

Draft conditions list for Eynsham Drive, Abbey Wood, planning application no. 17/4080/E

1. Time limit

This development must be commenced within three years from the date of this permission.

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

2. Approved plans and documents

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

Existing Drawings	Existing Plans
A2874 100 - R12 Existing Site Plan (Existing context)	A2874 001 - R12 Site Location Plan
A2874 101 - R12 Emerging Site Plan (Proposed context)	A2874 002 - R12 Site Location Plan - Emerging Context
A2874 102 - R12 Proposed Alterations Plan	
A2874 103 - R12 Existing Site - Ground Floor Plan	
A2874 104 - R12 Existing Site - Roof Plan	
A2874 130 - R12 Existing Sections	
A2874 140 - R12 Existing Elevations	
A2874 141 - R12 Existing Elevations	
Proposed drawings	
Site plans	
A2874 200 - R20 Proposed Plan - Ground Floor	A2874 209 - R20 Proposed Plan - Ninth Floor
A2874 200-1 - R20 Proposed Plan - Basement Floor	A2874 210 - R20 Proposed Plan - Tenth Floor
A2874 201 - R20 Proposed Plan - First Floor	A2874 211 - R20 Proposed Plan - Eleventh Floor
A2874 202 - R20 Proposed Plan - Second Floor	A2874 212 - R20 Proposed Plan - Twelfth Floor
A2874 203 - R20 Proposed Plan - Third Floor	A2874 213 - R20 Proposed Plan - Thirteenth Floor

A2874 204 - R20 Proposed Plan - Fourth Floor	A2874 214 - R20 Proposed Plan - Fourteenth Floor
A2874 205 - R20 Proposed Plan - Fifth Floor	A2874 215 - R20 Proposed Plan - Fifteenth Floor
A2874 206 - R20 Proposed Plan - Sixth Floor	A2874 216 - R20 Proposed Plan - Sixteenth Floor
A2874 207 - R20 Proposed Plan - Seventh Floor	A2874 217 - R20 Proposed Plan - Roof Plan
A2874 208 - R20 Proposed Plan - Eighth Floor	A2874 290 - R20 Proposed Plan - Phasing
Proposed Sections	
A2874 300 - R20 Proposed Sectional Elevation 1	A2874 304 - R20 Proposed Sectional Elevation 5
A2874 301 - R20 Proposed Sectional Elevation 2	A2874 305 - R20 Proposed Sectional Elevation 6
A2874 302 - R20 Proposed Sectional Elevation 3	A2874 306 - R20 Proposed Sectional Elevation 7
A2874 303 - R20 Proposed Sectional Elevation 4	A2874 307 - R20 Proposed Sectional Elevation 8
Proposed Elevations	
A2874 400 - R20 Proposed North Elevation (Eynsham Drive)	A2874 402 - R20 Proposed South Elevation (Service Road)
A2874 401 - R20 Proposed East Elevation (Harrow Manorway)	A2874 403 - R20 Proposed West Elevation (Service Road)
Supporting documents	
R4 Design and Access Statement	Flood Risk Assessment
R1 Design and Access Statement Addendum	Land Contamination Report
A2874 700-712 - R20 Area schedule	Health Impact Statement
Cover letter	Air Quality Assessment
Planning application form and CIL form	Construction Management Plan

Design and Access Statement (including landscape and playspace strategy)	Acoustic Assessment
Transport Statement, Travel Plan, Delivery and Servicing Management Plan and Car Parking Management Plan	Daylight, Sunlight, Overshadowing Assessment
Energy Statement	Ecological Appraisal
Landscape and Townscape Visual Impact Assessment	Sustainability Statement
Wind Microclimate Assessment	Statement of Community Involvement
Planning Statement, including Affordable Housing Statement and Economic Statement	

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 Local Plan Policies and Policy 1.1 of the London Plan (2016).

3. Detailed drawings, external materials and balcony screens
Notwithstanding the details shown on the plans, hereby approved, prior to the commencement of the development (other than demolition, site clearance and ground works):

- (a) details and appropriate samples of the materials to be used for the external surfaces of the buildings and hard surfaced areas including details of change in elevational treatment shall have been submitted to and approved in writing by the Local Planning Authority; and
- (b) sample panels shall be constructed on site of building materials and hard surfacing, to be inspected and approved in writing by the Local Planning Authority.
- (c) details of the following features and elements of the scheme must be submitted to Local Planning Authority and approved by the Local Planning Authority in writing:
 - i) Brick bonding and brick and cladding detailing (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
 - ii) External windows, balconies, winter gardens, doors, screens, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - iii) Depth of window reveals, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
 - iv) Rainwater goods (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).
 - v) external plan
 - vi) Shop fronts, entrances and openings (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).

