

- General Arrangement Elevation - Building 4 1-1 dwg no. 0906-JCA-ZZ-XX-DR-A-06216, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevation - Building 4 2-2 dwg no. 0906-JCA-ZZ-XX-DR-A-06217, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevation - Building 4 3-3 dwg no. 0906-JCA-ZZ-XX-DR-A-06218, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevation - Building 4 4-4 dwg no. 0906-JCA-ZZ-XX-DR-A-06219, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevation - Building 4 5-5 dwg no. 0906-JCA-ZZ-XX-DR-A-06220, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevation - Building 4 6-6 dwg no. 0906-JCA-ZZ-XX-DR-A-06221, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevations - Bazalgette Houses dwg no. 0906-JCA-ZZ-XX-DR-A-06222, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Elevations - Abbey Lane Houses dwg no. 0906-JCA-ZZ-XX-DR-A-06223, rev. P03, 02.07.24, prepared by JCA Architects.
- General Arrangement Section AA dwg no. 0906-JCA-ZZ-XX-DR-A-06300, rev. P04, 02.07.24, prepared by JCA Architects.
- General Arrangement Section BB dwg no. 0906-JCA-ZZ-XX-DR-A-06301, rev. P04, 02.07.24, prepared by JCA Architects.
- General Arrangement Section CC & DD dwg no. 0906-JCA-ZZ-XX-DR-A-06302, rev. P04, 02.07.24, prepared by JCA Architects.
- General Arrangement Section EE dwg no. 0906-JCA-ZZ-XX-DR-A-06303, rev. P04, 02.07.24, prepared by JCA Architects.
- General Arrangement Section FF dwg no. 0906-JCA-ZZ-XX-DR-A-06304, rev. P04, 02.07.24, prepared by JCA Architects.
- Section A-A - Building 1 dwg no. 0906-JCA-ZZ-XX-DR-A-06330, rev. P03, 02.07.24, prepared by JCA Architects.
- Section B-B - Building 1 dwg no. 0906-JCA-ZZ-XX-DR-A-06331, rev. P03, 02.07.24, prepared by JCA Architects.
- Section A-A - Building 2 dwg no. 0906-JCA-ZZ-XX-DR-A-06340, rev. P03, 02.07.24, prepared by JCA Architects.
- Section A-A - Building 3 dwg no. 0906-JCA-ZZ-XX-DR-A-06350, rev. P03, 02.07.24, prepared by JCA Architects.
- Section A-A - Building 4 dwg no. 0906-JCA-ZZ-XX-DR-A-06360, rev. P03, 02.07.24, prepared by JCA Architects.
- Section A-A – Houses dwg no. 0906-JCA-ZZ-XX-DR-A-06370, rev. P03, 02.07.24, prepared by JCA Architects.
- Site Section G-G Comparison - Existing and Proposed dwg no. 0906-JCA-ZZ-XX-DR-A-06380, rev. P03, 02.07.24, prepared by JCA Architects.
- Site Section H-H Comparison - Existing and Proposed dwg no. 0906-JCA-ZZ-XX-DR-A-06381, rev. P03, 02.07.24, prepared by JCA Architects.
- Apartment Layouts - Unit Types 01, 02 & 03 dwg no. 0906-JCA-ZZ-XX-DR-A-06400, rev. P02, 07.06.24, prepared by JCA Architects.
- Apartment Layouts - Unit Types 04 & 05 dwg no. 0906-JCA-ZZ-XX-DR-A-06401, rev. P02, 07.06.24, prepared by JCA Architects.
- Bay Type 01 - Building 1 dwg no. 0906-JCA-B1-ZZ-DR-A-06500, rev. P02, 02.07.24, prepared by JCA Architects.
- Bay Type 02 - Building 1 dwg no. 0906-JCA-B1-ZZ-DR-A-06501, rev. P03, 02.07.24, prepared by JCA Architects.
- Bay Type 03 - Building 1 dwg no. 0906-JCA- B1-ZZ-DR-A-06502, rev. P03, 02.07.24, prepared by JCA Architects.

