relevant Local Planning Authority, where this has been agreed by the GLA) before 31 March 2029.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Timing of Reserved Matters Commencement

The development hereby permitted pursuant to condition 2 shall commence before the expiration of two years from the date of approval. All other reserved matters approved pursuant to condition 3 shall commence before the expiration of two years from the date of approval of each subsequent approval of reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Approved Plans

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

Existing plans and drawings	
448-PT-MP-PL-1001 Location plan	448-PT-MP-PL-1003 Site constraints plan
448-PT-MP-PL-1002 Existing site layout & demolition	
Masterplan plans and drawings	
448-PT-MP-PL-1101 Illustrative masterplan	448-PT-MP-PL-1103 Phasing with illustrative masterplan
448-PT-MP-PL-1104 Illustrative building heights	448-PT-MP-PL-1107 LBBD / LBH school areas
448-PT-MP-PL-1114 Car parking provision	448-PT-MP-PL-1114 Car parking provision

448-PT-MP-PL-1118 Borough boundary plan	448-PT-MP-PL-1116 Refuse locations
<i>Site sections and elevations</i>	
448-PT-SW-PL-SEC-1001 Masterplan section location plan	448-PT-SW-PL-SEC-1002 Masterplan sections A1, A2 & A3
448-PT-SW-PL-SEC-1003 Masterplan sections A4, A5 & A6	448-PT-SW-PL-SEC-1004 Masterplan sections A7, A8 & A9
448-PT-SW-PL-SEC-1005 Masterplan sections B1	
Outline - Proposed plans and drawings	
<i>Site plans</i>	
448-PT-MP-PL-1108 LBH school area	448-PT-MP-PL-1109 LBBD school area
<i>Parameter plans</i>	
448-PT-PP-PL-1001 Development zones	448-PT-PP-PL-1002 Development phases
448-PT-PP-PL-1005 Ground floor uses	448-PT-PP-PL-1006 Extent of outline / detailed
448-PT-PP-PL-1007 Building heights	448-PT-MP-PL-1113 Access & movement
448-PT-MP-PL-LP-1003 Hardscape strategy	448-PT-MP-PL-LP-1004 Softscape strategy
<i>Outline landscape plans</i>	
448-PT-LA-PL-LP-1001 Play space strategy	448-PT-LA-PL-LS-1006 Landscape section EE
448-PT-LA-PL-LP-1002 Adoptable areas plan	448-PT-LA-PL-LS-1007 Landscape section LL & MM
448-PT-LA-PL-LP-1005 Tree strategy	448-PT-LA-PL-LS-1009 Landscape section NN
448-PT-LA-PL-LS-1001 Landscape section location plan	448-PT-LA-PL-LS-1010 Landscape section E2 & E4
448-PT-LA-PL-LS-1003 Landscape section BB	448-PT-LA-PL-LS-1018 Landscape section T
448-PT-LA-PL-LS-1005 Landscape section C1	448-PT-LA-PL-LS-1019 Landscape section T1
448-PT-LA-PL-LS-1027 Landscape section K	448-PT-LA-PL-LS-1020 Landscape section O
Detailed - Proposed plans and drawings	
<i>Landscape drawings</i>	
448-PT-LA-PL-LP-1104 Phase 1 landscape plan level 00	448-PT-LA-PL-LP-1110 Phase 1 level 0 GA landscape plan 5

448-PT-LA-PL-LP-1106 Phase 1 level 0 GA landscape plan 1	448-PT-LA-PL-LP-1111 Phase 1 level 0 GA landscape plan 6
448-PT-LA-PL-LP-1107 Phase 1 level 0 GA landscape plan 2	448-PT-LA-PL-LP-1112 Phase 1 level 0 GA landscape plan 7
448-PT-LA-PL-LP-1108 Phase 1 level 0 GA landscape plan 3	448-PT-LA-PL-LP-1113 Phase 1 level 1 GA landscape plan
448-PT-LA-PL-LP-1109 Phase 1 level 0 GA landscape plan 4	448-PT-LA-PL-LP-1120 Phase 1 optional capacity - two way bus route
448-PT-LA-PL-LS-1012 Landscape section PP	448-PT-LA-PL-LP-1121 Phase 1 optional capacity - lift & stair core to Marsh Way
448-PT-LA-PL-LS-1013 Landscape section G1	448-PT-LA-PL-LP-1122 PV Plan
448-PT-LA-PL-LS-1014 Landscape section G3	448-PT-LA-PL-LP-1123 Cycle parking
448-PT-LA-PL-LS-1015 Landscape section Q1	448-PT-LA-PL-LS-1002 Landscape section II
448-PT-LA-PL-LS-1016 Landscape section Q2	448-PT-LA-PL-LS-1004 Landscape section FF
448-PT-LA-PL-LS-1017 Landscape section SS	448-PT-LA-PL-LS-1008 Landscape section GG long term
448-PT-LA-PL-LS-1021 Landscape section F1	448-PT-LA-PL-LS-1011 Landscape section RR
448-PT-LA-PL-LS-1022 Landscape section UV	448-PT-LA-PL-LS-1029 Landscape sections 4, 5 & 6
448-PT-LA-PL-LS-1023 Landscape section W1	448-PT-LA-PL-LS-1030 Landscape sections 7, 8 & 9
448-PT-LA-PL-LS-1024 Landscape section X1	448-PT-LA-PL-LS-1031 Landscape sections 10, 11 & 12
448-PT-LA-PL-LS-1025 Landscape section Y1	448-PT-LA-PL-LS-1032 Landscape section S2
448-PT-LA-PL-LS-1026 Landscape section Y2	448-PT-LA-PL-LS-1033 Landscape section GG short term
448-PT-LA-PL-LS-1028 Landscape sections 1, 2 & 3	
Detailed building drawings	
448-PT-PH1-PL-DET-1001 Phase 1 Materials	448-PT-H-PL-LZZ-1001 Plot H building floor plans
448-PT-J-PL-LZZ-1001 Plot J building floor plans, 1 of 5	448-PT-H-PL-ELE-1001 Plot H building elevations
448-PT-J-PL-LZZ-1002 Plot J building floor plans, 2 of 5	448-PT-H-PL-DET-1001 Plot H bay study details