The development shall be implemented in full accordance with the approved details

prior to the first occupation of the development hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policy DH1 of the Greenwich Local Plan and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

4. Archaeology

- a. No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of geo/archaeological evaluation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.
- b. Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of geo/archaeological evaluation in accordance with a Written Scheme of Investigation.
- c. No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.
- d. Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological mitigation in accordance with a Written Scheme of Investigation.
- e. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Parts (A and C), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

5. Demolition Method Statement

Notwithstanding the approved plans and documents, prior to the commencement of the development, a demolition method statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL and Crossrail. The method statement shall include details of the following:

- Works of demolition shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.
- Haulage routes
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration.
- Likely dust levels to be generated and any screening measures to be employed
- Proposals for monitoring dust and controlling unacceptable releases

- Wheel washing facilities and facilities for discharging the water.
- Reference shall be made to:
 - The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice
 - The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp and
 - BRE four-part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

Reason: In the interests of the amenities of neighbouring properties and to ensure compliance with Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan and London Plan Policies 7.14, 7.15 and 6.3.

6. Construction Method Statement

Notwithstanding the approved plans and drawings, prior to construction works commencing; a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority:

- Works of construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.
- Haulage routes
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded. Note: it is expected that vibration over 1mm/s measured as a peak particle velocity would constitute unreasonable vibration. Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation;
- Bonfire policy;
- A demolition asbestos survey;
- Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;
- Wheel washing facilities, location and facilities for discharging the water.
- Reference shall be made to:

- The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_construction_information_and_advice
- BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

7. Construction Logistics Plans

Prior to the commencement of the construction of the development hereby approved, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include (but not be limited to) details of the access route for vehicles involved in construction of the expected number of construction vehicles generated by the site and the impact upon the highway network. The applicant shall seek prior approval from TfL before submitting the CLP pursuant to this condition. The development shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In the interests of the amenities of neighbouring properties and pedestrian and highway safety and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan and Policies E(a), E(b) and IM(a) of the Greenwich Local Plan: Core Strategy.

8. Construction Travel Plan

Prior to the commencement development, a detailed site specific Demolition /Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking and cycling) and monitoring arrangements for the construction of the development shall be submitted to, and approved by, the Local Planning Authority. The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order to promote sustainable travel and ensure compliance with Policies 6.3 and 7.14 of the London Plan (March 2015) and Policy IM4 of the Greenwich Local Plan.

9. Cranes

Prior to the commencement of demolition/construction of the relevant part of the development, a construction methodology statement and details of the use of cranes in relation to the location, maximum operating height and duration shall be submitted to and approved in writing by, the Local Planning Authority (in consultation with London City Airport). The development shall be implemented in strict accordance with the approved details.

Reason: In order to safeguard the general amenities of the local area, in the interests of aviation safety and to ensure compliance with Policy 7.13 of the London Plan. In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policies IM3, IM4, IM(a) and E1 of the of the Greenwich Local Plan.

10. London City Airport's OLS

No building or structure forming part of the permanent development will exceed London City Airport's Obstacle Limitation Surfaces (OLS). In the event that during construction, crange or scaffolding is required at a higher elevation than that of the planned development, then their use must be subject to separate consultation under the Condition above.

Reason: In the interests of aviation safety and to ensure compliance with Policy 7.13 of the London Plan.

11. Land contamination

Before the development hereby permitted commences:

- a. A contaminated land Phase 1 desk study report shall be submitted to, and approved in writing by the Local Planning Authority. Should the Phase 1 report, recommend that a Phase 2 site investigation is required, then this shall be carried out and submitted to, and approved in writing by the Local Planning Authority. The site shall be investigated by a competent person to identify the extent and nature of contamination. The report should include a tiered risk assessment of the contamination based on the proposed end use of the site. Additional investigation may be required where it is deemed necessary.
- b. If required a scheme for decontamination of the site shall be submitted to the Local Planning Authority, for written approval. The scheme shall account for any comments by the Local Planning Authority before the development hereby permitted is first occupied.

