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Reason: To ensure that the development is undertaken in accordance and retained with the approved drawings.

3) Notice of Commencement

The development shall not be commenced until written notice of intention to commence the development has been given to the Local Planning Authority. The notice required by this condition shall only be given where there is a genuine prospect of development being commenced within 21 days of the notice and the notice shall confirm and provide written evidence that this is the case.

Reason: To ensure satisfactory compliance with this planning permission.

4) Public Realm Delivery

No building constructed as part of the development shall be occupied until the public realm and vehicular, pedestrian and emergency vehicle route(s) needed to access that building have been completed and are open to the public. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appropriate public realm and highway infrastructure is provided in a timely manner prior to the first occupation of the relevant part of the development in accordance with Policies T.4 and T.6 of the Local Plan (2020).

5) Non-Road Mobile Machinery

No non-road mobile machinery (NRMM) shall be used in carrying out this development unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in accordance with Policy BN.11 of the Local Plan (2020).

6) Construction Hours

There shall be no construction work outside the hours of 08.00 to 18.00 on Monday to Friday, and 08.00 to 13.00 on Saturdays, nor at any time on Sundays or on Bank or Public Holidays, without the prior written approval of the Local Planning Authority. Construction work audible at the façade of any noise sensitive premises may only take place outside these permitted hours of work where these works have been approved by the Local Authority under s61 of the Control of Pollution Act 1974.

Reason: To protect the amenities and environment of residents and other sensitive receptors, in accordance with Policy BN.12 of the Local Plan (2020).

7) Construction and Environmental Management Plan (CEMP)

No development hereby permitted shall commence until full details of the proposed construction methodology, in the form of a CEMP, have been submitted to and approved in writing by the Local Planning Authority. The CEMP for shall be in accordance with all relevant legislation in force and substantially in accordance with all policy adopted and best practice guidance published at the time of submission.

The CEMP shall include details regarding:

- a) Noise and vibration mitigation and monitoring measures;
- b) Safeguarding of buried services;
- c) Deliveries within site, to ensure vehicles do not stop on the highway;
- d) Community liaison plan and the notification of neighbours with regard to specific works;
- e) Advance notification of road closures;
- f) Details of any required footpath closures and associated pedestrian management plan;
- g) Details of parking bay suspensions and temporary access;
- h) Details regarding construction parking, deliveries (including booking systems and measures to consolidate loads to reduce trips), and storage (including hours of deliveries);
- i) Details of measures to prevent the deposit of mud and debris on the public highway;
- j) A feasibility survey shall be carried out to consider the potential for moving demolition and construction material from the site by waterborne freight;
- k) Details of compliance of construction vehicles with Construction Logistics and Community Scheme (CLOCS) standards and Fleet Operator Recognition Scheme (FORS) registration;
- l) Details of collaboration with adjoining development sites to mitigate against detrimental impacts;
- m) Any other measures (including lighting) to mitigate the impact of construction upon the amenity of the area (including the Lea Navigation River and areas of adjacent habitat) and the function and safety of the highway network;
- n) A Construction Logistics Plan (CLP) including measures such as restricting timing of construction vehicle movements (and access/egress to the site) to avoid peak congested hours on the local road network.
- o) Details of routes and access for construction traffic, including lorry holding areas;
- p) Details to deal with complaints and community liaison
- q) Full details of the proposed surface water drainage arrangements;

- r) A requirement that no surface water (either via drains or surface water run-off) or extracted perched water or groundwater shall be allowed to be discharged during the demolition/construction/enabling works. Such waters should be discharged to the foul sewer or be tankered off-site;
- s) Full details of the Type 3 Attenuation and Downstream Defender suggested for the service yard as a suitable SUDs (as referred to in the submitted FRA document);
- t) Identification of Council's statutory legal duties and Council's expectations regarding building demolition and construction.
- u) A survey of the existing conditions of adjacent public highways and measures taken to protect highway infrastructure;
- v) Details of site compound arrangements;
- x) Details of materials storage; and
- y) Details of tower cranes including, construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development

All construction activities shall be carried out in accordance with the approved details in the CEMP.

Reason: To avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity throughout all phases of the development process in accordance with Policies BN.11 and T.4 of the Local Plan (2020).

Pre-commencement justification: To ensure that demolition and construction impacts are appropriately mitigated in advance of commencement of works.

8) Construction Dust Monitoring and Mitigation

No development hereby permitted shall commence until a scheme for dust monitoring, assessment and mitigation for all construction activities has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be substantially in accordance with the best practice guidance entitled 'The control of dust and emissions from construction and demolition' published by the GLA in July 2014 (or any subsequent revision) and shall include:

- a) The identification of suitable locations within the vicinity of dust sensitive premises for dust monitoring, including any arrangements proposed for amending the selected locations if new dust sensitive premises are introduced;
- b) The frequency and other arrangements for dust monitoring; and
- c) The arrangements for reporting the results of dust monitoring and the implementation of mitigation measures to the Local Planning Authority.

All construction shall thereafter be carried out in accordance with the approved scheme for dust monitoring, assessment and mitigation for all construction activities.

Reason: To ensure that the development constructed in a manner that minimises emissions of pollutants to the air in accordance with Policy BN.11 of the Local Plan (2020).

