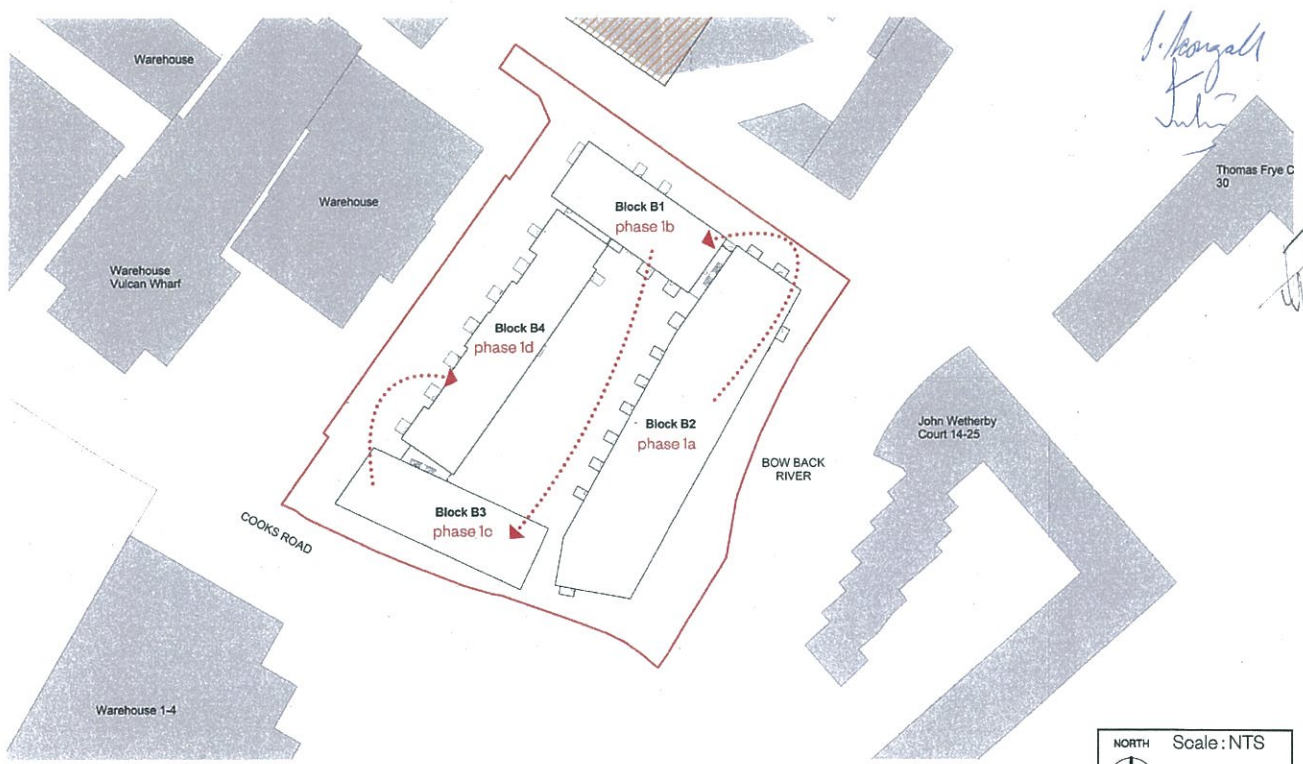


APPENDIX 2

PLAN 2: DEVELOPMENT PHASING PLAN

Dele
Plan 2: Development Phasing Plan



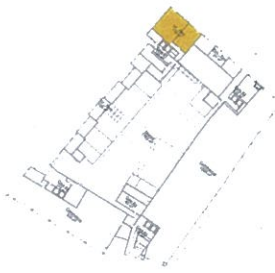
J. Beagall
[Signature]
Thomas Frye C
30
[Signature]

APPENDIX 3

PLAN 3A: AFFORDABLE HOUSING PLAN (LOCATION & TENURE)