- Bay Type 04 - Building 2 dwg no. 0906-JCA-B2-ZZ-DR-A-06503, rev. P03, 02.07.24, prepared by JCA Architects.
- Bay Type 05 - Building 3 dwg no. 0906-JCA-B3-ZZ-DR-A-06504, rev. P03, 02.07.24, prepared by JCA Architects.
- Bay Type 06 - Building 3 dwg no. 0906-JCA-B3-ZZ-DR-A-06505, rev. P03, 02.07.24, prepared by JCA Architects.
- Bay Type 07 - Building 4 dwg no. 0906-JCA-B4-ZZ-DR-A-06506, rev. P03, 02.07.24, prepared by JCA Architects.
- Bay Type 08 – Houses dwg no. 0906-JCA-H1-ZZ-DR-A-06507, rev. P03, 02.07.24, prepared by JCA Architects.
- Partial Demolition - Abbey Lane brick wall dwg no. 0906-JCA-ZZ-XX-DR-A-06508, rev. P02, 07.06.24, prepared by JCA Architects.
- Proposed - Abbey Lane brick wall dwg no. 0906-JCA-ZZ-XX-DR-A-06509, rev. P02, 07.06.24, prepared by JCA Architects.
- Schedule Of Accommodation dwg no. 0906-JCA-ZZ-XX-SC-A-06700, rev. P03, 05.08.24, prepared by JCA Architects.

Documents:

- Air Quality Assessment, ref. RP02-23300-R4, rev. 4, prepared by Cass Allen, 22.08.24.
- Archaeological Desk Based Assessment, rev. RPS/28974, rev. 3, prepared by RPS, 03.06.24.
- Biodiversity Net Gain Matrix, June 2024
- Circular Economy Statement, rev. 5, prepared by Hodkinson, 14.08.24.
- Daylight and Sunlight Report, ref. MG/HS/ROL00540, prepared by Anstey Horne 10.06.24.
- Daylight & Sunlight Within the Proposed Development and Sunlight to Proposed Amenity Spaces, ref. MG/HS/ROL00540, prepared by Anstey Horne 10.06.24.
- Draft Residential Delivery and Servicing Management Plan, prepared by Vectos, June 2024.
- Draft Construction Environmental Management Plan, rev. 4, prepared by St William, 05.06.24.
- Design and Access Statement, prepared by Jo Cowen Architects and LDA Design, December 2023.
- Design and Access Statement Addendum, prepared by Jo Cowen Architects and LDA Design, June 2024.
- Design and Access Statement Addendum, prepared by Jo Cowen Architects and LDA Design, August 2024.
- Drainage Strategy, ref. 9693-PTA-XX-XX-RP-C-9073, rev. P05, prepared by Powell Tolner & Associates Ltd, August 2024.
- Delivery Vehicle Trip Rates Comparison, ref. 237357/N06, prepared by Vectos | SLR, August 2024.
- Ecological Assessment, ref. 9268.EcoAss.vf1, prepared by Ecology Solutions, June 2024.
- Energy Statement, rev. 5, prepared by Hodkinson, 10.06.24
- External Lighting Report, ref. 230104-SDP-XX-XX-RP-EE-63000, rev. 2, prepared by Silcock Dawson & Partners, 05.06.24.
- Fire Statement, prepared by FDS Consult, 06.06.24
- Fire Statement (Gateway 1), rev. 3, prepared by FDS Consult, 06.06.24.
- Fire Statement (London Plan), rev. 3, prepared by FDS Consult, 06.06.24.
- Fire Statement (Qualitative Design Review), Issue 1, prepared by FDS Consult, 06.06.24.
- Flood Risk Assessment, ref. REH2023N03935-RAM-RP-00001, rev. 1.2, prepared by Ramboll 13.12.23.
- Flood Risk Assessment Addendum, ref. REH2023N03935-RAM-RP-00005, rev. 2.0, prepared by Ramboll 10.06.24.
- Geoarchaeological Deposit Model, ref. JAC28974, rev. 3, prepared by RPS, 03.06.24.
- Heritage, Townscape and Visual Impact Assessment, prepared by Montagu Evans, December 2023.