Pre-commencement justification: To ensure that demolition and construction impacts are appropriately mitigated in advance of commencement of works

9) Construction Waste Management Plan

No development of a relevant phase of development hereby permitted shall commence until a Construction Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The objectives of the management plan shall be to ensure all waste arising from demolition and construction works are managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials. The Construction Waste Management Plan for the relevant phase shall also detail the compliance and assurance requirements to be maintained on the Site during all phases of works including site-preparation and remediation. The Construction Waste Management Plan for the relevant phase shall include as a minimum the following information:

- a) Classification of all waste including hazardous waste according to current legislative provisions;
- b) Performance measurement and target setting against estimated waste forecasts;
- c) Reporting of project performance on quantities and options utilised;
- d) Measures to minimise waste generation;
- e) Opportunities for re-use or recycling;
- f) Provision for the segregation of waste streams on the Site that are clearly labelled;
- g) Licensing requirements for disposal sites;
- h) An appropriate audit trail encompassing waste disposal activities and waste consignment notes;
- i) Measures to avoid fly tipping by others on lands being used for construction. Returns policies for unwanted materials;
- j) Measures to provide adequate training and awareness through toolbox talks; and
- k) Returns policies for unwanted materials.

The development shall thereafter be carried out in accordance with the approved Construction Waste Management Plan.

Reason: To ensure that the construction of the Development incorporates adequate waste reduction measures and that on-site waste is appropriately handled and stored in accordance with Policy S.7 of the Local Plan (2020).

Pre-commencement justification: To ensure that demolition and construction impacts are appropriately mitigated in advance of commencement of works.

10) Piling Method Statement

No piling in relation to the development hereby approved, including impact piling, deep foundations and other intrusive groundwork, 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 impact on ground water, damage to subsurface water infrastructure, and the programme for the works) for that phase has been submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water and The Environment Agency. All piling shall be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure appropriate piling methodology to protect underground water utility infrastructure and avoid groundwater contamination Policies BN.13 and S.5 of the Local Plan (2020).

11) Contamination & Site Characterisation

No development hereby approved by this planning permission shall commence until the following have each been submitted to, and approved in writing, by the Local Planning Authority:

a) A scheme of ground investigation, based on the preliminary investigation, describing and justifying the scope of investigations to provide sufficient information for a contamination risk assessment; and

b) A contamination risk assessment and remediation strategy report based on the findings of the ground investigation.

The scheme of ground investigation (part a) shall be agreed with the Local Planning Authority before the ground investigation commences. The ground investigation and remediation strategy (part b) shall be implemented as approved, with any changes requiring the written consent of the Local Planning Authority.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in accordance with Policy S.5 of the Local Plan (2020).

12) Remediation Implementation and Verification Method Statement

No development hereby approved by this planning permission (or stage in development as may be agreed in writing with the Local Planning Authority) shall commence until a remediation implementation and verification method statement, based on the contamination risk assessment and remediation strategy report, has been submitted to and approved in writing by the Local Planning Authority.

The remediation implementation and verification method statement shall be implemented as approved, with any changes to be agreed in writing with the Local Planning Authority.

Reason: To safeguard human health, 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 Policy S.5 of the Local Plan (2020).

13) Unexpected Contamination

If during development unexpected contamination is encountered then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until an addendum to the remediation implementation and verification method statement has been submitted to and approved in writing by the Local Planning Authority in writing detailing how this unsuspected contamination shall be dealt with.

The addendum remediation implementation and verification method statement shall be implemented as approved, with any changes to be agreed in writing with the Local Planning Authority.

Reason: To safeguard human health, 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 Policy S.5 of the Local Plan (2020).

14) Verification Report

No occupation of any part of the development hereby permitted (or stage in development as may be agreed in writing with the Local Planning Authority) shall take place until a verification report demonstrating completion of works set out in the remediation implementation and verification method statement, has been submitted to and approved in writing by the Local Planning Authority.

If the verification report identifies a requirement for long-term monitoring and maintenance (including contingency action) to ensure the effectiveness of the remediation measures implemented, then an addendum verification report(s) shall be submitted to and approved in writing by the Local Planning Authority. Long-term monitoring and maintenance elements of the verification report shall be implemented as approved.

Reason: To safeguard human health, 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 Policy S.5 of the Local Plan (2020).

15) Surface Water Drainage

Prior to commencement of the development hereby permitted, details of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. No infiltration of surface water drainage into the ground at/from the development site is permitted other than with the prior written consent of the Local Planning Authority.

The submitted details shall be expected to include:

- a) A completed 'The London Sustainable Drainage Pro-Forma';
- b) Details of drainage scheme ownership, management and maintenance arrangements; and

- c) Details of surface runoff, including destination and runoff rates (calculated in accordance with Institute of Hydrology Report 124) for all storm events up to and including the 1 in 100-year flood event with an additional 40% allowance for future climate change.

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

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policy S.5 of the Local Plan (2020).

16) Surface Water Drainage Verification

Prior to first occupation of the development hereby permitted, a verification report stating what works were undertaken and demonstrating that the development was completed in accordance with the approved drainage strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in accordance with Policy S.5 of the Local Plan (2020).

17) Water Supply Infrastructure

Prior to the commencement of the development hereby permitted (except remediation) hereby permitted an impact study of the existing water supply infrastructure shall have been first submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The study shall determine the magnitude of any new additional capacity required in the system and a suitable connection point which shall thereafter be carried out in accordance with the approved details and installed prior to the occupation/use of the development.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with additional demand in accordance with Policy S.5 of the Local Plan (2020).