PLAN 3B: AFFORDABLE HOUSING PLAN (WHEELCHAIR UNITS)

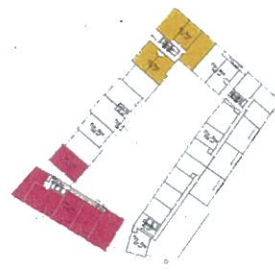
Morgan D.A.
Plan 3a: Affordable Housing Plan (Location & Tenure)



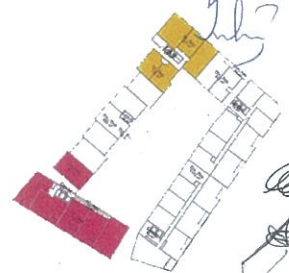
Ground Floor



First Floor



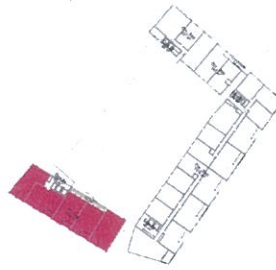
Second Floor



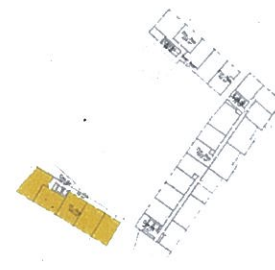
Third Floor



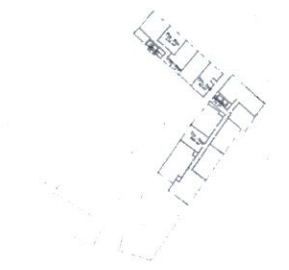
Fourth Floor



Fifth Floor



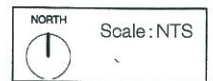
Sixth Floor



Seventh Floor

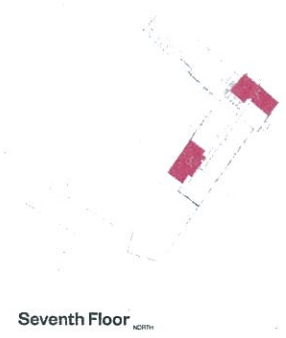
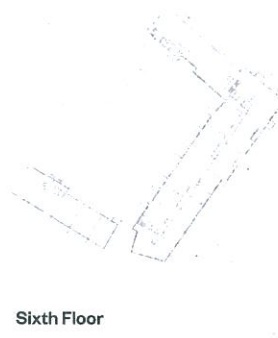
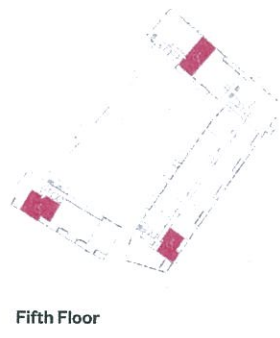
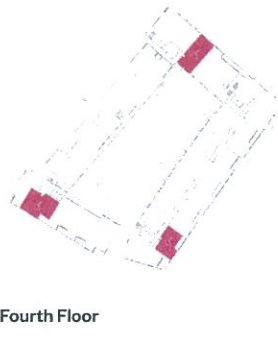
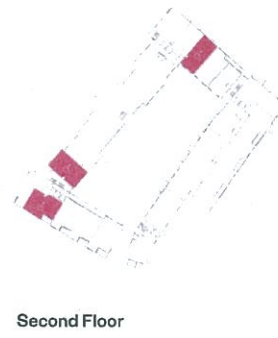
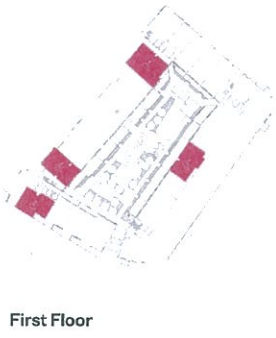
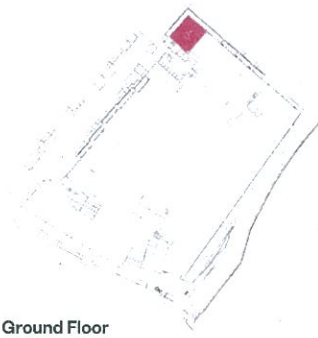
 Intermediate Units