448-PT-J-PL-LZZ-1003 Plot J building floor plans, 3 of 5	448-PT-H-PL-CGI-1001 Plot H building illustrative CGIs
448-PT-J-PL-LZZ-1004 Plot J building floor plans, 4 of 5	448-PT-H-PL-SEC-1001 Plot H building sections
448-PT-J-PL-LZZ-1005 Plot J building floor plans, 5 of 5	448-PT-J-PL-SEC-1001 Plot J building sections
448-PT-J-PL-ELE-1001 Plot J building elevations, 1 of 2	448-PT-J-PL-DET-1001 Plot J bay study details 1 of 3
448-PT-J-PL-ELE-1002 Plot J building elevations, 2 of 2	448-PT-J-PL-DET-1002 Plot J bay study details 2 of 3
448-PT-K-PL-LZZ-1001 Plot K building floor plan level 0	448-PT-J-PL-DET-1003 Plot J bay study details 3 of 3
448-PT-K-PL-LZZ-1002 Plot K building floor plan level 1	448-PT-J-PL-CGI-1001 Plot J building illustrative CGIs
448-PT-K-PL-LZZ-1003 Plot K building floor plans levels 2-3	448-PT-K-PL-LZZ-1006 Plot K building floor plan level 6
448-PT-K-PL-LZZ-1004 Plot K building floor plan level 4	448-PT-K-PL-LZZ-1007 Plot K building floor plans level 7
448-PT-K-PL-LZZ-1005 Plot K building floor plan level 5	448-PT-K-PL-LZZ-1008 Plot K building floor plans level 8
448-PT-K-PL-LZZ-1012 Plot K building roof plan	448-PT-K-PL-LZZ-1009 Plot K building floor plans levels 9-10
448-PT-K-PL-ELE-1001 Plot K building elevations 1	448-PT-K-PL-LZZ-1010 Plot K building floor plans level 11
448-PT-K-PL-ELE-1002 Plot K building elevations 2	448-PT-K-PL-LZZ-1011 Plot K building floor plans levels 12-15
448-PT-K-PL-ELE-1003 Plot K building elevations 3	448-PT-K-PL-SEC-1001 Plot K building sections 1
448-PT-K-PL-ELE-1004 Plot K building elevations 4	448-PT-K-PL-SEC-1002 Plot K building sections 2
448-PT-K-PL-ELE-1005 Plot K building elevations 5	448-PT-K-PL-SEC-1003 Plot K building sections 3
448-PT-K-PL-ELE-1006 Plot K building elevations 6	448-PT-K-PL-SEC-1004 Plot K building sections 4
448-PT-K-PL-ELE-1007 Plot K building elevations 7	448-PT-K-PL-SEC-1005 Plot K building sections 5

448-PT-K-PL-DET-1001 Plot K bay study details 1	448-PT-K-PL-DET-1006 Plot K bay study details 6
448-PT-K-PL-DET-1002 Plot K bay study details 2	448-PT-K-PL-DET-1007 Plot K bay study details 7
448-PT-K-PL-DET-1003 Plot K bay study details 3	448-PT-K-PL-DET-1008 Plot K bay study details 8
448-PT-K-PL-DET-1004 Plot K bay study details 4	448-PT-K-PL-CGI-1001 Plot K building illustrative CGIs
448-PT-K-PL-DET-1005 Plot K bay study details 5	448-PT-U-PL-LZZ-1001 Plot U building floor plans
448-PT-L-PL-LZZ-1001 Plot L building floor plans	448-PT-U-PL-ELE-1001 Plot U building elevations
448-PT-L-PL-ELE-1001 Plot L building elevations 1	448-PT-U-PL-SEC-1001 Plot U building sections
448-PT-L-PL-ELE-1002 Plot L building elevations 2	448-PT-V-PL-LZZ-1001 Plot V building floor plans
448-PT-L-PL-SEC-1001 Plot L building sections	448-PT-V-PL-ELE-1001 Plot V building elevations
448-PT-L-PL-DET-1001 Plot L bay study details 1 of 2	448-PT-V-PL-SEC-1001 Plot V building sections
448-PT-L-PL-DET-1002 Plot L bay study details 2 of 2	448-PT-UV-PL-DET-1001 Plots U & V bay study details sheet 1
448-PT-L-PL-CGI-1001 Plot L building illustrative CGIs	448-PT-UV-PL-DET-1002 Plots U & V bay study details sheet 2
448-PT-UV-PL-DET-1007 Plots U & V bay study details sheet 7	448-PT-UV-PL-DET-1003 Plots U & V bay study details sheet 3
448-PT-U-V-W-PL-CGI-1001 Plots U, V & W illustrative CGIs	448-PT-UV-PL-DET-1004 Plots U & V bay study details sheet 4
448-PT-W-PL-LZZ-1001 Plot W building floor plans	448-PT-UV-PL-DET-1005 Plots U & V bay study details sheet 5
448-PT-W-PL-ELE-1001 Plot W building elevations	448-PT-UV-PL-DET-1006 Plots U & V bay study details sheet 6
448-PT-W-PL-SEC-1001 Plot W building sections	448-PT-X-PL-LZZ-1001 Plot X building floor plans
448-PT-W-PL-DET-1001 Plot W bay study details sheet 1	448-PT-X-PL-ELE-1001 Plot X building elevations

448-PT-W-PL-DET-1002 Plot W bay study details sheet 2	448-PT-X-PL-DET-1001 Plot X building bay study details
448-PT-14-17-PL-L00-1001 Plot 14 & 17 level 00 site plan	448-PT-X-PL-CGI-1001 Plot X building illustrative CGIs
448-PT-14-17-PL-L01-1001 Plot 14 & 17 level 01 site plan	448-PT-HT-PL-T03-1003 Plot 14 house type 3 plans
448-PT-14-17-PL-L02-1001 Plot 14 & 17 level 02 site plan	448-PT-HT-PL-T03-1004 Plot 14 house type 3 elevations & section
448-PT-14-17-PL-LRF-1001 Plot 14 & 17 roof site plan	448-PT-HT-PL-T09-1003 Plot 14 house type 9 plans
448-PT-14-17-PL-CGI-1001 Plot 14 & 17 illustrative CGIs	448-PT-HT-PL-T09-1004 Plot 14 house type 9 elevations & section
448-PT-HT-PL-T14-1003 Plot 14 & 17 house type 14 plans	448-PT-HT-PL-T17-1003 Plot 14 house type 17 plans
448-PT-HT-PL-T14-1004 Plot 14 & 17 house type 14 elevations & section	448-PT-HT-PL-T17-1004 Plot 14 house type 17 elevations & section
448-PT-HT-PL-T15-1003 Plot 14 house type 15 plans	448-PT-HT-PL-T21-1003 Plot 14 house type 21 plans
448-PT-HT-PL-T15-1004 Plot 14 house type 15 elevations & section	448-PT-HT-PL-T21-1004 Plot 14 house type 21 elevations & section
448-PT-HT-PL-T16-1003 Plot 14 house type 16 plans	448-PT-HT-PL-TC13-1003 Plot 14 house type C13 plans
448-PT-HT-PL-T16-1004 Plot 14 house type 16 elevations & section	448-PT-HT-PL-TC13-1004 Plot 14 house type C13 elevations & section
BPS_A_PL_PLAN_0133 Station layout - ground floor plan	448-PT-HT-PL-TC18-1003 Plot 14 house type C18 plans
BPS_A_PL_ROOF_0134 Station layout - roof plan	448-PT-HT-PL-TC18-1004 Plot 14 house type C18 elevations & section
BPS_A_PL_ELE_NORTH_0253 Station layout - Proposed north elevation	BPS_A_PL_ELE_SOUTH_0252 Station layout - Proposed south elevation
BPS_A_PL_ELE_EAST_0251 Station layout - Proposed east elevation	BPS_A_PL_ELE_WEST_0250 Station layout - Proposed west elevation
448-PT-MP-PL-1117 Station ticket hall area	BPS_A_SK_SEC_A-A_0413 Proposed AA section
Supporting documents	
Planning application form and certificates	
CIL Additional Information Form	Fire Strategy

Design & Access Statement Volume 2	Design Code
Design & Access Statement appendices – Statement of Community Involvement, Energy Strategy, Utilities Report, Sustainability Statement, Construction Statement/Management Plan, Daylight/Sunlight assessment, Pipeline risk assessment, Overheating analysis	Planning Statement and appendices – policy extracts, community facilities map, phasing, affordable housing statement, retail statement and health statement
Environmental Statement: Non-Technical Summary (August 2018), Environmental Statement Addendum Volume 1 (August 2018), Environmental Statement Addendum Volume 2 Technical Appendices (August 2018), including: ES Addendum General, proposed development plans, Socio-economic effects, hydrology, transport and access, air quality, cultural heritage, townscape and visual and microclimate: environment wind. Environmental Statement Volume 1 (June 2017), Environmental Statement Appendices Volume 2 (June 2017)	

No application for approval of reserved matters (or other matters submitted for approval pursuant to the planning conditions), which would entail any material deviation from the parameter plans, shall be made unless it is demonstrated as part of that application, and agreed in writing by the Greater London Authority (or the relevant Local Planning Authority, where this has been agreed by the GLA), that any such deviation is unlikely to give rise to any environmental effects which would have required different mitigation measures to ameliorate their effects in the context of the EIA in comparison with the development as approved (and as assessed in the Environmental Impact Assessment and Addendum for the application).