18) BREEAM New Construction (Interim Rating)

Within six months of above ground works commencing, certificates from the Building Research Establishment shall have been submitted to the Local Planning Authority for its written approval, demonstrating that the commercial units hereby permitted have achieved an interim BREEAM rating of 'Very Good' (shell only) under the BREEAM New Construction 2018 Scheme. The works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the commercial element of the scheme has an appropriate level of sustainability in accordance with Policy S.4 of the Local Plan (2020).

19) BREEAM New Construction (Final Rating)

Within three months following the first occupation of each of the commercial units hereby permitted, certificates from the Building Research Establishment shall have been submitted to the Local Planning Authority for its written approval, demonstrating that the relevant units have achieved a final BREEAM rating of 'Very Good' (shell only) under the BREEAM New Construction 2018 Scheme. The approved details shall thereafter be retained onsite.

Reason: To ensure that the development has an acceptable level of sustainability in accordance with Policy S.4 of the Local Plan (2020).

20) DLR Infrastructure Protection

Prior to commencement of the development, detailed design and method statements for each stage of construction, to be agreed in writing by DLR Infrastructure Protection, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a) Details for all ground works, foundations, basement and ground floor structures, or for other structures below ground level, including piling (temporary and permanent);
- b) Details of the superstructure;
- c) Details of any tower crane base design (including certification), Risk Assessment and Method Statement for siting, erection, lifting arrangements, operational procedure (including any radio communications), jacking up and derigging, in addition to plans for elevations, loads, radius, slew restrictions and collapse radius. No cranes should be erected or dismantled until DLR Infrastructure Protection's have approved these details in writing;
- d) Details of how the scheme would accommodate the location of existing DLR structures noting that a 5m buffer will be required by DLR Infrastructure Protection from the edge of the outer most asset in order to provide maintenance access at all times;
- e) Demonstrate that access to elevations of the building can be accessed without requiring access to DLR land;
- f) Demonstrate there will at no time be any potential security risk to the railway, DLR property or structures;
- g) How ground movement will be accommodated as a result of construction works; and
- h) How effects of noise and vibration will be mitigated within the proposed development.

The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing DLR transport infrastructure, in accordance with Policy T.4 of the Local Plan (2020).

21) DLR Radio Signal

Prior to commencement of the development, a radio impact survey shall be undertaken, and submitted to the Local Planning Authority for approval in writing, to assess the impact of the development on the DLR radio signal. Should the development be considered to have an adverse impact on the radio signal, no development shall take place until a scheme of mitigation has been agreed in writing and implemented to restore or maintain the original signal strength as surveyed prior to the commencement of development. The development shall be completed only in accordance with the approved details

Reason: To ensure that the development does not impact on existing DLR transport infrastructure, in accordance with Policy T.4 of the Local Plan (2020).

22) Detailed Design

Prior to commencement of any above ground works, detailed architectural drawings (at the appropriate scale listed below) shall be submitted to and approved in writing by the Local Planning Authority for the relevant building(s) which shall include the following details:

- a) Principal features on the facades e.g. bay studies (1:50 @ appropriate paper size);
- b) Details of each envelope including roof type (1:20 @A3);
- c) Detailed faience elements including joint profiles (1:20 @A3);
- d) Detailed glazed brick including mortar joint profiles (1:20 @ A3);
- e) Details of glazing and curtain walling systems including any manifestation (1:20 @A3);
- f) Key junctions/bonds between materials/finishes (1:20 @A3);
- g) Ground floor frontages including entrances, glazing and signage zones, infill panels on plant rooms/bike stores, shopfronts/commercial/workspace frontages etc (1:50 @ appropriate paper size);
- h) Details of soffits and canopies for balconies and colonnades etc (1:20 @A3);
- i) Head, jamb and sill details, including profiles, for typical openings and all ground floor entrances and doors to balconies / terraces (1:20 @A3);
- j) Parapets, roof edges, rooftop plant screening, lift over runs, cornices etc (1:20 @A3);
- k) Details of key architectural metalwork (1:20 @A3);
- l) Details of balconies and terraces including floor finishes, balustrade details to both private and communal amenity (1:20 @A3);
- m) Elevational location of all joints eg structural, movement, panels (1:100 @ appropriate paper size);
- n) Elevational location of all openings in envelope including ventilation grilles, bird & bat boxes and other ecological enhancements (1:100 @ appropriate paper size);
- o) Elevational location of all items which are fixed to the façade eg lighting, CCTV, alarms including any provision for cable runs boxes (1:100 @ appropriate paper size); and
- p) External signage strategy including elevations and sections (1:50 @A3)

The development shall not be occupied until constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To secure high-quality design and detailing and to ensure that materials will make an acceptable contextual response, resulting in the satisfactory appearance of the development in accordance with Strategic Policy SP.3, Policies BN.1, BN.2, BN.4 and BN.5 of the Local Plan (2020).

23) Materials

At least six months prior to installation, details and a schedule of materials and products of all external facing materials to be used in the construction of the building hereby approved, along with material sample boards and/or full-size mock-ups, shall have been submitted to and approved in writing by the Local Planning Authority.