- Heritage, Townscape and Visual Impact Assessment Addendum, prepared by Montagu Evans, June 2024.
- Noise Impact Assessment, ref. RP01-23300-R5, rev. 5, prepared by Cass Allen, 07.06.24.
- Planning Portal Application Form, ref. PP-12620904, 12.06.24.
- Planning Statement, prepared by DP9, December 2023.
- Planning Statement Addendum, prepared by DP9, June 2024.
- Tier 1 Preliminary Risk Assessment, ref. 5224792_PRA, rev. 3, prepared by Atkins Realis, December 2023.
- Project Waste Management Plan, prepared by St William, June 2024.
- Operational Waste Management Plan, ref. VN232874, rev. 02, prepared by SLR, Dec 23.
- Operational Waste Management Plan Addendum, ref. VN232874, rev. 06, prepared by SLR, 08.08.24.
- Overheating Report, rev. 2, prepared by Hodkinson, 07.06.24.
- Residential Travel Plan, ref. 237357, rev. 1, prepared by Vectos | SLR, June 2024.
- Sustainability Statement, rev. 4, prepared by Hodkinson, 10.06.24.
- Statement of Community Involvement, prepared by St William, December 2023.
- Statement of Community Involvement Addendum, prepared by St William, June 2024.
- Transport Statement, prepared by Vectos | SLR, June 2024.
- Travel Plan, prepared by Vectos | SLR, June 2024.
- Tree Survey and Impact Assessment, ref. 2208-KC-XX-YTREE, rev. B, prepared by Keen Consultants, December 2023.
- Tree Constraints Plan, ref. 2208-KC-XX-YTREE-TCP01RevA, rev. A, prepared by Keen Consultants, December 2023.
- Tree Protection Plan, ref. 2208-KC-XX-YTREE-TPP01RevB, rev. B, prepared by Keen Consultants, December 2023.
- Utilities Statement, prepared by St William, rev. 0, December 2023 (date of issue: 28.11.23)
- Whole Life Cycle Carbon Emissions Assessment, rev. 6.0, prepared by Hodkinson, 02.08.24.
- Wind Microclimate Report, prepared by Urban Microclimate, June 2024.

Reason: To ensure that all works are properly implemented and retained.

3. Substantial Implementation

No development beyond Substantial Implementation* (see informative) shall take place unless and until updated official copy entries of the new title register are provided to the LPA showing St William Homes LLP as registered proprietor and a section 106 unilateral undertaking is entered into and provided to the LPA, to the LPA's reasonable satisfaction.

Reason: To ensure updated official copy entries are provided to the LPA showing St William as freehold owner, to the satisfaction of the LPA or that the freehold owner enters into a confirmatory deed binding them into the s106 legal agreement.

4. Notice of Commencement

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

Reason: To ensure satisfactory compliance with this planning permission and enable the LPA to monitor the development.

5. Community Infrastructure Levy Phasing Plan

Prior to the commencement of development, a CIL Phasing Plan, showing the location and extent of all phases of the development, shall be submitted to and approved in writing by the Local Planning Authority. The phasing plan will identify phases of buildings, landscape and public realm areas. Any variations to the Phasing Plan thereafter shall be agreed in writing by the Local Planning Authority.

Reason: To assist with the identification of each chargeable development (being the Phase) and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

6. Accessible Housing

Not less than 10% of the dwellings hereby permitted across all the Development shall be designed and constructed as wheelchair accessible housing in accordance with optional requirement M4(3) Category 3 of Part M of the Building Regulations 2010 (Approved Document M, - 2015 edition incorporating 2016 amendments), with the remainder of the dwellings hereby permitted designed and constructed as accessible/adaptable housing in accordance with optional requirement M4(2) Category 2. The accessible housing provision shall be retained thereafter.