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Barking & Dagenham Local Plan Policies CM1 and CM2, Havering Local Plan Policies CP1, CP2, CP3, CP4, CP7 and CP8 of and Policy 1.1 of the London Plan (2016).

5. Phasing Plan

The development shall be carried out in accordance with the phasing plan drawing number 448-PT-PP-PL-1002 or other revised phasing plan that has been submitted to and approved in writing by the relevant Local Planning Authority. No phase of the development shall commence until all relevant pre-commencement conditions are approved in respect of that phase.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and to ensure that phasing discussions are only required with the Local Authority effected by any proposed change.

6. Partial Discharge

Where any application is made to discharge a condition on a partial basis (i.e. in relation to a phase or part of), the submission shall be accompanied by a statement setting out the relationship of such details to previous phases, or part of, the details of which have already been determined, and subsequent phases as appropriate. The statement shall demonstrate compliance and compatibility with the various details, strategies, drawings and other documents approved pursuant to this planning permission. The statement shall be submitted to and

approved in writing by the relevant Local Planning Authority prior to commencement of the relevant phase or part thereof.

Reason: To ensure that the scheme is implemented on a comprehensive and sustainable basis in accordance with London Borough of Barking and Dagenham Policy CM1 (July 2010) and London Plan Policy 1.1 (2016) and Havering Local Plan Policy CP2.

7. Approval of Materials

No above ground works shall take place in any phase of the development (as identified in condition 6) until details of all materials to be used in the following:

- i. Details, including samples, of bricks, joints and cladding, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the relevant Local Planning Authority);
- ii. External windows, balconies, winter gardens, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the relevant Local Planning Authority);
- iii. Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the relevant Local Planning Authority).
- iv. Shop fronts, entrances and openings (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the relevant Local Planning Authority).
- v. Surface materials for car parking areas, shared space and associated circulation spaces; have been submitted to and approved in writing by the relevant Local Planning Authority. Such details must demonstrate compatibility with the approved drawings and Design Code.

Thereafter the development shall be constructed with the approved materials.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and Policy BP11, Havering Local Plan Policy CP17 and DC61 and London Plan Policy 7.6.

8. Access to Phases

No development, with the exception of surcharging in Phases 1 and 2, shall take place in the relevant phase of the development until detailed drawings showing the following in respect of that phase have been submitted to and approved in writing by the relevant Local Planning Authority:

- (a) access through the site during works and upon completion of works in relation to any phasing, including the connections with any completed phases, and connections to the surrounding area and its network of cycle paths and footpaths; and
- (b) any temporary works, including any boundary treatment around later phases.

Provisions for pedestrians shall be fully accessible to all including people with disabilities. The development shall only be implemented in line with the approved details and shall be maintained thereafter.

Reason: Access arrangements must be identified prior to the commencement of development to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policy CP3 Policy BP11, Havering Local Plan Policy DC32 and London Plan Policy 6.1 and Policy 7.2.

9. Accessibility and Management Plan - Residential

Prior to commencement of development in the relevant phase a detailed accessibility statement and management plan (including a programme for implementation) shall be submitted to the relevant Local Authority outlining those measures proposed to ensure an accessible and inclusive environment, both internally and externally, including but not limited to, pedestrian routes, lift specifications, accessible toilet provision, access points and crossings along with blue

badge spaces. Such a statement is to be approved in writing by the relevant Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: Access arrangements must be identified prior to the commencement of development to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policy CP3 Policy BP11, Havering Local Plan Policy DC32 and London Plan Policy 6.1 and Policy 7.2.

10. Accessibility and Management Plan- Non-Residential

No non-residential use within a relevant phase shall commence until a detailed accessibility statement and management plan (including a programme for implementation) is submitted outlining those measures proposed to ensure an accessible and inclusive environment, both internally and externally, including but not limited to, pedestrian routes, lift specifications and accessible toilet provision as appropriate. Such a statement is to be approved in writing by the relevant Local Planning Authority and implemented prior to the use being accessible by the general public.

Reason: Access arrangements must be identified prior to the commencement of development to ensure an inclusive environment in accordance with Barking & Dagenham Local Plan Policy CP3 Policy BP11, Havering Local Plan Policy DC32 and London Plan Policy 6.1 and Policy 7.2.

11. Car park management plan

Prior to the first occupation of each phase of the development, a site wide Car and Cycle Parking Management Plan shall be submitted to and approved in writing by the relevant Local Planning Authority, and must include at least the following details:

- I) The proposed allocation of and arrangements for the management of parking spaces including disabled parking bays serving the residential development.
- II) The provision of Electric Vehicle Charging Points (EVCP) including both active and passive provision for both the residential and office parking areas in accordance with adopted London Plan Guidance.
- III) The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas; and

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the relevant Local Planning Authority.

Reason: Car parking management must be identified prior to the commencement of development to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with Barking & Dagenham Policies BR9 and BR10, Havering Local Plan Policy CP10 and DC33 and Local Plan Policy 6.1 and 6.13.

12. Occupier Cycle Parking

There shall be no occupation of any unit within a plot until details of cycle parking, including its external appearance, location and the means of secure storage proposed to serve that plot, have been submitted to and approved in writing by the relevant Local Planning Authority, in consultation with the Greater London Authority, and the cycle parking has been made available for occupiers use. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR10, Havering Local Plan Policy CP10 and Policy DC35 and London Plan Policy 6.9.

13. Visitor Cycle Parking

Prior to occupation of the first non-residential unit within a plot/ block, details of cycle parking, including its external appearance, location and the means of secure storage proposed to serve that plot, shall be submitted to and approved in writing by the relevant Local Planning Authority, in consultation with TfL

The cycle parking should be provided as follows: 50% of the identified spaces are to be provided prior to the operation of the first relevant non-residential unit; and the final 50% of spaces will be made available prior to the operation of the final non-residential use within the plot/ block. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR10, Havering Local Plan Policy CP10 and Policy DC35 and London Plan Policy 6.9.

14. Travel Plan

The development shall be occupied only in accordance with the approved Travel Plan. No phase shall be occupied until full details of how the approved Travel Plan will be funded, implemented, monitored and reviewed has been submitted to and approved in writing by the relevant Local Planning Authority. The Travel Plan is to be reviewed upon completion of each phase.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with Barking & Dagenham Local Plan Policy BR10, Havering Local Plan Policy CP10 and Policy DC35 and London Plan Policy 6.1 and Policy 6.9.