 Affordable Rent Units




S. Koyall
Plan 3b: Affordable Housing Plan (Wheelchair Units)

DATE
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 Wheelchair Adaptable Units

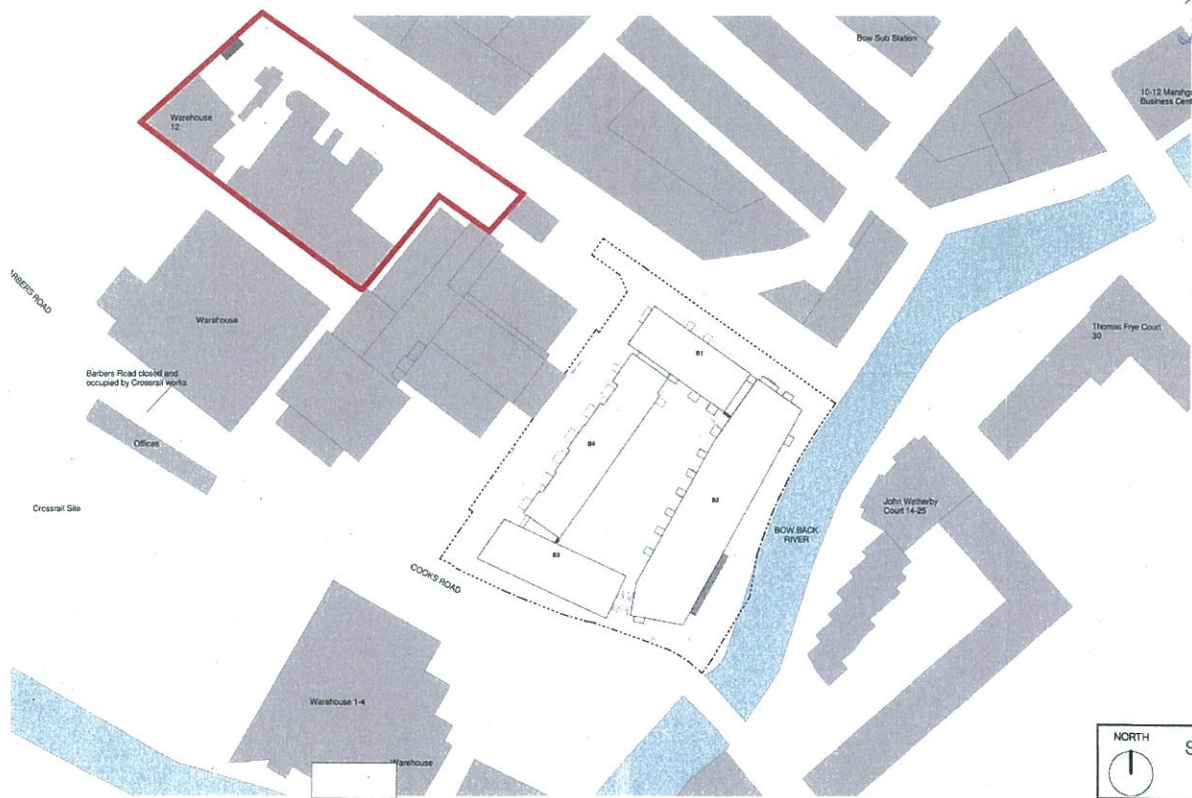
NORTH

Scale: NTS

APPENDIX 4

PLAN 4: WASTE TRANSFER SITE

Plan 4: Waste Transfer Station Site

S. Kayali
J. [unclear]
D. [unclear]
[unclear]



— Waste Transfer Station Site

NORTH
Scale: NTS
0 50 100 150 200

Cooks Road: BLOCKS B1 to B4 - S106 Agreement | April 2016

Levitt Bernstein People.Design

APPENDIX 5