Samples and details of the following materials and finishes shall be provided:

- a) Façade materials (faïence and glazed brick);
- b) For the glazed brick - mortar type including mortar joint profile;
- c) Curtain wall (including finishes, glass types and any manifestation);
- d) Window / door types (including finishes, glass types and any manifestation);
- e) Facing metalwork (e.g. balustrades, service doors, screens, gates);
- f) All items which are fixed / integrated to the façade (eg fins/louvres, vent grilles, rainwater pipes, signage, bird/bat boxes);
- g) Soffit and canopy materials; and
- h) Balcony and terrace floor finishes

Full-size mock-ups of the following façade elements shall also be provided at a size to be agreed with the Local Planning Authority:

S1

- i) Typical Façade as shown on IQLS01-ABA-ZZ-ZZ-DR-AR-056001;
- j) Typical Terrace Cornice as shown on IQLS01-ABA-ZZ-ZZ-DR-AR-056003;
- k) Typical Colonnade as shown on IQLS01-ABA-ZZ-ZZ-DR-AR-056004;

S11

- l) Typical Façade as shown on IQLS11-ABA-ZZ-ZZ-DR-AR-056001;
- m) Typical Terrace Cornice as shown on IQLS01-ABA-ZZ-SW-DR-AR-054008; and
- n) Typical Colonnade as shown on IQLS11-ABA-ZZ-ZZ-DR-AR-056002.

The relevant materials shall not be installed on the development until written approval is issued by the Local Planning Authority and development shall not be occupied until constructed in accordance with the approved details, and it shall be retained as such thereafter.

Reason: To secure high-quality design and detailing and to ensure that materials will make an acceptable contextual response, resulting in the satisfactory appearance of the development in accordance with Strategic Policy SP.3, Policies BN.1, BN.2, BN.4 and BN.5 of the Local Plan (2020).

24) Landscape Design

No public realm works shall take place until full details of hard and soft landscape works, and means of enclosure of all un-built, open areas and public realm, have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include all aspects of the public realm within the red-line boundary including Park Place, Drewery Yard, Drewery Gardens, Railway Walk and roof terraces/ledges.

Hard landscape details shall include:

- a) details of proposed finished levels or contours including any alterations in existing ground levels;

- b) means of enclosure and boundary treatments and any associated access points;
- c) car parking layouts including details of petrol and oil interceptors and electrical charging points;
- d) details of all vehicle and pedestrian access points and circulation areas;
- e) details of inclusive design including external steps and ramps, tactile warning or wayfinding paving, mobility features and dropped kerbs;
- f) hard surfacing materials, including dimensions, bonding and pointing;
- g) minor artefacts and structures e.g. street furniture, refuse or other storage units, planters (fixed and moveable), bollards and hostile vehicle mitigation;
- h) general arrangement plan of functional services above and below ground including service trenches, drainage, power (such as in ground power units, operating controls and feeder pillars), communications cables, pipelines etc. indicating lines, access covers and supports to ensure no conflicts with tree and planting pits and integration of access covers with paving/surfacing layout;
- i) details of all short-stay cycle parking for residential and commercial uses to include no less than 38 spaces (and accord with London Cycle Design Standards and the minimum requirements contained within the London Plan);
- j) materials samples of all areas of hard landscaping.
- k) details of means of access for large vehicles to the DLR access ramp.

Soft landscape details shall include:

- k) planting plans including plant schedules, noting species, plant sizes including girth and clear stem dimensions of trees and proposed numbers/densities where appropriate;
- l) written specifications including cultivation and other operations associated with plant and grass establishment;
- m) all planting systems including tree pits and planting beds demonstrating plant stabilisation, drainage including proposals to link with aeration/irrigation, volume and specification of growing medium, tree pit surfacing and measures for protection of planting beds during establishment;
- n) mitigation measures to ensure that the proposed soft landscaping, including trees and root barrier systems, do not have an adverse impact on the structural integrity of the railway retaining wall;
- o) biodiversity enhancements; and
- p) implementation programme including time of year for planting.

The hard and soft landscape details shall also include:

- q) any features necessary to achieve wind conditions and comfort levels, according to the Lawson Criteria (i.e. wind mitigation);
- r) A Spill Out/Defensible Space Strategy for the ground floor commercial units; and
- s) details of greywater harvesting.

The hard landscaping shall be provided in accordance with the approved details prior to first occupation/use and shall be retained as such for the lifetime of the development thereafter.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, biodiversity and character of the area in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.2, BN.3, BN.4, BN.5, BN.8, T.4, T.6, T.9, S.1 and S.4 of the Local Plan (2020).

25) Landscape Implementation

All hard and soft landscape works for the development shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development or prior to the first occupation/use of the development, whichever is sooner.

Any existing retained or proposed trees or areas of planting which, within a period of 5 years from the completion of the relevant phase of development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Planting shall comply with biosecurity requirements and BS:4428 Code of practice for general landscaping operations, BS:3936 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Reason: To ensure that the landscaping is carried out within a reasonable period, to ensure new planting becomes established and to maintain a high quality of visual amenity within the area in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4 and BN.8 of the Local Plan (2020)

26) Landscape Management Plan

Prior to the first occupation of the development, a landscape management plan for, including implementation plan, long term design objectives and management responsibilities for all landscape areas, and schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in by the Local Planning Authority.

The management plan shall consider biosecurity issues in relation to plant replacement and sustainability in relation to water usage and irrigation. The approved landscape management plan shall be carried out as approved following the first installation of any landscaping and shall thereafter be carried out in accordance with the approved details for the lifetime of the development.

Reason: To ensure the landscape is maintained to a high standard and to protect the visual amenity of the area in accordance with Strategic Policy SP.3 and Policies BN.1 and BN.4 of the Local Plan (2020).