15. Site Levels

Unless details are provided and approved as part of the reserved matters submission(s) no above ground works, within phases 2 to 8, with the exception of activities associated with the surcharging of the site, shall take place until a drawing showing the proposed site levels of the application site and the finished floor levels of the proposed dwellings have been submitted to and approved in writing by the relevant Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3, BP8 and BP11, Havering Local Plan Policy CP17, CP15, DC49 and London Plan Policy 7.6.

16. Compliance with Design Code

Applications for Reserved Matters (RM) for any proposed building must demonstrate how the proposed building design accords with the principles set out in the approved Beam Park Design Code (Ref: 448-PT-RP-0003-DC-PL04).

Reason: To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3, BP8 and BP11, Havering Local Plan Policy CP17, CP15, DC49 and London Plan Policy 7.6.

17. Secure by Design

The development hereby permitted shall achieve a minimum silver award of the Secure by Design for Homes and Commercial (2016 Guide) or any equivalent document superseding the 2016 Guide. A certificated Post Construction Review, or other verification process agreed with the relevant Local Planning Authority, shall be provided upon completion, confirming that the agreed standards have been met.

Reason: In order to provide a safe and secure development, in accordance with Barking & Dagenham Policy CP3 and Policy BC7, Havering Local Plan Policy CP17 and DC63 and London Plan 7.3.

18. Accessibility and Adaptability

90% of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition) and 10% of the residential units provided shall be capable of easy adaptation to Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance Barking & Dagenham Local Plan Policy BC2, Havering Local Plan Policy DC7 and Policy 3.8 of the London Plan.

19. Provision of Amenity Space

No residential unit within a plot / block shall be occupied until full details of the private amenity and open spaces, including children's play space, per phase have been submitted to and approved in writing by the relevant Local Planning Authority and made available for use. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory standard of private amenity space in accordance with Policy BP5 of the Borough Wide DPD (March 2011) and Policy 3.5 of the London Plan (March 2016).

20. Refuse Storage and Segregation for Recycling

There shall be no occupation of any unit within a plot / block until details of the provision for the storage of refuse/ recycling awaiting collection to serve that unit and a strategy setting out how to deal with bulky waste, has been submitted to and approved by the relevant Local Planning Authority and the storage has been made available for use. Unless otherwise agreed in writing these details shall include provision for suitable containment and segregation of recyclable waste. The measures shall be fully implemented in accordance with the agreed details for the development or the relevant phases thereof as the case may be.

Reason: To protect the amenity of future occupiers and adjoining occupiers in accordance with Barking & Dagenham Policy Policies BR15 and BP8 and Havering Local Plan Policy DC36 and DC40.

21. Carbon Reduction- Residential

The residential component of the development hereby permitted shall be carbon zero with a minimum 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) secured on site. A certificated Post Construction Review, or other verification process agreed with the relevant Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2016) and Policy BR2 of the Borough Wide DPD (March 2011).

22. Carbon Reduction- Non-Residential

The non-residential component of the development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013).

Reason: To ensure compliance with the proposed energy strategy in accordance with Barking & Dagenham Policy 5.2 and Policy BR2 and Havering Local Plan Policy DC49 and London Plan Policy 5.2.

23. BREEAM

The non-residential component of the development hereby permitted shall achieve a minimum BREEAM 'Very Good' rating. Prior to operation of individual units a certificated Post Construction Review, or other verification process as agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with Policy CR1 of the Core Strategy (July 2010) and Policy BR1 of the Borough Wide DPD (March 2011)

24. Energy compliance

Each reserved matters submission shall be accompanied by an energy addendum which details how it accords with the side-wide Energy Strategy and demonstrates how the relevant phase(s) meet the relevant carbon emission reductions targets, as specified in conditions 21 and 22.

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2016) and Policy BR2 of the Borough Wide DPD (March 2011).

25. PV panels – Energy hierarchy

Prior to occupation of any unit within a relevant block/ plot, information on the proposed extent, location and detail of PV, along with detail on how it accords with the approved energy strategy, is to be submitted to and approved in writing by the relevant Local Planning Authority. Such PV shall subsequently be installed in accordance with the agreed details prior to first occupation of any unit/ block within the relevant phase.

Reason: To ensure satisfactory compliance with the approved energy strategy and to avoid unacceptable glare to pilots.

26. Energy Efficiency

Within one month of each plot / phase being occupied in a relevant phase, a certificated Post Construction Review, or other verification process agreed with the relevant Local Planning Authority, shall be provided, to demonstrate that the agreed standards set out in the Energy Strategy (June 2017) have been met for each phase of the development.

Reason: To ensure compliance with the proposed energy strategy in accordance with Policy 5.2 of the London Plan (March 2016) and Policy BR2 of the Borough Wide DPD (March 2011).

27. Overheating – Phases 2 - 8

In phases 2 – 8, no above ground development shall commence until dynamic overheating modelling in accordance with CIBSE Guidance TM52 and TM49 (or any other guidance that replaces this) to identify the risk of overheating has been submitted to and approved in writing by the relevant Local Planning Authority (in consultation with the Greater London Authority). This should also include mitigation measures for any restrictions proposed, for example, by local air quality issues, ground floor apartments and single aspect units. Once approved, the agreed measures must be implemented prior to occupation of the development in that phase.

Reason: In order to avoid overheating and minimise cooling demand in accordance with Policy 5.9 of the London Plan (March 2016) and Policy CR1 of the Core Strategy (July 2010) and Policy BR1 of the Borough Wide DPD (March 2011).

28. Overheating – Phase 1

In phase 1, prior to the commencement of any plot / block containing residential units, dynamic overheating modelling in accordance with CIBSE Guidance TM52 and TM49 (or any other guidance that replaces this) to identify the risk of overheating shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Greater London Authority). This should also include mitigation measures for any restrictions proposed, for example, by local air quality issues, ground floor apartments and single aspect units. Once approved, the agreed measures must be implemented prior to occupation of the development in that phase.

Reason: In order to avoid overheating and minimise cooling demand in accordance with Policy 5.9 of the London Plan (March 2016) and Policy CR1 of the Core Strategy (July 2010) and Policy BR1 of the Borough Wide DPD (March 2011).

29. Ecology and Landscape Management Plan

A Biodiversity and Ecological Strategy and Landscape Management Plan shall be submitted relative to each phase of development, including long term ecological objectives, in accordance with the Water Framework Directive (2000/60/EC) and a longterm management and maintenance plan for the public open space including trees shall be submitted to and approved in writing by the relevant Local Planning Authority before the relevant phase of the development is occupied. The development shall be carried out in accordance with the approved management plan.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

30. Landscaping, public realm, play space and boundary treatments

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the relevant Local Planning Authority, prior to the commencement of development of each phase.

The detailed plan shall include the following details:

- a.) The overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;

- b.) The location, species and sizes of proposed trees and tree pit design
- c.) Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- d.) Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- e.) Hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- f.) Street furniture, including type, materials and manufacturer's spec if appropriate;
- g.) Details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- h.) Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;
- i.) 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;
- j.) A wayfinding and signage strategy.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development. The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any trees or shrubs which die within five years of completion of the development shall be replaced with the same species or an approved alternative, to the satisfaction of the relevant Local Planning Authority.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4. 7.5 and

31. Landscape Replacement

Any plants, shrubs or trees required as part of the implementation of the landscaping reserved matter for any phase of the development (as defined by condition 6) that die or are removed, damaged or become diseased within a period of FIVE years from the substantial completion of the relevant phase of the development shall be replaced to the satisfaction of the relevant Local Planning Authority in the next planting season with others of a similar size and species unless the relevant Local Planning Authority gives written consent for a variation.