During the course of the development:

- c. The Local Planning Authority shall be notified immediately if additional contamination is discovered during the course of the development. A competent person shall assess the additional contamination, and shall submit appropriate amendments to the scheme for decontamination in writing to the Local Planning Authority for approval before any work on that aspect of the development continues.

Before the development is first brought into use:

- d. The agreed scheme for decontamination referred to in clauses b) and c) above, including amendments, shall be fully implemented and a written validation (closure) report submitted to the Local Planning Authority for approval

Reason: For the protection of Controlled Waters and to ensure the site is deemed suitable for use, in Policies (E) of the Greenwich Local Plan and London Plan Policies 5.21 and 5.22 Hazardous substances.

12. Building and Site Management

Prior to the first occupation of the development a Management Strategy for the building and site shall be submitted to and approved in writing by the Local Planning Authority.

The strategy should include:

- Details of security measures including location of security/concierge office, location and details of CCTV;
- Details regarding the receipt, management and distribution of post, parcels, supermarket and other deliveries to the residential units
- Different controlled areas of the development and details of those who will have access to each of the identified zones;
- Points of access and how access will be controlled;
- Confirmation of disabled access arrangements;
- Refuse and Recycling Storage and Collection (Operational Waste Management Strategy retail and residential); and
- Measures and procedures to prevent and deal with antisocial behaviour and crime.

The site shall be managed in accordance with the approved strategy for the life of the development or as otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the proper maintenance, safety and security of the site and to ensure that the quality of the public realm is appropriately safeguarded and that that access is maintained for disabled people and people with pushchairs, in accordance with policies 3.1, 3.8, 3.16, 7.2, 7.3, 7.5 and 7.8 of the adopted London Plan (2016) and Greenwich Local Plan policies.

13. Final Drainage Design

Prior to commencement of works (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings, supporting calculations and updated Drainage Assessment Form to the Lead Local Flood Authority for review and approval, aligned with the June 2018 Revised Surface Water Drainage Strategy and associated drawings. Evidence must also be included to demonstrate that the offsite surface water sewers are suitable to receive the runoff. A detailed management plan confirming routine maintenance tasks for all drainage components, including the green / blue roofs, permeable paving and attenuation tank, must be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy 5.13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Greenwich Local Plan Policy IM1.

14. Implementation of drainage design

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies 5.12 and 5.13) along with associated guidance to these policies and Greenwich Local Plan Policy IM1.

15. 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 Local Planning Authority, prior to the commencement of development.

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 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 Greenwich Local Plan Policies H(e), E(f) and OS(f).

16. Cycle parking

Details of the secure/enclosed cycle parking spaces for the residential units, visitors' spaces and spaces for the commercial/retail tenants, including their location and type of storage, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to occupation of any part of the development, and maintained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To ensure satisfactory provision of cycle storage facilities, in accordance with Policies IM4, IM(b) and IM(c) of the Greenwich Local Plan and Policy 6.9 of the London Plan.

17. Noise fixed plant

Any fixed external plant shall be designed and installed to ensure that noise emanating from such plant is at least 10dB below the background noise levels when measured from the nearest sensitive receptors. All plant shall be installed in accordance with the approved plans. No further fans, louvres, ducts or other external plant shall be installed without the written prior approval of the Local Planning Authority.

Reason: to protect the amenities of existing and future residents and ensure that the development provides a high-quality design in accordance with Policies E(a) and E(b) of the Greenwich Local Plan and Policy 3.5 of the London Plan.

18. Noise, vibration and – internal residential environment

Prior to the commencement of development above ground floor slab level, details of the built fabric and ventilation strategy within the scheme to ensure:

- (a) The approved residential units are insulated against external noise which achieves internal noise levels which do not exceed the guidelines values contained in table 4 of BS 8233:2014;
- (b) The approved residential units are insulated by noise insulation measures of the A1 - A3, B1 and D1 uses to provide effective resistance to the transmission of airborne and impact sound horizontally and/or vertically between those uses; and

Shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be installed prior to the occupation of the residential units and thereafter retained.

Reason: To protect the amenities and health of the occupiers of the building(s), in accordance with Policies E(a) and E(b) of the Greenwich Local Plan and London Plan Policies 7.14 and 7.15.