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).

CONSTRUCTION

7. Piling Method Statement

No piling 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) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe 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 and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

8. Water supply

There shall be no occupation beyond the 100th dwelling until confirmation has been provided that either:

- a) All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b) A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied; and
- c) Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be

necessary in order to avoid low / no water pressure issues. This condition is in accordance with Policy SP.2 of the Local Plan.

9. Foul water capacity

No development shall be occupied until confirmation has been provided that either:

- a) Foul water capacity exists off site to serve the development, or
- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
- c) All foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development in line with Policy SP.2 of the Local Plan.

10. Archaeological Written Scheme of Investigation

No demolition or development shall take place until a stage 1 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, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b) Where appropriate, details of a programme for delivering related positive public benefits.
- c) 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 stage 2 WSI.

Reason: To preserve the local archaeological interest in accordance with Policy BN.13 of the Local Plan (2020).

Pre-commencement reason: The Written Scheme of Investigation must be agreed prior to commencing development to ensure that the archaeological properties of the site are not affected by construction.

11. Non-road mobile machinery (NRMM)

Prior to commencement of development hereby permitted, all NRMM to be used on-site shall be placed on the NRMM register to control and regulate emissions. Evidence of this shall be submitted to the LPA for written approval. NRMM not listed on the register shall be prohibited from undertaking any works associated with the development hereby approved.

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

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

12. Construction traffic volumes

Construction traffic volumes are to be screened against IAQM/EPUK planning guidance and submitted to the Local Planning Authority for written approval prior to commencement of any development approved under this consent. If this assessment shows that construction traffic volumes exceed policy prescribed thresholds, then a detailed air quality assessment should be carried out of the construction traffic impacts.

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

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

13. Construction Environmental Management Plan

No development hereby permitted shall commence until full details of the proposed construction methodology, in the form of a Construction Method Statement, have been submitted to and agreed in writing by the local planning authority. The Construction Method Statement shall include details regarding:

- a) Hours of work;
- b) Noise and vibration mitigation and monitoring measures, including monitoring locations, frequency, duration, noise limits and location of noise sensitive receptors;
- c) Safeguarding of buried services;
- d) The notification of neighbours with regard to specific works;
- e) Advance notification of road closures;
- f) Details regarding parking, deliveries, and storage (including hours of deliveries);
- g) Details of measures to prevent the deposit of mud and debris on the public highway;
- h) Details of compliance of construction vehicles with Construction Logistics and Community Scheme (CLOCS) standards and Fleet Operator Recognition Scheme (FORS) registration;
- i) Details of collaboration with adjoining development sites to mitigate against detrimental impacts; and
- j) Any other measures to mitigate the impact of construction upon the amenity of the area and the function and safety of the highway network.

Reason: To avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process in accordance with Policy S.4 of the Local Plan.

Pre-commencement reason: A detailed CEMP is required to be submitted prior to commencement of all construction works once a contractor has been appointed to appropriately manage the impacts of construction and demolition upon the local area.

14. Construction Logistics Plan

The development hereby permitted shall not commence until a Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

The CLP shall provide details of:

- a) the parking of vehicles of site operatives and visitors
- b) loading and unloading of plant and materials

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

Reason: To avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process in accordance with Policy S.4 of the Local Plan.

Pre-commencement reason: It is necessary to secure these details prior to the commencement of the development to ensure that the works do not have an adverse impact upon the Strategic Road Network.

15. Delivery and Servicing Management Plan

The development shall not be occupied until a delivery and servicing management plan (DSMP) detailing how all elements of the development are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The DSMP shall be prepared in accordance with TfL's online guidance on delivery and servicing plans found at <http://www.tfl.gov.uk/infofor/freight/planning/delivery-and-servicing-plans#on-this-page-1> or such replacement best practice guidance as shall apply at the date of submission of the DSMP. The approved details shall be implemented from first occupation of that part of the development and thereafter for the life of the development on the respective area of land.

