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Suggested Conditions – APPEAL A 15 Units – APP/L5810/W/19/3242694 - 16/2352/FUL

Should the application be considered acceptable, a Unilateral Undertaking for the amount the viability work suggests would maximise the Affordable Housing provision would need to be completed by the applicant, as well as a Carbon offset payment, restriction on residents obtaining parking permits and the following conditions:

Development begun within 3 years

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Approved Drawings

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents as follows: 4420-3-03, 04, 05, 06, 07, 08, 09 and 10, 4707-3-50, 51, 52, 53, 54, 65, 70, 71 and 72, 516-P-02 received on 13 June 2016, 4707-3-32A, 60A, 61A and 62A received on 23 January 2017, drawings 4707-3-90, 5039-3-118 and 123 submitted 12 May 2020.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

Finished Floor Levels

3. Finished floor levels of the buildings hereby permitted shall be carried out in full accord with approved drawing No 4707-3-32 Section AA.

REASON: To ensure the proposed development complies with the requirements and safety measures of the Flood Risk Assessment.

Details of Materials

4. No construction works shall take place until the details of the external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing are submitted to and approved in writing by the Local Planning Authority and shall be retained as approved thereafter.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

Tree Protection

5. Prior to the commencement of development, a detailed scheme of tree protection for both on and off-site trees shall be implemented in accordance with the details set out in the submitted Arboricultural Report by Clive Fowler Associates dated January 2016 in accordance with British Standards 5837. No equipment, machinery or materials shall be brought onto the site for the purpose of the development until a time when the tree protection details have been implemented in full. To confirm installation of tree protection, photographs should be taken and submitted to the local authority tree officer for records prior to commencement of development. The approved tree protection details shall thereafter be retained on site for the duration of construction.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations.

Tree Planting Scheme

6. Prior to the occupation of the building hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and

construction – Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations include:

- i. Details of the quantity, size, species, and position,
- ii. Details of below ground rooting environment provided including cellular soil system
- iii. Details of the soils incorporated into the cellular system including volume and grade
- iv. Planting methodology
- v. Proposed time of planting (season)
- vi. 5 year maintenance and management programme.
- vii. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

Construction/ Demolition Management Statement

7. No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
 2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
 3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 4. Details and location where plant and materials will be loaded and unloaded;
 5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
 6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
 7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
 8. Details of any wheel washing facilities;
 9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
 10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites
 11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
 12. Details of the phasing programming and timing of works;
 13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
 14. A construction programme including a 24 hour emergency contact number;
 15. Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

Details of Hard and Soft Landscaping

8. Prior to construction of the building above basement level, full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc);

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc. All shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces)).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

Written Scheme of Investigation

9. No demolition or development of 6MR shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

REASON: To safeguard any potential archaeological interest on the site.

Refuse Storage

10. Notwithstanding the information submitted with the application, none of the buildings hereby approved shall be occupied until the storage and disposal of refuse/ recycling and collection point within the existing multi-purpose Set Down area in front of the existing bin store have been implemented in accordance with Plan 5039-3-118. These facilities shall be retained for the life of the development.

REASON: To safeguard the appearance of the property and the amenities of the area.

Energy Reduction

11. The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

In accordance with the updated Energy Strategy by JAW Sustainability Ltd May 2020, the development shall use only electric technologies for the provision of central heating and hot water to the buildings hereby approved and no development shall commence until such time as an updated Energy Strategy Report setting out the details of the system recommended in the Energy Strategy by JAW Sustainability Ltd May 2020 has been submitted to and approved in writing by the Council and shall be implemented thereafter.

REASON: In line with London Plan Policy SI2 – Minimising greenhouse gas emissions and in the interests of energy conservation in accordance with the Councils sustainability policies.

Water Consumption

12. The dwellings hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

REASON: In line with Local Plan Policy LP22 - Sustainable Design and Construction and in the interests of water efficiency in accordance with the Councils sustainability policies.

Cycle Parking

13. Notwithstanding the information submitted with the application, no building/ dwelling/ part of the development shall be occupied until cycle parking facilities have been provided (for the dwellings to be occupied) in accordance with detailed drawings and additionally, cycle parking facilities for 2 cycles for each of the 8 existing flats at 4 Manor Road shall be provided on completion of the development. Detail of the cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Cycle parking as approved shall be retained for the lifetime of the development.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

Car Parking Management Plan

14. Notwithstanding the information shown on the plans, none of the buildings hereby approved shall be occupied until details of a CPMP including Electrical Vehicles charging points shown on drawing 5039-3-123, for all of the parking spaces within the new parking court and existing 4 Manor Road parking court is submitted and approved in writing by the Local Planning Authority. The car parking spaces shall remain assigned to the residential units and retained thereafter. The CPMP shall also include; a scheme of signage to the new and existing parking courts and the access road leading from Manor Road; improvements to the existing car parking court to ensure a uniformity of design; the installation of a non-return valve to the floor level drainage exit and finishes to the walls and floor to match the new parking court and installation of an ungraded automatic car park entrance door. The CPMP shall be retained for the life of the development.
REASON: In the interests of highway and pedestrian safety.