19. Sound Insulation for D1/D2 Premises

- a. Prior to the commencement of any above ground works for the development hereby permitted, details of the proposed sound insulation scheme to be implemented between the development and the adjoining premises shall be submitted to and approved by the Local Planning Authority.
- b. The sound insulation scheme shall be designed to ensure that noise from within the building does not cause a disturbance to surrounding occupiers. The noise measured at the boundary of the site should not exceed 10dB(A) below the typical LA90 1Hour day or LA90 5 min night. Details should include airborne sound insulation. The developer shall certify to the local planning authority that the noise mitigation measures agreed have been installed. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally, to prevent 'ambient noise creep' and to ensure compliance with Policies 3.5 and 7.15 of the London Plan and Policies DH1 and E(a) of the Greenwich Local Plan.

20. External lighting and security

Notwithstanding the plans hereby approved, details of:

- CCTV;
- General external lighting;
- Security lighting;
- Access control measures for residential core entrances;
- Secured by Design accreditation measures and counter terrorism measures;

on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority and installed within 3 months of the completion of each relevant part of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details will also include an assessment of the impact of any such lighting on the surrounding residential environment.

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

Reason: To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity or ecology, and are appropriate to the overall design of the

development in accordance with Policies DH1 and DH(b) of the Greenwich Local Plan and policies 7.3, 7.4, 7.6 and 7.19 of the London Plan.

21. Sustainability standards for non-residential uses

The development shall achieve an 'Excellent' rating under BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) for the Shell/Shell and Core stage and an 'Excellent' rating under BREEAM Refurbishment and Fit-out 2014.

1. Within 6 months of work starting on site, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the developer, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
2. Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM UK New Construction 2014 (or such equivalent standard that replaces this) Shell and Core Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the developer, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.
3. Prior to commencement of the fit-out of the building, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to show that a minimum 'Excellent' rating will be achieved.
4. Within 3 months of first occupation, unless otherwise agreed in writing, a BREEAM Refurbishment and Fit-out 2014 Parts 3 and 4 Final (Post-Construction) Certificate, issued by the BRE, must be submitted, by the fit-out contractor, and approved in writing by the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7 and Greenwich Local Plan Policies DH1 and H5.

22. Compliance with energy strategy

The development shall be built in accordance with the Energy Strategy approved by the Local Planning Authority, 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 unless otherwise agreed by the Local Planning Authority in writing.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.2-5.7, and Greenwich Local Plan Policy E1.

23. Accessible and adaptable dwellings

A minimum of 10% of all dwellings shall be built to requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations, as identified on the plans approved under condition 2. All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations. The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist approval, prior to the first occupation of the unit. The wheelchair adaptable dwellings shall be marketed as such for a period of eight months. After that period evidence of such marketing shall be submitted to and approved by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist prior to first occupation of the dwellings identified above.

Reason: To ensure a socially inclusive and sustainable development in accordance with Greenwich Local Plan Policy H5 and Policies 3.8 and 7.2 of the London Plan.

24. Wind Mitigation

The mitigation measures identified in the 'Wind and Microclimate Analysis' by XCO2 dated December 2017 shall be implemented in full prior to the first occupation of the development.

Reason - To ensure a high quality outdoor public space around the site and ensure compliance with Policy DH1 of the Greenwich Local Plan and London Plan Policy 7.7.

25. Air Quality

Prior to the commencement of the development the applicant must provide detailed plans of the proposed Mechanical Ventilation with Heat Recovery system, for the approval of the local planning authority. Development shall not commence until the plans have been approved, in writing, by the local planning authority.

The details must demonstrate that:

- the air quality at the location of the air intakes is predicted to be within legal limits,
- the overall efficiency of the system at least meets the details set out in the energy strategy, and
- the proposed system will provide sufficient ventilation air for all habitable, the nursery and other publicly accessible areas.

Reason: To ensure that the development meets the requirements of London Plan Policies 7.14 (Air Quality), Policy 5.2 (Minimising Carbon Dioxide Emissions) and Policies E1, E(a) and E(b) of the Greenwich Local Plan.

26. Air Quality CHP

Prior to the occupation of the development the applicant must provide details of tests undertaken on the installed boiler and CHP systems for the approval of the local planning authority. The tests must demonstrate that the installed boiler and CHP systems meet, or exceed, the emissions rates and other parameters set out in the environmental statement.

The development shall not be occupied until these details have been approved, in writing, by the local planning authority.