27) Lighting Scheme

Prior to the installation of any external lighting within the development hereby approved, and in any event prior to first occupation of the development, a lighting scheme, ((including street lighting (within the applicant's control), security lighting and any proposed illumination of the buildings and open space at night)), shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following details:

- a) functions of proposed lighting and the uses it supports e.g. for recreation facilities;
- b) a lux plan showing both proposed and existing retained light sources;
- c) details of time limits on lighting and hours of operation;
- d) details of how the lighting scheme will mitigate any potential biodiversity impacts including the nearby river corridors and wetland habitat;
- e) details of the installation or operation of the proposed lighting; and
- f) details of fixtures, any supporting structures and systems of control such as timers and sensors.

The lighting scheme for the development shall be provided in accordance with the approved details prior to the first occupation/use of the development and shall be retained as such for the lifetime of the development thereafter.

Reason: To ensure there is an appropriate level of residential amenity and appropriate features to conserve and enhance the amenity of neighbours and wildlife habitats in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, BN.8, S.1 and S.12 of the Local Plan (2020).

28) Final Microclimate Assessment

At least twelve months prior to the occupation of the development, a final microclimate assessment shall be submitted to the Local Planning Authority for their written approval. The final microclimate assessment shall demonstrate that suitable conditions will be achieved within the public realm and appropriate to use, it shall also be used to inform the wind mitigation measures as required by Condition 24.

The development shall not be occupied until it is constructed in accordance with the details approved by the Local Planning Authority.

Reason: to ensure that safe and comfortable wind conditions for public access are achieved within and around the site in accordance with Policies SP.3 and BN.10 of the Local Plan (2020).

29) Wayfinding/Signage

All wayfinding and public realm signage installed within the site shall comply with the site wide strategy for IQL South as approved under application ref: 16/000708/106 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure legibility of the site in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, BN.8, S.1 and S.12 of the Local Plan (2020).

30) Children's Play Strategy

No public realm works shall take place until full details of the proposed children's play strategy including location and types of equipment have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- a) boundary treatments and access points;
- b) details of age provision and age appropriate equipment;
- c) associated surfacing, planting and street furniture;
- d) security considerations including lighting, proximity to roads, natural surveillance from adjacent properties, access from family accommodation;
- e) risk and safety testing of imaginative and innovative play proposals; and
- f) details of inclusive play (access, age provision and details of equipment).

The play areas/equipment shall be provided in accordance with the approved details prior to the first occupation of the development and shall be retained for the lifetime of the development thereafter.

Reason: To provide adequate amenities for future occupiers in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.4, BN.5, BN.9 and S.1 of the Local Plan (2020).

31) Living Roofs

No above ground works shall take place until full details of biodiverse (green) roofs indicated on the approved drawings have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- a) a detailed scheme of maintenance including irrigation system;
- b) details of access and safety precautions during maintenance operations;

- c) sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs;
- d) full details of planting species and density; and
- e) details of interfaces with all rooftop mechanical elements or structures

The living roofs shall be provided in accordance with the approved details prior to the first occupation/use of the development and shall be retained as such for the lifetime of the development.

Reason: To ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.3, BN.4, S.4 and S.9 of the Local Plan (2020).

32) Ecology

No above ground works shall take place until a detailed ecological enhancements scheme, including a programme for the implementation of the works and long-term management, has been submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of:

- a) appropriate ecological enhancements;
- b) habitat creation and planting including on building facades;
- c) measures specifically to address enhancement of the site's ecological connectivity through ecological corridors and networks.;
- d) details of any mitigation measures such as provision for bird and bat boxes.

The ecological enhancements for the relevant phase shall be provided in accordance with the approved details prior to the first occupation/use of the development and shall be retained for the lifetime of the development.

Reason: To preserve and enhance biodiversity and the water environment in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.3, BN.4, S.4 and S.9 of the Local Plan (2020).

33) Long-Stay Residential Cycle Parking Provision

Prior to first residential occupation of the development permitted, details of the provision to be made for cycle parking (minimum capacity: 584 to be in accordance with London Cycle Design Standards and to include 5% of storage for larger bicycles) for residential use shall have been submitted to and approved in writing by the Local Planning Authority.

The cycle parking shall be designed in accordance with London Cycling Design Standard guidance and in accordance with London Plan Policy T5 (Cycling) Part B. The cycle parking shall thereafter be implemented in full in accordance with the approved details before first residential occupation and shall thereafter be retained thereafter solely for its designated use for the lifetime of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable and inclusive modes of transport in accordance with Policy T.9 of the Local Plan (2020).

34) Building S11 Cycle Parking Monitoring & Uplift

Upon first occupation of Building S11, demand for long stay residential cycle parking spaces within this building shall be monitored through the provisions of the Travel Plan (as required under Schedule 8 of the associated Section 106 Agreement).

In the event that the monitoring demonstrates that the long stay residential cycle parking within Building S11 has reached 90% occupation, then a scheme for increasing cycle parking provision within the site (to provide up to an additional 20 long stay spaces in accordance with London Plan (2021) standards) shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme to increase long stay cycle parking provision shall be delivered on site within 3 months of date of approval from the Local Planning Authority and retained thereafter.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable and inclusive modes of transport in accordance with Policy T.9 of the Local Plan (2020).

35) Long-Stay Commercial Cycle Parking Provision

Prior to first commercial occupation/use of the development hereby permitted, details of the provision to be made for cycle parking (to be in accordance with London Cycle Design Standards and include storage for a range of bicycle types, including larger bicycles, and provide an appropriate level of cycle parking for the end use in accordance with the London Plan 2021) for the commercial use shall be submitted to and approved in writing by the Local Planning Authority.