PLAN 5: PUBLIC REALM IMPROVEMENTS AREA

Skingsall D.C.G.
John
Plan 5: Public Realm Improvements Area



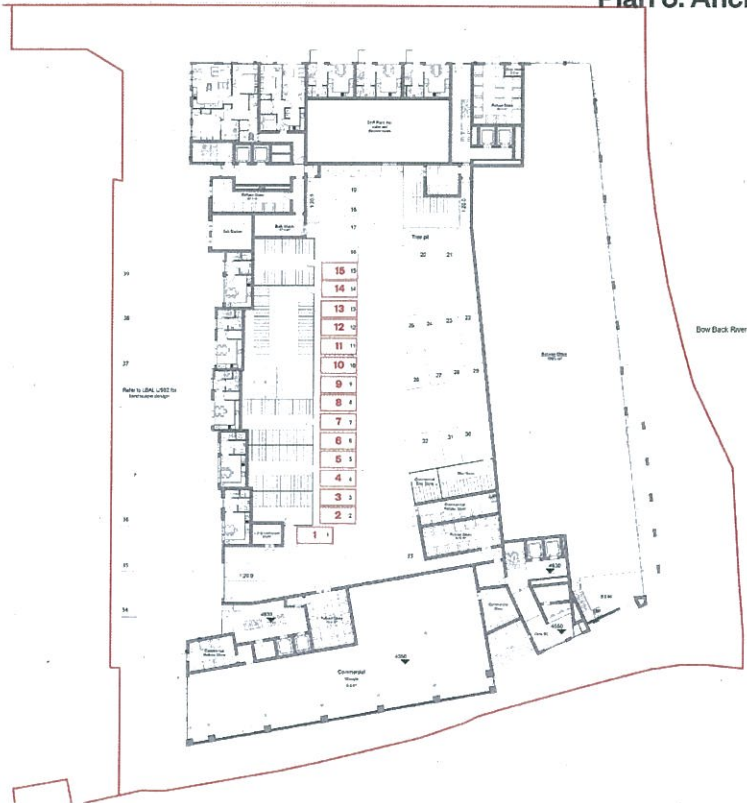
- Resurfacing / improvements to Cooks Road (184m)
- Cooks Road Bridge: Addition of pedestrian footway to side of Cooks Road bridge
- Possible widening of Cooks road bridge
- Public realm interface with LLDC land

APPENDIX 6

PLAN 6: ANCHOR EMPLOYMENT TENANT PARKING SPACES

Plan 6: Anchor Employment Tenant Parking Spaces

Skoyell
J. [unclear] *D. [unclear]*
[Signature]



[Signature]