Reason: To ensure that the development is undertaken in accordance with the application details provided and meets the requirements of London Plan Policy 7.14 (Air Quality) and policies H.5, E(a) and E(c) of the Greenwich Local Plan.

27. Air quality assessment - Domestic Boilers Condition

Prior to first occupation the applicant shall provide in writing for the approval of the Local Planning Authority, details of all proposed domestic boilers demonstrating that the rated emissions of Oxides of Nitrogen (NOx) do not exceed 'air quality neutral' standards as per London Plan policy 7.14 'Improving air quality' or better.

Reason: In order to safeguard the residential amenity of prospective occupiers and ensure compliance with Policies 5.3; and 7.14 Improving Air Quality of the London Plan; and Policies H.5, E(a) and E(c) of the Greenwich Local Plan.

28. Non Road Mobile Machinery

All Non Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall meet at least Stage IIIA of EU Directive 97/68/EC (as amended) if in use before 1 September 2020 or Stage IIIB of the directive if in use on 1 September 2020 or later.

If NRMM meeting the relevant Stage in paragraph 1 above is not available, the requirement may be met using the following techniques:

- Reorganisation of NRMM fleet
- Replacing equipment (with new or second hand equipment which meets the policy)
- Retrofit abatement technologies
- Re-engining

This is subject to the local planning authority's prior written consent.

If NRMM meeting the policy in the paragraph above is not available every effort should be made to use the least polluting equipment available including retrofitting technologies to reduce particulate emissions. This is subject to the local planning authority's prior written consent.

Unless it complies with the above standards, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: To protect local amenity and air quality in accordance with London Plan policies 5.3 and 7.14 and Greenwich Local Plan Policy E1.

29. Ecological assessment

Prior to demolition and commencement, an ecological assessment including a Habitat Management Plan detailing all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details. The Habitat Management Plan shall be submitted to and approved, in writing, by the local planning authority prior to occupation of the relevant building and thereafter permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology and habitat preservation and enhancement, in accordance with London Plan Policy 7.19 and Greenwich Local Plan Policy OS4.

30. Open space and landscaping management and maintenance plan

An open space and landscaping management plan, setting out a maintenance schedule for all landscaped areas (public and private) shall be submitted to the Local Planning Authority for approval prior to occupation of development. The landscaping shall be maintained in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy DH1 of the Greenwich Local Plan.

31. Piling

No piling work shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: the proposed works will be in close proximity to underground water sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

32. Water efficiency measures

Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.3 and 5.15 and Greenwich Local Plan Policy DH1.

33. Water supply and wastewater capacity

Development shall not commence (excluding demolition works above existing ground level) until impact studies of the existing water supply infrastructure have been submitted to and approved, in writing, by the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with Greenwich Local Plan DH1, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

34. Sourcing of materials

The development shall not be occupied until evidence (e.g. photographs and copies of installation contracts) have been submitted to the Local Planning Authority to demonstrate that the development has been carried out in accordance with the approved sustainable sourcing of materials standards.

Reason: in order to ensure the sustainable sourcing of materials in accordance with the London Plan Policy 5.3 and the Sustainable Design and Construction SPG

35. Fire Safety

Prior to commencement of the development the Fire Statement approved by the London Fire Brigade shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

- 1) The building's construction: methods, products and materials used;
- 2) The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach;
- 3) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- 4) How provision will be made within the site to enable fire appliances to gain access to the building.

Reason: To ensure that development achieves the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in.

36. Opening Hours

All ground floor commercial uses hereby approved shall not operate between 23:00 hours and 07:00 hours the following day, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and future residents of the development, in accordance with Policy DH(b) of the Greenwich Local Plan.

37. Ventilation (A1-A3 uses)

Details of external ventilation equipment, including ducting, shall be submitted to the Local Planning Authority for approval prior to commencement of above ground works, and shall be installed in accordance with those details approved by the Local Planning Authority.

Reason: In the interests of local amenity and visual appearance, and in accordance with Policy DH1 and E(c) of the Greenwich Local Plan.

38. Delivery and servicing plan

A delivery and servicing plan (DSP) for both the commercial and residential uses, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of any part of the development. 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: To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with Policy DH(b) of the Greenwich Local Plan and London Plan Policy 6.14.