Reason: In the interests of highway and pedestrian safety and residential amenity making adequate provision for deliveries and servicing and encouraging sustainable delivery methods in accordance with Policy T.8 of the Local Plan.

FLOOD RISK AND DRAINAGE

16. Surface water drainage

No part of the development hereby permitted shall be commenced until a full detailed surface water management scheme for the development, and consistent with the approved 'Drainage Strategy' report (Ref. 9693-PTA-XX-XX-RP-C-9073 - Version P05 - Dated August 2024), has been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented and maintained in accordance with the approved drawings.

Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change in accordance with Policy S.10 of the Local Plan.

17. Drainage scheme, management and maintenance

Detail of drainage scheme ownership, management and maintenance arrangements shall be submitted to the Local Planning Authority for approval prior to first residential occupation.

A verification report demonstrating what works were undertaken and that the drainage scheme was completed in accordance with the approved surface water management scheme shall be submitted and approved by the Local Planning Authority in writing prior to occupation of each building forming part of the development.

The development shall be implemented and maintained in accordance with the approved drawings.

Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change in accordance with Policy S.10 of the Local Plan.

18. Emergency Flood Management Plan

Prior to the occupation of the development, a detailed Emergency Flood Management Plan confirming provision shall be prepared and submitted to the Local Planning Authority for approval in consultation with the Local Lead Flood Authority. This Plan will outline the method of safe access/egress and/or safe refuge, to be prepared in accordance with Environment Agency Flood risk emergency plans for new development (<https://www.adeptnet.org.uk/floodriskemergencyplan>).

This Plan must be made available to residents, occupants and management of the site, and should be reviewed regularly

. Any changes to the Plan must be undertaken in consultation with the LPA and LLFA. The development shall be implemented and maintained in accordance with the approved Emergency Flood Management Plan.

Reason: To ensure that safe access and egress routes that are accessible for users of all vulnerabilities are available in the case of flooding in accordance with Policy S.10 of the Local Plan.

LAND CONTAMINATION AND REMEDIATION

19. Remediation public communication strategy

Prior to the commencement of works hereby permitted under this planning permission, the developer shall submit in writing and have approved in writing a Remediation Public Communication Strategy. As a minimum, the strategy shall include:

- 1) Effective multi-layered communication strategy with stakeholders including residents, including proactive sharing of information. The strategy should take into account the SNIFFER (2010) Risk Communication Booklet titled 'Communicating understanding of contaminated land risks'.
- 2) Assessment and mitigation of potential nuisance odour and vapour health risks to offsite receptors.
- 3) Present a robust monitoring strategy, and the setting (and assessment against) of boundary vapour thresholds that are protective of adjacent offsite receptors.
- 4) Mechanisms for handling public complaints.

This communication strategy shall be followed for the lifetime of the remediation and enabling works phase. Should any changes to the strategy be required during the remediation and enabling works phase, an updated communication strategy shall be submitted to the LPA for approval.

Reason: To enable public awareness and communication about the construction and remediation process in accordance with Policy BN.14 of the Local Plan.

20. Contamination and Site Characterisation

No development approved by this planning permission (or stage in development as may be agreed in writing with the Local Planning Authority) shall commence until the following have each been submitted to, and approved in writing, by the Local Planning Authority:

- a) An updated preliminary risk assessment, including a desk study and site reconnaissance;

- b) A scheme of supplementary ground investigation, describing and justifying the scope of investigation to provide sufficient information for a contamination risk assessment; and
- c) A contamination risk assessment and remediation strategy report based on the findings of the ground investigation.
- d) The supplementary ground investigation and remediation strategy shall be implemented as approved, with any changes requiring the written consent of 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 BN.14 of the Local Plan.

Pre-commencement reason: To ensure that land remediation is carried out in accordance with approved documents that safeguard local ecology and sensitive receptors.

21. Remediation Implementation and Verification Plan

No development 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 plan, 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 plan shall be implemented as approved, with any changes 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 BN.14 of the Local Plan.