The cycle parking shall be designed in accordance with London Cycling Design Standard guidance and in accordance with London Plan Policy T5 (Cycling) Part B. The cycle parking shall thereafter be implemented in full in accordance with the approved details before first commercial occupation/use and shall thereafter be retained solely for its designated use for the lifetime of the development.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable and inclusive modes of transport in accordance with Policy T.9 of the Local Plan (2020).

36) Waste and Recycling Storage

Prior to the first occupation/use of the development hereby permitted, details of waste and recycling storage shall have been submitted to and approved in writing by the Local Planning Authority.

The waste and recycling storage areas/facilities shall demonstrate the following:

- a) The facilities are appropriately ventilated;
- b) They have a suitably robust design including walls that are fitted with rubber buffers and that any pipes/services are fitted with steel cages;
- c) They feature gates/doors with robust metal frames/hinges and locks;
- d) They have sufficient capacity to service the relevant building/use;

- e) They have maintenance facilities, including a wash-down tap and floor drain; and
- f) Entrance doors to the respective refuse stores are 'powered doors' in accordance with Inclusive Design Standards.

The waste and recycling storage for the development shall be provided in accordance with the approved details prior to first occupation/use and shall thereafter be retained solely for its designated use for the lifetime of the development.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area in accordance with Policies BN.4 and S.7 of the Local Plan (2020).

37) Secured by Design

Prior to occupation of the development hereby permitted, a Security Management Plan for the development shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how the development meets the requirements of 'Secured by Design' standards and shall provide details of security management measures including location of CCTV, and concierge services, door entry systems and car park security. Details of the certificate, or alternative standards agreed with the Metropolitan Police, shall be submitted to and approved in writing by the Local Planning Authority as part of the scheme.

The development will thereafter be carried out in accordance with the approved details and shall be retained and maintained as such thereafter for the lifetime of the development.

Reason: To ensure that the development maintains and enhances community safety in accordance with Policy BN.4 of the Local Plan (2020).

38) Service and Delivery Management Plan

Prior to the occupation/use of the development hereby permitted, a Service and Delivery Management Plan which shall include details of management of bulky waste items, refuse collection for residential and commercial uses, arrangements in the event that delivery numbers are higher than anticipated, and management of Drewery Yard, shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented prior to first use/ occupation of the development and the development shall thereafter be operated in accordance with the approved details for the lifetime of the development.

Reason: To avoid obstruction of the surrounding streets and to limit the effects of the increase in travel movements within the locality as well as safeguarding public safety and the amenity of the surrounding area in accordance with Policy T.4 of the Local Plan (2020).

39) Internal Noise Levels

No occupation of any residential unit within the development hereby permitted shall take place, unless it is designed and constructed in accordance with BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings', or an equivalent standard to be within the following internal noise levels:

- Bedrooms- 30dB LAeq, Night* and not to exceed 45dB LAFmax more than 10 times a night or ground borne noise more than 35dB LASmax; and
- Living rooms- 35dB LAeq, Day*

* Daytime is 16 hours between 07:00-23:00, Night-time is 8 hours between 23:00-07:00

Evidence of compliance with these internal noise levels shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Policy BN.12 of the Local Plan (2020).

40) Internal Vibration Levels

No occupation of any residential unit within the development hereby permitted shall take place, unless it is designed and constructed to ensure that vibration from external sources shall not exceed 0.2 -0.4ms-1.75 daytime* and 0.1-0.2 ms-1.75 night-time (with reference to BS6472-1: 2008) within dwellings hereby permitted.

* Daytime is 16 hours between 07:00-23:00, Night-time is 8 hours between 23:00-07:00

Evidence of compliance with these internal vibration levels shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the relevant phase.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess vibration from environmental and transportation sources in accordance with Policy BN.12 of the Local Plan (2020).

41) Noise Levels - Mechanical Ventilation

No occupation of any residential unit within the development hereby permitted shall take place, unless it is designed and constructed to ensure that , under whole dwelling ventilation conditions, noise from mechanical ventilation systems shall be controlled to be 30 dB LAeq,T or lower in living rooms and bedrooms at all times.

A detailed design report for each building demonstrating compliance with the above noise levels shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of each building.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Policy BN.12 of the Local Plan (2020).

42) Extract Details and Odour Management

Prior to the installation of any fume extraction equipment required for any permitted food and beverage use within the development hereby approved, details and full specifications of fume extraction equipment proposed to be installed in the commercial premises shall be submitted to and approved in writing by the Local Planning Authority.

The equipment shall be installed in accordance with the approved details and specification and the use of the commercial premises shall not commence until the approved fume extraction equipment has been installed and is fully operational. The details shall also include details of odour control systems and an assessment of odour in line with DEFRA / EMAQ guidance.

The approved fume extraction equipment shall thereafter be retained as such and maintained in accordance with manufacturer's instructions.

Reason: To ensure appropriate appearance and that no unacceptable nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or to the area generally in accordance with Policy BN.11 of the LLDC Local Plan (2020).

43) Smart Meters and Reduction of Energy Demand

All residential and non-residential units constructed as part of the development hereby approved shall have either smart meters (electric) or metering (heat and water) installed prior to first occupation/use for measuring the supply of:

- a) electricity (a digital display showing total power consumption and figures for cost of energy use on a daily, weekly or monthly basis);
- b) heat use (for space and domestic hot water via a heat meter located within the utility cupboard heat interface unit (HIU) in accordance with the ESCo requirements and to provide transparency of kWh usage);
- c) water consumption (supplied by Thames Water meter installed within the utility cupboard; these meters have wireless communication integrated radio functionality (where available) and can be read by Thames Water remotely) and
- d) gas consumption – each retail unit will have a gas meter to confirm energy usage. There is no provision for any gas in any dwelling; and
- e) The metering provision shall as a minimum be designed to inform the owner / occupier of each dwelling of the level of their energy usage.