Reason: In the interest of design quality, residential amenity, public safety and biodiversity, in accordance with Policy CP3 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

32. Living Roofs

First occupation of a unit in a relevant block shall not take place until a detailed scheme for living roofs for that block (including maintenance and management arrangements) has been submitted to and approved in writing by the relevant Local Planning Authority. The roofs shall comprise at least 50% native species, not including Sedum species, seeded with an annual wildflower mix or local seed source and should be designed for biodiversity with a minimum substrate depth of 80mm. The approved scheme shall be implemented to the satisfaction of the relevant Local Planning Authority.

Reason: To protect and enhance the biodiversity of the site and contribute towards sustainable drainage in accordance Policy BR3 of the Borough Wide DPD (March 2011).

33. Nesting Birds and Bat Roosts

No phase shall be fully occupied until bird nesting and bat roosting boxes have been installed, and/ or bat roosting bricks and/ or bird nesting bricks have been installed in accordance with details which shall have been submitted to and approved in writing by the relevant Local Planning Authority. The details shall accord with the advice set out in "Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build" (Published by RIBA, March 2010) or similar advice from the RSPB and the Bat Conservation Trust.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

34. Protection of Trees

Whilst each phase is being developed, within the area of land covered by the relevant phase:

- a) all trees shall be protected by secure, stout exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS:5837;
- b) any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No materials, supplies, plant or machinery shall be stored, parked or allowed access beneath the branch spread or within the exclusion fencing.

Where any hard surfaces or buildings are proposed within the root protection areas a method statement shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details demonstrating how the design will ensure the protection of the tree roots and the provision of permeable surfaces. The development shall be carried out in accordance with the approved method statement and details.

Reason: To ensure that the trees are adequately protected during the construction phase in accordance with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

35. Vegetation Clearance

There shall be no vegetation clearance or tree works on any phase during the bird breeding season (March to August inclusive). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified ecologist. If active nests/ nesting birds are present, the relevant works must be delayed until the chicks have left the nest. If nesting birds are found, a strategy to protect them must be submitted to and approved in writing by the relevant Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

36. Examination of Trees for Bats

There shall be no tree works within an identified phase during December to March until a physical examination of on-site trees with potential for roosting bats has been undertaken to ensure they are not occupied by roosting bats. If roosting bats are present within that phase, the relevant works must be delayed until a strategy to protect or relocate any roosting bats has been submitted to and approved in writing by the Local Planning

Authority. Any such strategy shall detail areas of the site where there are to be no further works until relocation or mitigation has taken place. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

37. Air Quality Assessment

With the exception of surcharging works, no development shall take place in the relevant phase of the development until an air quality assessment has been submitted to and approved in writing by the Local Planning

Authority. The assessment shall be sufficient to demonstrate that during the operational phase of the proposed development relevant national and local air quality standards and objectives will be satisfied at existing and future sensitive receptors.

The development hereby permitted shall seek to achieve Air Quality Neutral emissions benchmarks as set out in Appendix 5 of Greater London Authority Document "Sustainable Design and Construction - Supplementary Planning Guidance - London Plan 2011- Implementation Framework", April 2014.

Where the development is not air quality neutral, appropriate mitigation should be provided as agreed by the relevant Local Planning Authority.

Reason: Air quality must be assessed prior to commencement of development to protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

38. Boiler and Combined Heat Power

Within 6 months of commencing development of an identified phase details of the boilers and combined heat and power plant (CHP) installation, and an air quality assessment of the impact of the CHP, will be submitted to and approved in writing by the relevant Local Planning Authority.

The details shall be sufficient to demonstrate:

- a. that best practicable means will be employed to both minimise emissions of oxides of Nitrogen (NO_x) and particulate material < 10 µm in diameter (PM₁₀) and particulate material < 2.5 µm in diameter (PM_{2.5});
- b. that the operation of the boilers and CHP installation (including mitigation) will not lead to an unacceptable risk from air pollution, prevent sustained compliance with EU limit values or national objectives for Nitrogen dioxide, PM₁₀ or PM_{2.5};
- c. The height of the discharge stack is sufficient to ensure that:
 - (i) relevant national and local air quality standards and objectives will be satisfied at existing and future sensitive receptors;
 - (ii) products of combustion emitted from the plant will not be prejudicial to health or a nuisance.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

39. Noise and Vibration (A3 or A4 use)

No unit to be used for A3 or A4 Use Class purposes shall be operated until a suitable mechanical ventilation system is installed in accordance with a scheme to control the transmission of noise and vibration which has been previously submitted to and approved in writing by the relevant Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated in accordance with the scheme during normal working hours.

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

40. Kitchen Ventilation Equipment

Any kitchen extract system serving any non-residential uses hereby permitted shall include measures for the removal and treatment of cooking odours, the detail of which shall be submitted to and approved in writing by the relevant Local Planning Authority prior to commencement of the relevant part. The measures shall have regard to, and be commensurate with, guidance and recommendations in the current edition of publication "Specification for Kitchen Ventilation Systems", DW/172, Heating and Ventilating Contractors Association, or other relevant and authoritative guidance.

The development shall be carried out in accordance with the approved details and shall be in place prior to the operation of the use which necessitates the ventilation equipment being open to the public. This requirement will extend to all future changes of use that may be permitted by planning conditions 80 and 91.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR14 and BP8 of the Borough Wide DPD (March 2011).

41. Noise Assessment

No above ground development shall take place in the relevant phase of the development until a scheme to demonstrate that the internal noise levels within the residential units of that phase will conform to the guideline values for indoor ambient noise levels as identified within BS 8233 2014 - Guidance on Sound Insulation and Noise Reduction for Buildings, has been submitted to and approved in writing by the relevant Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Noise levels must be identified prior to commencement of development to protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

42. Noise from Commercial Units

The combined rating level of the noise from any single commercial unit shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

43. Noise from School

The design of the school/s hereby permitted are to be such that:

1) As far as practicable the school design shall seek to ensure that noise emissions from school activities do not exceed 55 dB LAeq,16 hour at any existing or proposed dwelling;

- 2) Where this is not possible, noise emissions from school activities shall not exceed 65 dB LAeq,16 hour at any existing or proposed dwelling;
- 3) Noise from sources external to the school do not exceed 60 dB LAeq,30 minute within formal and informal outdoor teaching areas.

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

44. Noise from Entertainment

Noise from entertainment including live and amplified music associated with any non-residential uses hereby permitted shall be controlled so as to be inaudible inside adjoining and other noise-sensitive premises in the vicinity. The initial test for compliance with the 'inaudibility' criterion will be that noise should be no more than barely audible outside those noise sensitive premises. In the event there is disagreement as to whether entertainment noise is or is not audible the following numerical limits shall be used to determine compliance with this condition: the LAeq (EN) shall not exceed LA90 (WEN) and; the L10 (EN) shall not exceed L90 (WEN) in any 1/3 octave band between 40Hz and 160Hz. EN = Entertainment noise level, WEN = Representative background noise level without the entertainment noise, both measured 1m from the façade of the noise-sensitive premise.

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

45. Hours of Operation- Non-Residential

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

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

46. Hours of Operation- Outdoor Sports

The outdoor sports facilities and amenity areas within the school grounds to be made available to the public, shall not be illuminated or open to the public outside the hours of 07:00 and 22:00 Mondays to Sundays.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Policies BR13 and BP8 of the Borough Wide DPD (March 2011).