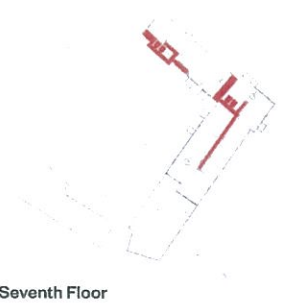
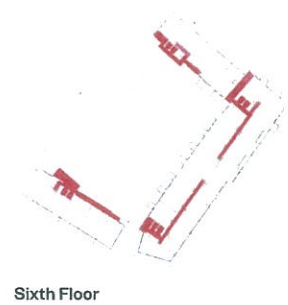
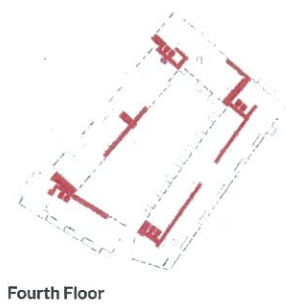
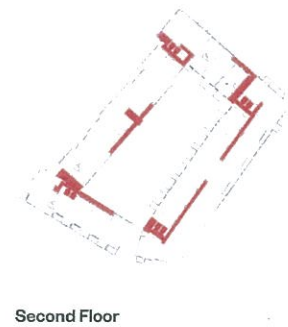
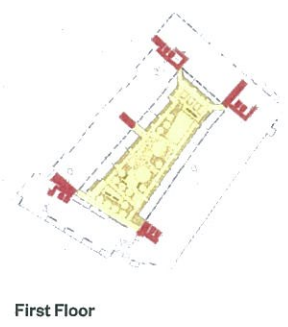
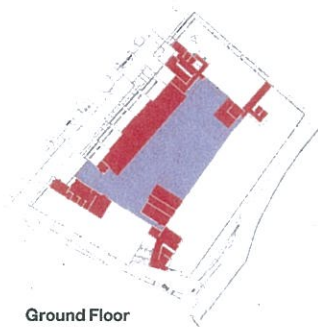
NORTH
Scale: NTS

A north arrow pointing towards the top-left of the page. Below it is a scale bar with markings for 0, 10, 20, and 30 feet.

APPENDIX 7

PLAN 7: COMMON AREAS

H. Kongell D.A.G.
Plan 7: Common Areas
[Handwritten signatures]



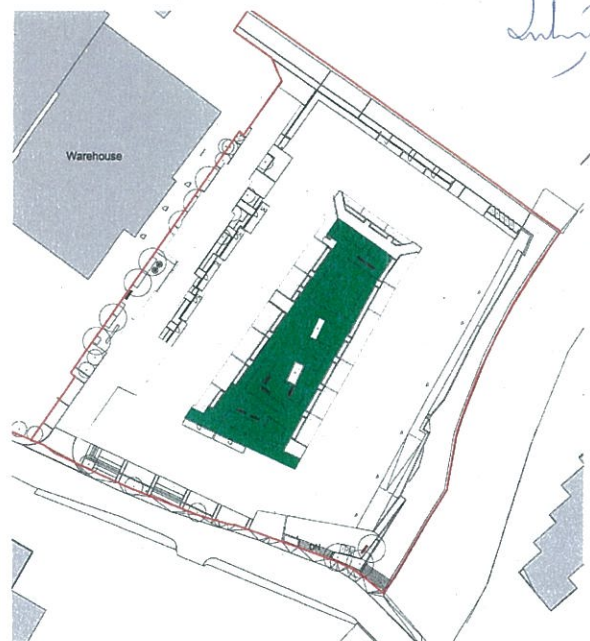
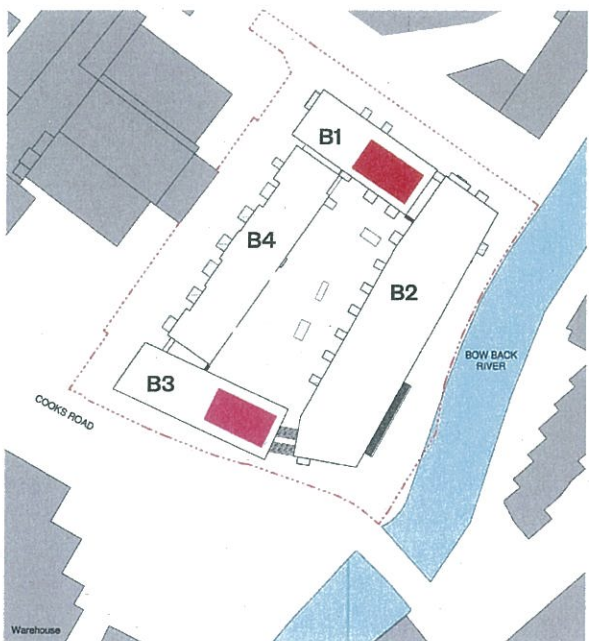
Common Areas: Cores, Decks & Services
 Common Areas: Carparking Services
 Common Areas: Internal Courtyard