Reason: To ensure a high standard of sustainable design and construction in accordance with Policy S.4 of the Local Plan (2020).

44) Potable Water

The hereby approved residential units homes shall be designed and constructed to achieve the optional requirement set out in Regulation 36 (2b) of Building Regulations Approved Document G (2015 edition with 2016 amendments), which states that consumption of wholesome water shall not exceed 110 litres per person per day including a 5-litre allowance for external water use.

Reason: To optimise the standards of sustainable design and construction, in accordance with Policy SI.5 of the Intend to Publish London Plan (2019) and Policies SP.5 and S.5 of the Local Plan (2020).

45) Accessible Housing

The hereby approved residential units shall be designed and constructed to include 90% of all units as accessible/adaptable housing in accordance with M4(2) Category 2 of Part M of the Building Regulations (2015) and 10% of all units as wheelchair accessible housing in accordance with M4(3) Category 3 of Part M of the Building Regulations (2015).

The development shall not be occupied until it has been completed in accordance with this condition and it shall thereafter be permanently retained as such.

Reason: To ensure adequate housing is provided for all users in accordance with inclusive design standards in accordance with Policy BN.6 of the Local Plan (2020).

46) Car Parking Design and Management Plan

Prior to the first occupation/use of the development hereby approved, a Car Parking Design and Management Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate how blue-badge parking (11 no. spaces) is designed, managed, operated and monitored; including how residents holding a blue-badge will be allocated a parking space.

The blue badge parking shall thereafter be provided and operated in accordance with the approved plan for the lifetime of the development.

Reason: To ensure proper management of the car parking and to secure details of allocation of blue-badge parking spaces in accordance with Policies BN.6 and T.8 of the Local Plan (2020).

47) Electric Charging Provision

All vehicular parking spaces shall be provided with active electric vehicle charging points unless otherwise agreed in writing in advance by the Local Planning Authority.

Reason: To ensure adequate provision of electric charging points in accordance with Policy T.8 of the Local Plan (2020).

48) Parking Permit Free

No occupiers of the development, with the exception of disabled persons who are blue badge holders, shall apply to London Borough of Newham for a parking permit or retain such permit, and if such permit is issued it shall be surrendered to the Council within seven days of written demand.

Reason: To avoid obstruction of the surrounding streets in accordance with Policies T.4 and T.8 of the Local Plan (2020).

49) Public Realm Fronting Doors

No ground floor doors or gates within the development that open out onto the public realm shall open outwards. All such doors shall be fitted so that they open inwards only, unless required to be used in an emergency situation.

The development shall not be occupied until it has been completed in accordance with this condition and it shall thereafter be permanently retained as such.

Reason: In the interests of the safety and operation of the highway network in accordance with Policies T.4 and T.5 of the Local Plan (2020).

50) Commercial Uses

Notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other re-enacting or revoking Order with or without modification), the commercial units (as identified on ground floor plan: XXX) shall only be used in each case for purposes falling within:

Use Class C3 (for ancillary communal amenity use only), Use Class E, Use Class F.2 and Sui Generis (drinking establishment uses only) under Schedule 2 to the Town and Country Planning (Use Classes) Order 1987 as inserted by article 13 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or, in each case, any provision(s) in any statutory instrument amending or revoking and re-enacting that Order with or without modification which is or are equivalent to that Class/Sui Generis use), and for no other use.

Reason: To safeguard the proposed uses and the purposes that they serve with respect to job creation and placemaking in accordance with Policies SP1, B1, B2, BN.1 and BN.4 of the Local Plan (2020).

51) Hours of Operation

Prior to the first occupation of the commercial units in the development hereby permitted, details of the hours of operation for the commercial units shall be submitted to and approved in writing by the Local Planning Authority. The commercial units shall thereafter be operated solely in accordance with the approved details.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally in accordance with Policy BN.12 of the Local Plan (2020).

52) Circular Economy Statement

Prior to commencement of the development hereby permitted, an updated Circular Economy Statement and Operational Waste Management Strategy, in line with the GLA's Circular Economy

Statement Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy SI 7 of the London Plan (2021).

53) Circular Economy Post Completion Report

Prior to the first occupation of any building within the development hereby permitted, a Post Completion Report, setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, , the local planning authority, prior to first occupation of the relevant building, for its written approval.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policy SI 7 of the London Plan (2021).

54) Whole Life Carbon Assessment

Within three months of the first occupation of any building within the development hereby permitted, the post-construction tab of the GLA's whole life carbon assessment template shall be completed accurately, and in its entirety, in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment shall provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This shall be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to the Local Planning Authority, within three months prior to the first occupation of the relevant building, for its written approval.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI 2 of the London Plan (2021).

55) Fire Safety

No later than six months prior to first occupation of development hereby approved, evidence that demonstrates that the buildings have been designed in accordance with relevant fire safety guidance, or that confirmation on an alternative fire engineered solution has been agreed in principle with the relevant Approvals Authority, shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be occupied in accordance with the approved details and retained thereafter.

Reason: In the interests of fire safety and to ensure the safety of all building users in accordance with Policy D.12 of the London Plan (2021).