47. Community use of schools

Any reserved matters application for the primary school plots must detail the community uses of the school facilities.

48. Lighting Strategy- River Beam Interface

A separate lighting strategy shall be submitted to and approved by the Local Planning Authority relative to treatment of the River Beam Corridor (extending to a minimum of 8m from either side of the main River) detailing how light spill into the River Beam watercourse and adjoining trees will be minimised. The scheme shall subsequently be implemented in accordance with the approved details before the River Beam works are completed.

Reason: In the interests of ecology and biodiversity and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

49. Flood Risk

The development hereby permitted shall be constructed in accordance with the approved Beam Park Flood Risk Assessment Report, produced by Capita V.4 (dated June 2017) and shall ensure that finished floor levels are set above the 2100 breach flood level.

Reason: To prevent the risk of sewage flooding and to protect water quality in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide DPD (March 2011).

50. River Beam Buffer Zone

No development of any permanent structure falling within the relevant phase, other than that agreed within the Flood Risk Assessment (Beam Park Flood Risk Assessment Report, produced by Capita V.4 dated June 2017) required for flood management, shall take place until a scheme for the provision and management of an 8 metre wide buffer zone (measured from the centre of the channel) alongside the River Beam has been submitted to and approved in writing by the relevant Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. Any subsequent amendments shall be agreed in writing with the relevant Local Planning Authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens, roads and paths unless otherwise agreed in writing by the relevant Local Planning Authority.

The schemes shall include:

- Plans showing the extent and layout of the buffer zone;
- Details of any proposed planting scheme (for example, native species);
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term plus production of detailed management plan and;
- Details of any proposed footpaths, fencing, lighting etc.

Reason: The River Beam Buffer Zone must be identified prior to commencement of development in order to preserve and enhance the Borough's natural environment and to comply with Policy CR2 of the Core Strategy (July 2010) and Policy BR3 of the Borough Wide DPD (March 2011).

51. Sustainable Urban Drainage

No development shall take place in the relevant phase of the development until a detailed surface water drainage scheme for the site based on Sustainable Urban Drainage Systems (SUDS) and including a finalised drainage layout plan that details pipe levels, diameters, asset locations and long and cross sections of each SUDS element, has been submitted to and approved in writing by the relevant Local Planning Authority. The drainage strategy shall include a restriction in run-off to greenfield discharge rates along with details of surface water storage on site. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: SUDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide DPD (March 2011).

52. Drainage Strategy

No development shall take place until a drainage strategy detailing any on and/ or off-site drainage works has been submitted to and approved in writing by the relevant Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: Drainage must be identified prior to the commencement of development to prevent the risk of sewer flooding and to protect water quality in accordance with Policy CR4 of the Core Strategy (July 2010) and Policy BR4 of the Borough Wide DPD (March 2011).

53. Drainage Maintenance

Prior to first occupation of each relevant phase, a maintenance plan detailing the maintenance regime for each drainage feature and clearly identifying the body responsible for its maintenance shall be submitted to and approved in writing by the relevant Local Planning Authority.

Reason: To prevent the risk of damage to sewerage infrastructure and to protect water quality in accordance with Policy BR4 of the Borough Wide DPD (March 2011).

54. Piling Method Statement

No piling shall take place in the relevant phase of the development until a piling method statement detailing the depth, type of piling, methodology including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and the programme for the works, has been submitted to and approved in writing by the relevant Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved details.

Reason: Piling methodology must be identified prior to the commencement of development to ensure the early warning of flood events and reduce the risk of flooding to future occupants in accordance with Policy CR4 of the Core Strategy (July 2010).

55. Non-Road Mobile Plant and Machinery

The development hereby permitted shall not commence until the developer/ contractor has signed up to the NRMM register. Following sign-up, the following steps shall be undertaken:

- a) The development site must be entered onto the register alongside all the NRMM equipment details.
- b) The register must be kept up-to-date for the duration of the construction of development.
- c) It is to be ensured that all NRMM complies with the requirements of the directive.
- d) An inventory of all NRMM to be kept on-site stating the emission limits for all equipment.

Reason: NRMM registry is required prior to commencement of development in order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Policy BP8 of the Borough Wide DPD (March 2011).

56. Oil Interceptors

No above ground development shall take place in the relevant phase of the development until details of petrol and oil interceptors for all car parking, servicing and loading areas have been submitted to and approved in writing by the relevant Local Planning Authority. The scheme

shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: Oil interceptors must be identified prior to the commencement of development to prevent pollution of the water environment in accordance with Policy BR4 of the Borough Wide DPD (March 2011).

57. Contamination Remediation (enabling works)

No development shall take place in the phases 3 - 8 of the development until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the relevant Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s); this must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: Phases 1 and 2 contamination remediation approved under separate permissions – check online

58. Remediation (enabling)

For phases 3 – 8, no development shall take place in the relevant phase of the development until a detailed remediation scheme required to bring the site to a condition suitable for the intended use, by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been prepared and approved in writing by the relevant Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

59. Implementation of Remediation (enabling)

No development shall take place in the phases 3 – 8 unless and until the approved remediation scheme in respect of that part has been completed in accordance with its approved terms, unless otherwise agreed in writing by the relevant Local Planning Authority. The relevant Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

60. Verification of Remediation Scheme (enabling)

Following completion of the measures identified in the approved remediation scheme (condition 56) relative any plot within a phase, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and approved in writing by the relevant Local Planning Authority relative to that plot.

61. Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the relevant Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 57, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition

58 which are subject to the approval in writing of the relevant Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the relevant Local Planning Authority.

62. Borehole Management

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 on a phase by phase basis. 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 scheme as approved shall be implemented prior to each phase of development being brought into use.

Reason for conditions 54-59: Contamination must be identified prior to the commencement of development 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 offsite receptors in accordance with Barking & Dagenham Local Plan Policy BR4 and BR5.

63. Construction Environmental Management Plan

No development of a phase shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

- a.) Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b.) Construction traffic management and Construction Logistics Plan;
- c.) The parking of vehicles of site operatives and visitors;
- d.) Loading and unloading of plant and materials;
- e.) Storage of plant and materials used in constructing the development;
- f.) The erection and maintenance of security hoarding(s) including decorative displays and
- g.) facilities for public viewing, where appropriate;
- h.) Wheel washing facilities;
- i.) Measures to control the emission of dust, dirt and emissions to air during construction;

- j.) such measures to accord with the guidance provided in the document "The Control of Dust and Emissions during construction and demolition", Mayor of London, July 2014;
- k.) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- l.) The use of efficient construction materials;
- m.) Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.
- n.) Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites". Parts 1 and 2.

The Construction Environmental Management Plan shall be implemented for the entire period of the works at the site, to the satisfaction of the relevant Local Planning Authority.

Reason: The CEMP is required prior to commencement of development in order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8.

64. Demolition Hours

Demolition and construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays other than internal works not audible outside the site boundary. Driven piling or ground improvement work which will generate perceptible offsite ground borne vibration is only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Reason: In order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8.

65. Piling Vibration

If piling or other ground improvement work is undertaken pursuant to this permission then the 5% level of vibration attributable to these activities shall not exceed a peak particle velocity of 1.5mm/sec when measured at the point of entry to any adjoining residential development. In the event of reasonable complaint of vibration nuisance and at the request of the relevant Local Planning Authority monitoring to evaluate compliance with this condition is to be carried out and the results submitted to the relevant Local Planning Authority.