NORTH

 Scale: NTS


APPENDIX 8
PLAN 8: PLAY AREAS

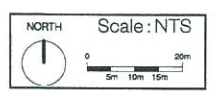
Neary *DAG*
Plan 8 - Play Areas
John



 Block B1 play areas

 Block B3 play areas

 Communal play spaces shared between all the blocks

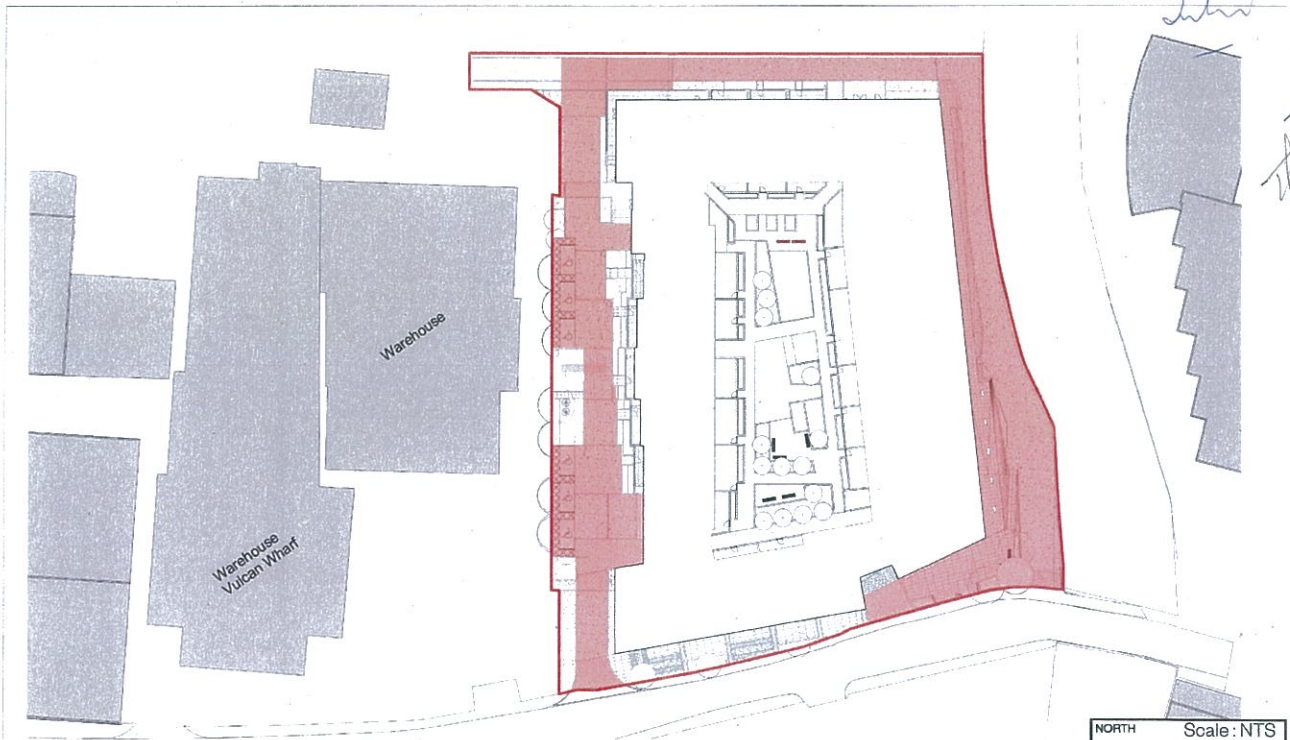


APPENDIX 9

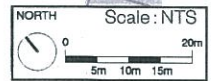
PLAN 9: PUBLICLY ACCESSIBLE OPEN SPACE

Plan 9: Publicly Accessible Open Space

Morganall
Dato
John
John
John



— Site Boundary ■ Extent of Public Realm & Pedestrian Routes



Cooks Road: BLOCKS B1 to B4 - S106 Agreement | April 2016

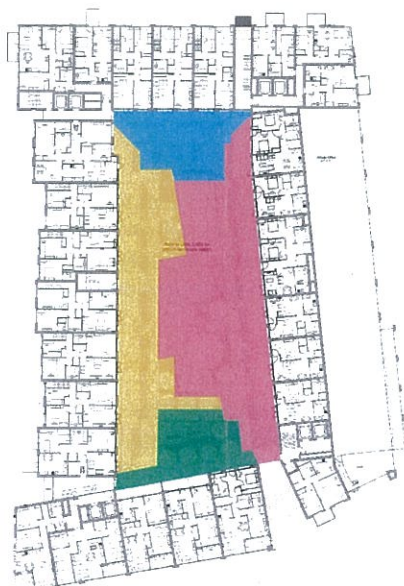
Levitt Bernstein People.Design

APPENDIX 10

PLAN 10: PHASED PROVISION OF CENTRAL PLAY AREA

Plan 10: Communal Play Areas

Morgan
John
[Signature]
[Signature]



 B1 Play space

 B2 Play space

 B3 Play space

 B4 Play space



APPENDIX 11

ODOUR MEASUREMENT PROTOCOL

This Appendix comprises a protocol for the measurement of odours at the Development following the occurrence of a significant and permanent change in (i) the use of the Waste Transfer Station Site and/or (ii) the form, layout and enclosure of the Waste Transfer Station (a "Qualifying Change"). It is to be used to inform the preparation of the Odour Report, as defined in and required by Schedule 4 of this Agreement.

1. COMPLAINTS

1.1 Procedure

All occupants are to be informed about how to make a complaint to the Council about odour.