56) Public Realm Event Management Plan

Prior to first occupation of the development hereby permitted, an Event Management Plan, detailing the management arrangements for small scale events and programming within the public realm, shall be submitted to and approved in writing by the Local Planning Authority. Any events or programming held within the public realm shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that appropriate management arrangements are put in place for events in this publicly accessible space to take account of impacts upon play space, impacts on pedestrian and cyclist movements and protect the amenity of residents in accordance with Policies BN.4, BN.5, BN.9 and T.4 of the Local Plan (2020).

57) Road Safety Audit

Prior to the commencement of works to create site access, a Stage 1 Road Safety Audit (RSA) on all new vehicle access shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority).

The RSA will be required to assess any changes in layout as a result of the development including review of road signing, confirmation that the emergency services agree the access provision and mitigation measures (if any).

The development shall not be occupied until the new access and any mitigation measures have been carried out in accordance with the approved RSA and shall thereafter be retained in accordance with the approved details.

Reason: To ensure the safety and operation of the surrounding highway network in accordance with Policy T.4 of the Local Plan (2020).

Pre-commencement justification: To ensure that adequate road safety measures are implemented prior to commencement of any works.

58) Solar Glare Study

At least six months prior to the installation of any exterior cladding, brickwork or glazing, on the development hereby permitted, an updated Solar Glare Study shall be submitted to the Local Planning Authority in consultation with the Local Highway Authority and relevant Train Operating Companies for their approval in writing

The development shall not be occupied until it is constructed in accordance with the details approved by the Local Planning Authority in consultation with the Local Highway Authority and relevant Train Operating Companies.

Reason: To ensure that the Local Highway Authority and relevant Train Operating Companies are satisfied that glare is suitably controlled in the interest of highway and railway safety.

59) Solar Glare Mitigation

Prior to the first installation of any exterior cladding, brickwork or glazing, on the development hereby permitted, a scheme of solar glare mitigation to address any unsafe solar glare impacts on local highways or railways, as may be identified as necessary by the Solar Glare Impact Study as required by Condition 58, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority and relevant Train Operating Companies.

The development shall thereafter be constructed and operated in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the Local Highway Authority and relevant Train Operating Companies are satisfied that glare is suitably controlled in the interest of highway and railway safety.

INFORMATIVES

- 1) Your attention is drawn to the following comments from DLR Infrastructure Protection:

The applicant is advised to contact DLRL in advance of preparation of final design and associated method statements, in particular with regard to: groundworks; drainage; excavation; construction methods; tall plant; scaffolding; security; boundary treatment; safety barriers; landscaping and lighting.

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

- 2) Your attention is drawn to the following comments from the Environment Agency:

Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills. We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

Residential Developments

All new residential development is required to achieve a water consumption limit of a maximum of 125 litres per person per day as set out within the Building Regulations &c. (Amendment) Regulations 2015.

However, we recommend that in areas of serious water stress (as identified in our report Water stressed areas - final classification) a higher standard of a maximum of 110 litres per person per day is applied. This standard or higher may already be a requirement of the local planning authority.

Flood Warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Proactive and Positive Statement

In accordance with the National Planning Policy Framework and with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the following statement explains how the LLDC as Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this planning application:

Following submission of the planning application to LLDC, the local planning authority continued to work with the applicant in a positive and proactive manner. The planning application complies with planning policy as stated above and was determined in a timely manner.

The applicant has been kept informed of the progress of the application and has been given the opportunity to respond to and address any problems arising.

Dated this: **XXth July 2023**



Anthony Hollingsworth

Director of Planning Policy and Decisions
London Legacy Development Corporation

London Legacy Development Corporation

Town and Country Planning Act 1990 (as amended)

Appeals to the Secretary of State

- * If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- * If you want to appeal then you must do so within **SIX** months of the date of this notice (unless your proposal relates to a householder appeal or minor commercial appeal as defined in Article 37 of the DMPO 2015 in which case you must do so within **TWELVE** weeks of the date of this notice), using a form, which is available from the Planning Inspectorate, (a copy of which must be sent to London Legacy Development Corporation Planning Policy and Decisions Team) or complete an application online. The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (e-mail: enquiries@pins.gsi.gov.uk) or (Tel: 0117 372 8000).

To make an appeal online, please use www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. This may include copies of documentation from the original planning application and relevant supporting documents supplied to the local authority, and or information, including personal information belonging to you that you are happy will be made available in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

- * The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- * The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- * In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notice

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

EXECUTED as a DEED)
(but not delivered until dated))
by affixing the Common Seal of the)
LONDON LEGACY DEVELOPMENT)
CORPORATION)
in the presence of:)

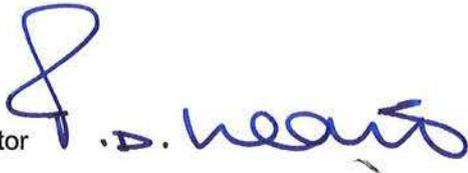
Authorised Signatory

THE COMMON SEAL of **THE MAYOR AND**)
THE BURGESSES OF THE LONDON)
BOROUGH OF NEWHAM was hereunto)
affixed **BY ORDER:**)

Authorised Signatory

EXECUTED as a DEED by
IQL S1S11 (GP) LIMITED
(as general partner of **IQL S1S11 LP**)
acting by two directors:

)
)
)
)

Director 

Director 

**EXECUTED as a DEED by STRATFORD
CITY BUSINESS DISTRICT LIMITED**
acting by two of its directors /
a director and its secretary:

)
)
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)
)

Director



Director/Secretary