Reason: In order to minimise the impact of the construction phase on the environment and on the amenities of neighbouring residents, in accordance with Barking & Dagenham Local Plan Policy BP8.

Reason for conditions 58-65: Contamination must be identified prior to the commencement of development 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 offsite receptors in accordance with Barking & Dagenham Local Plan Policy BR4 and BR5.

66. Written Scheme of Investigation

No demolition or development shall take place in phase of the development, with the exception of phases 1 and 2 where no above ground development shall take place, until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the relevant Local Planning Authority. For land that is included within each 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 each phase which have archaeological interest, a stage 2 WSI shall be submitted to and approved in writing by the relevant Local Planning Authority. 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 for each phase until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: The WSI is required prior to commencement of development in order to ensure that archaeological investigation is initiated at an appropriate point in the development process, any areas of archaeological preservation are identified and appropriately recorded/preserved in accordance with Barking & Dagenham Local Plan Policy BP3 and London Plan Policy 7.8.

67. Foundation Design

No development shall take place in each phase of the development until details of the foundation design and construction method to protect archaeological remains have been submitted to and approved in writing by the relevant Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Foundation design is required prior to commencement of development because important archaeological remains may exist on site and the relevant Local Planning Authority wishes to secure the provision of an archaeological monitoring prior to commencement of development in accordance with Barking & Dagenham Local Plan Policy BP3.

68. Permitted Development

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extension, enlargement or other alterations shall take place to the consented dwelling house/s without the prior written approval of the relevant Local Planning Authority to whom a planning application must be made. This restriction also extends to the erection of fences, walls or provision of hard surfacing within the front gardens of the dwelling/s, for which a planning application would be required.

Reason: To protect local amenity, prevent over development of the site and ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and Policy BP11.

69. Satellite Dishes

No satellite dishes may be installed on the exterior of any of the approved apartment blocks, with the exception of a roof mounted dish providing a communal system available to each resident of the apartment block.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and Policy BP11.

70. Boundary Treatment

Prior to first occupation of each phase of development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to and approved in writing by the relevant Local Planning Authority. The boundary treatment shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the relevant Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, in accordance with Barking & Dagenham Local Plan Policy CP3 and Policy BP11.

71. Fire Safety

Each application for reserved matters consent must be accompanied by a fire statement, produced by an independent third party suitably qualified assessor, which shall detail:

1. the buildings construction, methods, products and materials used;
2. the means of escape for all building users including those who are disabled or require level access together with the associated management plan;
3. access for fire service personnel and equipment;
4. ongoing maintenance and monitoring; and
5. how provision will be made within the site to enable fire appliances to gain access to the building.

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

Reason: In order to provide a safe and secure development in accordance with Policy CP3 of the Core Strategy (July 2010) and to minimise the risk of fire and the risk of loss of life due to any fire, in accordance with the draft London Plan Policy D11.

72. Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the relevant Local Planning Authority, in consultation with London City Airport. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roofing and 'loafing' birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the relevant Local Planning Authority.

Reason: It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of London City Airport

73. Outline Delivery and servicing plan for residential uses

A delivery and servicing plan (DSP) for phases 2 - 8, detailing the residential uses, shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any part of that phase of development. The DSP shall cover the following items:

- Deliveries and collections;
- Servicing trips (including maintenance);
- Details for management and receipt if deliveries for the residential properties;
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations.

The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason: In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BR10 and BP8 and London Plan Policy 6.14.

74. Outline- Delivery and servicing plan non-residential uses

Where applicable, a delivery and servicing plan (DSP) for any non-residential uses in phases 2 to 8 shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any non-residential unit within the relevant phase of development. The DSP shall cover the following items:

- Deliveries and collections;
- Servicing trips (including maintenance);
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations

The DSP shall be implemented prior to the occupation of any non-residential unit and shall remain in place unless otherwise agreed in writing.

Reason: In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Barking & Dagenham Local Plan Policies BR10 and BP8 and London Plan Policy 6.14.

75. Daylight sunlight

No above ground development shall take place in the relevant phase until minimum targets for sunlight and daylight for existing and proposed residential units within the site have been agreed with the relevant Local Planning Authority. Thereafter, applications for reserved matters must ensure the detailed design of the units comply with the agreed targets.

Reason: To ensure a satisfactory standard of living for both existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BP8.

76. Glare

Strategy for the location of the proposed PV Panels must be provided and approved in writing to the relevant Local Planning Authority and London City Airport prior to the commencement of the relevant part of each phase.

Reason: To ensure to ensure that the reflection or glare of PV panels will not impact vision of pilots on their approach into London City Airport.

77. Cranes

Prior to the positioning of any crane/s on the site which exceed 70metres AOD, details shall be submitted to and approved in writing by the relevant local authority, in consultation with London City Airport.

Reason: To allow assessment again London City Airports safety criteria

78. Family Housing

In all phases, with the exception of phase 1, a minimum of 25% of all residential units must have 3 bedrooms or more.

Reason In order to provide a good mix of development and ensure a sustainable community in accordance with Policy CC1 of the Core Strategy (July 2010).

79. Parking

No development shall take place in the relevant phase of the development until details of the car and motorcycle parking layout, electric vehicle charging points and passive provision for that phase have been submitted to and approved in writing by the relevant Local Planning Authority. The scheme shall ensure that at least 20% of all residential parking spaces are for electric vehicles with an additional 20% passive provision (as defined in the London Plan March 2016) for future use and at least 10% of all commercial parking spaces shall be for electric vehicles with an additional 20% passive provision. The development shall provide up to 1,314 residential car parking spaces, including 98 visitor space and a minimum of 10 car club spaces. The scheme shall be implemented in accordance with the approved details, prior to the occupation of the development, and shall be permanently retained thereafter and used for no other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway and in order to encourage the use of electric cars as a sustainable mode of transport, in accordance with Policies BR9 and BR10 of the Borough Wide DPD (March 2011).

80. Timing of Station

Until the new on-site Beam Park Station has been constructed and is available for the use of rail passengers on site, residential occupations shall be limited to residential and commercial units falling within phases, 1, 2 and 3.

Reason: To ensure that the number of occupied homes benefit from an appropriate level of public transport accessibility in accordance with Policy CM1 of the Core Strategy (July

Condition 81 to 84 of this planning permission only relate to development taking place within the administrative control of the London Borough of Barking & Dagenham

81. LBB non-residential Floor Area in phases 2 - 8

Following completion of the development hereby approved space will be made available for a minimum of 1,850 sqm GIA of support uses (Use Classes A1, A2, A3, A4, D1 and D2). At no time will the following be exceeded:

- A maximum of 596 sqm of floorspace (GIA excluding plant and waste) used for A1, A2, A3 and A4 uses; and
- A minimum of 800sqm for a community facility (Use Class D1); and
- A minimum of 600 sqm for D2 use/s.

Reason: To promote sustainable development through a locally focused centre that maintains a diverse size and mix of Use Classes, in accordance with Barking & Dagenham Local Plan Policy CM4 and BR10, Havering Local Plan Policy SD6 and London Plan Policy 2.15

82. Maintenance of outline non-residential floor areas

Prior to the first occupation of any non-residential unit hereby permitted, a schedule outlining the proposed use and floor area of each proposed unit to demonstrate compliance with the floor space limits outlined in Condition 79 shall be submitted to and approved in writing by the local planning authority.