1.2 Test level

If more than 3 complaints are received by the Council from more than one individual and in relation to more than one 24 hour period during the Monitoring Period then the odour shall be considered to be unacceptable (unless otherwise agreed in writing with the LPA).

2. MONITORING OF SO₂ CONCENTRATIONS

2.1 Procedure

Continuous monitoring of Sulphur Dioxide (SO₂) concentrations is to be undertaken throughout the Monitoring Period for an averaging time resolution of 15 minutes. Monitoring is to be carried out at or near the façade of Block B4 (proposed or actual) nearest to the Waste Transfer Station at a height and outdoor location to be agreed in writing with the LPA.

2.2 Test level

The monitored concentrations should not exceed any of the UK air quality objectives for SO₂ shown in the table below (UK Ambient Air Quality Objectives for SO₂ (<https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit#environmental-standards-for-air-emissions>)):

Substance	Emission period	Limit (average)	Standard	Exceedances (number of times a year that you can exceed the limit)
Sulphur dioxide	1 hour	350 micrograms per cubic metre	AAD Limit Value	Up to 24 1 hour periods
Sulphur dioxide	24 hour	125 micrograms per cubic metre	AAD Limit Value	Up to 3 24 hour periods
Sulphur dioxide	Annual mean if you have nature or conservation sites in the area	20 micrograms per cubic metre	AAD Limit Value	None