Pre-commencement reason: To ensure that land remediation is carried out in accordance with approved documents that safeguard local ecology and sensitive receptors.

22. Unexpected Contamination

If during development unexpected contamination is encountered that requires a significant change to the approved remediation strategy approach, then the Local Planning Authority shall be notified and no further work (as agreed in writing with the Local Planning Authority) shall be carried out in that location until an addendum to the Remediation Strategy and Remediation Implementation and Verification Plan has been submitted to and approved in writing by the Local Planning Authority (unless otherwise agreed in writing with the Local Planning Authority).

The addendum remediation implementation and verification method statement shall be implemented as approved, with any changes 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 is carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy BN.14 of the Local Plan.

23. Verification Report

No occupation of any part of the permitted development (or building forming part of the 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 Strategy and Remediation Implementation and Verification Plan, 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.

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

Reason: To safeguard human health, controlled waters, property and ecological systems, and to ensure that the development has been carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy BN.14 of the Local Plan.

24. Infiltration Drainage

No direct infiltration drainage (via soakaways or similar) into the ground is permitted other than with the prior written consent of the Local Planning Authority. If infiltration drainage is proposed then a written plan shall demonstrate that there is no unacceptable risk to controlled waters from contamination.

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

Reason: To safeguard controlled waters in accordance with Policy BN.14 of the Local Plan.

25. Decommission of investigative boreholes

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 180 of the NPPF and Policy BN.14 of the Local Plan.

Pre-commencement reason: To ensure that investigative boreholes are safely decommissioned to avoid any unintended pollution.

26. Foundation Works Risk Assessment

No foundations works (including piling, or other similar penetrative methods) shall commence until a foundation works risk assessment, including a piling method statement, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To safeguard human health and controlled waters in accordance with Policy BN.14 of the Local Plan.

SUSTAINABILITY AND ENERGY

27. Overheating and cooling

Prior to occupation of each building forming part of the Development, details of the active cooling peak looping system shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of sustainable development and to maximise on-site carbon dioxide savings, in line with Policy S17 of the London Plan 2021.

28. CO2 Monitoring Data

Prior to commencement of the development hereby approved, an updated version of the 'Be Seen' reporting spreadsheet with all planning stage data shall be completed in line with GLA 'Be Seen Energy Monitoring Guidance.

The spreadsheet shall be submitted to and approved in writing by the GLA at:

ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence required. Confirmation of the GLA's approval of the monitoring conclusions shall be submitted to, and approved in writing, by the Local Planning Authority, prior to any commencement of development.

Reason: To fulfil planning stage requirements in the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with policy SI7 of the London Plan 2021.

29. Whole life carbon

Prior to the occupation of each building forming part of the Development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template for the relevant building should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at:

ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building within the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with policy SI7 of the London Plan 2021.

30. Circular economy

Prior to the commencement of above grade works, an updated Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority. The updated Circular Economy Statement should include a pre-demolition survey and a review of the construction process to-date against waste, energy and resource efficiency targets and key commitments set out within the approved Circular Economy Statement. The updated Circular Economy Statement should also set targets against which the Circular Economy Statement – Pre-operation condition will be assessed against.

The development shall only be constructed in accordance with the approved updated Circular Economy Statement.

Reason: To ensure the development promotes circular economy outcomes in accordance with Policy SI7 of the London Plan (2021) and Policy S.8 of the LLDC Local Plan (2020).

31. Smart Meters and Reduction of Energy Demand

All homes and non-residential units constructed as part of all Phases the Development hereby approved shall have smart meters installed prior to their first occupation/use (meaning a meter and any associated or ancillary devices which enables information to be communicated to or from it, using an external electronic communications network) for measuring the supply of electricity, gas and water consumption which shall as a minimum be designed to inform the occupants and owners of each home or unit (as appropriate) of the level of their usage by way of a digital display showing total power consumption and figures for cost and CO2 emissions and comparison of energy use on a daily, weekly or monthly basis.

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