Prior to any subsequent change of occupation, use or amalgamation of any unit/s hereby permitted, an updated schedule of the uses and floor areas shall be submitted to and approved in writing by the local planning authority. The development shall be used in accordance with the latest schedule to be approved. Where relevant, the requirements of condition 40, relating to kitchen extract equipment, must be considered.

Reason: To provide a mechanism for ensuring compliance with Condition 91 without requiring planning applications for changes of use or enlargement or subdivision of units within the development in acceptable circumstances and to promote sustainable development through a locally focused centre with a suitable level of floorspace available for all types of non residential support uses.

83. Microclimate Assessment

No development shall take place in phases 6-8 until a microclimate assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall ensure any wind mitigation measures are implemented prior to occupation of the relevant phase and shall be permanently retained thereafter.

Reason: To protect the amenity of future adjoining occupiers, in accordance with Barking & Dagenham Local Plan Policy BP8 of the Borough Wide DPD (March 2011).

84. Sunlight/Daylight Assessment

No above ground development shall take place in the relevant phase or plot of the development until minimum targets for sunlight and daylight for existing and proposed residential units within the site have been agreed with the Local Planning Authority. Thereafter, applications for reserved matters must ensure the detailed design of the units comply with the agreed targets.

Reason: To ensure a satisfactory standard of living for both existing and future occupiers in accordance with Policy BP8 of the Borough Wide DPD (March 2011).

Condition 85 to 93 of this planning permission only relate to development taking place within the administrative control of the London Borough of Havering

85. Phase 1 - Delivery and servicing plan for residential uses

A delivery and servicing plan (DSP) for the residential uses within Phase 1, shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any part of Phase 1. The DSP shall cover the following items:

- Deliveries and collections (both commercial and residential);
- Servicing trips (including maintenance);
- Details for management and receipt if deliveries for the residential properties;
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations.

The DSP shall be implemented once any part of the development is occupied and shall remain in place unless otherwise agreed in writing.

Reason: In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BR10 and BP8 , Havering Local Plan Policy CP10 and London Plan Policy 6.14.

86. Phase 1 - Delivery and servicing plan for non-residential uses

A delivery and servicing plan (DSP) for the non-residential shall be submitted to and approved, in writing, by the relevant Local Planning Authority prior to occupation of any non-residential unit within Phase 1. The DSP shall cover the following items:

- Deliveries and collections;
- Servicing trips (including maintenance);
- Cleaning and waste removal, including arrangements for refuse collection; and
- Monitoring and review of operations

The DSP shall be implemented prior to the occupation of any non-residential unit and shall remain in place unless otherwise agreed in writing.

Reason: In order to minimise the impact of the development on the free flow of traffic on the local highway network during peak periods in the interests of highway safety and to protect the amenity of existing and future occupiers in accordance with Barking & Dagenham Local Plan Policy BR10 and BP8 , Havering Local Plan Policy DC15 and London Plan Policy 6.14.

87. Phase 1 energy strategy

Prior to the commencement of the relevant plot / block in phase 1, an energy addendum must be submitted to and approved by the Local Planning Authority, in consultation with the Greater London Authority, to include:

- Detailed locations of photovoltaic panels, having regard to the energy hierarchy;
 - Demonstration of how that plot / block will comply with the site-wide energy strategy;
- and

- Demonstrating how the development will follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies to secure a minimum 35% reduction in CO2 emissions below the maximum threshold set in Building Regulations Part L 2013

Prior to occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy and approved energy addendum, unless otherwise agreed by the Local Planning Authority in writing.

88. Lighting Strategy- Ball Court

Prior to occupation of any part of Phase 1, a lighting strategy for the treatment and management of the proposed Ball Court beneath Marsh Way flyover shall be submitted to and approved in writing by the relevant Local Planning Authority. The lighting strategy shall ensure that all lighting is to be designed, installed and maintained so as to fully comply with The Institution of Lighting Professionals publication, "Guidance Notes for the Reduction of Obtrusive Light", reference GN01:2011. The design shall satisfy criteria to limit obtrusive light presented in

Table 2 of the document, relating to Environmental Zone E3 – Medium district brightness areas - small town centre or suburban locations.

Reason: In the interest of design quality, residential amenity, promoting walking and cycling, accessibility, public safety, protecting the night sky and biodiversity, in accordance with Barking & Dagenham Local Plan Policy CP3 and Policy BR3, Havering Local Plan Policy DC60 and London Plan Policy 7.6.

89. Bus loop implementation

No work on the bus loop, indicated on plan 11336-8104 Rev P6, shall commence until the following have been submitted to, and approved by, the Local Authority and TfL:

- the design of the bus loop, including materials, surfacing and landscaping;
- swept path, vehicle tracking diagrams and double decker bus manoeuvring;
- number, layout and design of bus stops and associated shelters.

Reason: To demonstrate that two buses can access and egress the site simultaneously and ensure that the bus loop functions appropriately with all surrounding sites, in accordance with London Plan Policy 6.2

90. Bus loop

All reasonable endeavours must be made with the owners of the adjacent sites, the borough and TfL to ensure that the bus loop facility is implemented.

Reason: To ensure the bus loop can be implemented as intended to enable buses to access station square in accordance London Plan Policy 6.2 and 6.11.

91. Phase 1 - Station square support uses

At all times during the operation of the centre within phase 1 hereby approved space will be made available for a minimum of 3,555 sqm GIA of support uses (Use Classes A1, A2, A3, A4, D1, D2 and B1) excluding the station ticket hall. At no time during operation of the centre will the following be exceeded:

- A maximum of 1,210 sqm of floorspace (GIA excluding plant and waste) used for A1, A2, A3 and A4 uses

- No single unit for A1 retail use shall exceed 420 sqm gross floorspace (GIA excluding plant and waste)
- A4 use can only take place in block K1
- A minimum of 1,500 sqm for a medical centre (Use Class D1)
- A minimum of 645 sqm for a nursery (Use Class D1)
- A minimum 110 sqm will be made available for community uses (either D1 or D2 Use Classes)
- B1 use can only take place in block H

Reason: To promote sustainable development through a locally focused centre that maintains a diverse size and mix of Use Classes, in accordance with Barking & Dagenham Local Plan Policy CM4 and BR10, Havering Local Plan Policy SD6 and London Plan Policy 2.15

92. Phase 1 – Maintenance of Station square support uses

Prior to the first occupation of any non-residential unit hereby permitted, a schedule outlining the proposed use and floor area of each proposed unit to demonstrate compliance with the floor space limits outlined in Condition 91 shall be submitted to and approved in writing by the local planning authority.

Prior to any subsequent change of occupation, use or amalgamation of any unit/s hereby permitted, an updated schedule of the uses and floor areas shall be submitted to and approved in writing by the local planning authority. The development shall be used in accordance with the latest schedule to be approved. Where relevant, the requirements of condition 44, relating to kitchen extract equipment, must be considered.

Reason: To provide a mechanism for ensuring compliance with Condition 91 without requiring planning applications for changes of use or enlargement or subdivision of units within the development in acceptable circumstances and to promote sustainable development through a locally focused centre with a suitable level of floorspace available for all types of none residential support uses.

93. Timing of Detailed Works

The detailed development to which this permission relates must be commenced no later than three years from the date of this permission.