Air Quality Assessment

15. The details and mitigation measures set out in the approved Air Quality Assessment received 12 May 2020 shall be carried out in full.
REASON: In the interests of air quality in accordance with the Council's sustainability policies.

Restriction on use of roof

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.
REASON: To safeguard the amenities of the occupiers of adjoining property.

Potentially Contaminated Sites

17. 1. No development excluding demolition of 6 Manor Road and construction above the existing 4 Manor Road building shall take place until:
- a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority
 - an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.
 - written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority
2. None of the dwellings/buildings hereby approved shall be occupied until:
- the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
 - a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.
REASON: To protect future users of the site and the environment.

Wheelchair Accessible Units

18. Prior to construction of the building above basement level on site at 6 Manor Road, details of wheelchair accessible units shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall be implemented in accordance with the approved details.
REASON: In the interest of inclusive access in accordance with Council's policy to ensure homes meet diverse and changing needs.

Surface Water Drainage

19. Prior to commencement of development of 6 Manor Road, details of sustainable urban drainage systems (SuDS) strategy presented in the Water Environment Ltd Flood Risk Assessment June 2016 but with the added inclusion of a Green Roof to the new 6 Manor Rd building, shall be submitted to and be approved in writing by the Local Planning Authority. The approved details shall be installed and remain in situ for the lifetime of the development.
REASON: In the interests of reducing surface water discharge in accordance with policy LP21 of the Local Plan.

Biodiversity Net Gain

20. Prior to occupation of the units, biodiversity net gain measures (as per recommendations in Section 5 of the Richard Graves Associates Ltd Preliminary Ecological Appraisal (dated 20th March 2020) shall be submitted to and approved by the Local Planning Authority and implemented as approved. Prior to demolition of 6 Manor Road, an additional Bat Activity Survey as recommended in the Bat Activity Survey Report by Richard Graves Associates (May 2020) shall be undertaken, submitted to and approved by the Local Planning Authority. Any additional measures recommended shall be implemented in full.
REASON: To enhance nature conservation interest.

External Lighting

21. Prior to installation, details of all external lighting - including locations, technical specifications, lux plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details. The details should accord with CIBSE guide LG6 and ILP/BCT Bat guidance note 8; there should be no upward lighting or lighting onto the river open sky or potential roost features on buildings or trees.
REASON: To safeguard the ecology of the site and neighbour amenity.

Privacy Screens/ obscure glazing

22. Notwithstanding the information submitted with the application, none of the proposed units shall be occupied until the privacy measures shown on drawing 4707-3-90 are fully installed. The front balcony of Flat 22 shown on drawing 4707-3-53 shall incorporate full height obscure glass vertical fins and details of these fins shall be submitted to the Council for approval prior to the commencement of the development. Flat 22 shall not be occupied until these approved details have been installed'.
The screens and obscure glazing shall remain in place for the life of the development.
REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

Travel Plan

23. Prior to occupation of the development, details of a travel plan shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To ensure that the development is air quality neutral from transport emissions.

24. Flood Warning Evacuation Plan (FWEP)

None of the units hereby approved shall be occupied until written evidence has been provided to the Local Planning Authority confirming that the submitted FWEP prepared by Water Environment Ltd dated May 2020 will be applied for use by the existing and new homes on the enlarged 4 & 6 Manor Rd estate.
REASON: In the interests of the provision of a single co-ordinated approach to flood risk safety.

Informatives:**Vegetation protection and removal**

The existing vegetation on the boundary with the properties on Ferry Road/Quay side to be protected from development and should be checked for bird nesting before works commence. Disturbance of a bird nest could be considered unlawful.

Noise & Vibration

The CMS shall be undertaken following the methodology and best practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The CMS

should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

- Baseline Noise Assessment – undertaken for a least 24-72 hours under representative conditions.
- Construction Noise and Vibration Limit Levels must be detailed and based upon and baseline noise assessment data and significance effects detailed in BS8233 Annex E BS5288 2009 Part 1
- Noise Predictions should be included for each phase of the demolition, and construction, vehicle movements
- Piling- Where piling forms part of the construction process, a low vibration method must be utilised wherever possible. and apply the good practice guidelines detailed in Annex B BS5288 2009 Part 2.
- Vibration Monitoring - All Piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms.
- Noise Mitigation- Details of the noise mitigation measures must be included and a should reference BS5288 part 1
- Noise Compliance Monitoring – Permanent/ Periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.