39. Car park management plan

Prior to the first use of the undercroft and surface car parking, a Car Park Management Plan should be submitted to, and approved in writing by the Local Planning Authority, and must include at least the following details:

- I) Details of the layout.
- II) The proposed allocation of and arrangements for the management of parking spaces including disabled parking bays serving the residential development.
- III) 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.
- IV) Details of the controls of means of entry to the car park, and a proactive regime of car lift maintenance.
- I) 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 Local Planning Authority.

Reason: to ensure inclusive, safe and adequate parking is provided and retained in conjunction with the development in the interests of the general amenities of the locality, the flow of traffic and conditions of pedestrian and general highway safety within the site and on neighbouring highways, a sustainable development and where appropriate constrain local highway impact in accordance with policies 6.3, 6.9 and 6.13 of the London Plan and Policies IM(c), IM3 and E1 of the Greenwich Local Plan.

40. Rooftop TV equipment details

A scheme for the provision of communal/centralised satellite and television reception equipment to be installed on the roof of all buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the development proceeding above ground floor slab level of each building. The development shall be implemented in accordance with the approved scheme and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason: To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area and architectural quality of the buildings, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Greenwich Local Plan Policy DH1.

41. Restriction of rooftop plant and equipment

No water tanks, plant, lift rooms or other structures, other than those shown on the approved drawings, shall be erected upon the roofs of the approved buildings without the written approval of the local planning authority.

Reason: In the interests of the appearance of the buildings and to safeguard the appearance of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Greenwich Local Plan Policy DH1.

42. Operational waste management and recycling strategy

Notwithstanding the approved drawings, a waste and recycling strategy for the development shall be submitted to and approved in writing by the Local Planning Authority. The waste and recycling strategy shall be implemented approved, unless otherwise agreed in writing by the

Local Planning Authority. The development shall be constructed in accordance with the approved details, made available for use prior to the first occupation of the development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, to accord with Greenwich Local Plan Policy DH1.

43. Retention of scheme architects

The existing architects or other such architects as approved in writing by the Local Authority, acting reasonably, shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and Greenwich Local Plan Policy DH1.

44. Restriction on permitted change of ground floor

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) the ground floor commercial spaces shall not be converted to residential use.

Reason: In order to safeguard the amenities of future residents of the development and to ensure the development provides a sufficiently active frontage at ground floor level, and ensure compliance with Policy 7.1 of the London Plan and Policy H5 of the Greenwich Local Plan.

45. Retail Restrictions

Full details, including but not limited to the nature of use, hours of operation, plan of management if required of the retail/commercial units and use class (i.e. Use Classes A1, A2, A3, A4, and D2) shall be submitted to, and approved by, the Local Planning Authority prior to the occupation of the relevant part of the development.

Reason: In order to safeguard the vitality and viability of town centres, to provide a mix of sustainable retail uses and to safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with Policies 4.7 and 4.8 of the London Plan and Policy TC1 of the Greenwich Local Plan.

46. Restriction on D1 Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) the flexible commercial floorspace hereby permitted shall not be used as a place of worship.

Reason: In order to prevent adverse impacts upon the local road network and to safeguard the amenities of future residents of the development, and ensure compliance with Policy 6.12 of the London Plan and Policy H5 of the Greenwich Local Plan.

47. Plaque

Prior to first occupation of the development, details of a plaque to be situated within the site that makes reference to historic importance of Lesnes Abbey shall be submitted to and approved in writing by the Local Planning Authority in conjunction with Historic England. The plaque shall be located in an area of the development accessible from the public realm. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: To promote and assist in better revealing the historical significance of the nearby heritage asset in accordance with policy 7.8 of the London Plan 2016 and DH3 of the Greenwich Local Plan.

48. Flood Risk

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA)

Reason: To reduce the risk of flooding to the proposed development and future occupants. To ensure suitable flood risk vulnerability and flood zone 'compatibility' as defined within the NPPF. To ensure appropriate measures are taken during a flood event. To minimise risks the risk of flooding to users of the building and comply with Policy 5.12 of the London Plan and E2 of the Greenwich Local Plan.

49. Vehicular Access

The development hereby approved shall not be occupied until the vehicular access at Eynsham Drive, Harrow Manor Way has been constructed in full accordance with the approved plans and drawings.

Reason: In order to safeguard the safety and amenity of users of surrounding roads and footways, to ensure the satisfactory provision of parking for wheelchair users and to ensure compliance with Policy 6.3 of the London Plan and Policies DH1 and IM(c) of the Greenwich Local Plan.