3. SNIFF TEST

3.1 Procedure

- 3.1.1 Odour measurements will be undertaken using a 'sniff test procedure' which is based on the Example Sniff Test Sampling Procedure outlined in the Guidance on the assessment of odour for planning published by The Institute of Air Quality Management (IAQM) in May 2014.
- 3.1.2 The sniff test will be undertaken on a day when a predominant wind direction blowing from the Waste Transfer Station towards Block B4 is forecast. The sniff test should not be undertaken during precipitation or very high wind speeds.
- 3.1.3 The sniff test will be undertaken by a trained assessor whose acuity to odour has been assessed using the procedures presented in the British Standard for Olfactometry (BS EN 13725: 2003) to ensure they have a sense of smell similar to the general population. The assessor undertaking the sniff testing will refrain from smoking, eating or drinking (other than water) within 30 minutes prior to commencement of the testing, and at any point during the testing. The assessor should not have a cold or other condition that affects the sense of smell.
- 3.1.4 The sniff test is carried out at each test location (see locations defined below) over a standard observation time of 5 minutes. For each test location, the start time of the observation period and the attributes of any odours detected over the observation period are recorded as described below.
- 3.1.5 During each standard observation time the assessor breathes normally, inhaling ambient air samples through the nose at regular intervals (approximately every 10 seconds to give 30 samples over the 5 minute observation period).
- 3.1.6 However, where the odour levels are either constant or intense then the odour assessor should avoid olfactory fatigue/desensitisation by alternating each sample sniff of ambient air with a sniff of odour-free air from a face mask fitted with appropriate filters.
- 3.1.7 For each sample, the odour intensity (using the scale presented in the IAQM guidance) is recorded.

	Intensity level	Comments
No odour/not perceptible	0	No odour when compared to clean site
Slight/very weak	1	There is probably some doubt as to whether the odour is actually present
Slight/weak	2	The odour is present but cannot be described using precise words or terms
Distinct	3	The odour character is barely recognisable
Strong	4	The odour character is easily recognisable
Very strong	5	The odour is offensive. Exposure to this level would be considered undesirable
Extremely strong	6	The odour is offensive. An instinctive reaction would be to mitigate against further exposure

- 3.1.8 At the end of the observation period at the test location, the odour unpleasantness is noted down by classifying it as unpleasant, neutral (neither pleasant nor unpleasant) or pleasant. This assumes that at least some of the 30 samples were of intensity 3 or more (i.e. the odour is at least "barely recognisable").

- 3.1.9 The odour descriptor is also noted.
- 3.1.10 The pervasiveness/extent of the odour at the test location is assessed. This is calculated as the percentage odour time, $t_{\geq 4}$, which is the number of samples where odour was recognisable divided by the total number of samples (i.e. 30). Note that "recognisable odour" is where the odour strength exceeds the recognition threshold and is definitely recognisable by the assessor, i.e. the assessor is capable of definitely identifying its quality/character, which corresponds to VDI intensity of 4 or more.
- 3.1.11 The average odour intensity, I_{mean} , over the test period is calculated and the maximum intensity observed is noted.
- 3.1.12 The above procedure is then repeated at the next test location.
- 3.1.13 A record is kept of the meteorological conditions at the time of testing (including wind strength and direction, atmospheric stability category, barometric pressure, rainfall, temperature and humidity), together with any available information relating to the operations and activities being undertaken at the Waste Transfer Station and in the surrounding area.
- 3.1.14 Sniff tests will be conducted at the following measurement locations.
- (a) 2 external ground level locations adjacent to north western building façade of Block B4.
 - (b) 2 Block B4 1st floor apartments - location inside a room in close proximity to an open window on the north western building façade.
 - (c) 2 Block B4 3rd floor apartments - location inside a room in close proximity to an open window on the north western building façade.
 - (d) 2 Block B4 5th floor apartments - location inside a room in close proximity to an open window on the north western building façade.
 - (e) 2 Block B4 7th floor apartments - location inside a room in close proximity to an open window on the north western building façade.
 - (f) 2 external roof top amenity space locations in Block B4.
- 3.1.15 The sniff tests will be undertaken on 6 occasions (approximately one day every two weeks during the Monitoring Period).

3.2 Test level

The odour exposure will be deemed unacceptable if for any sniff test location, the percentage odour time where an intensity of 4 or more is recorded exceeds 10% when the observations from all 6 sniff tests are taken into account. It should be noted that an odour may be deemed acceptable according to this test at the same time as there are complaints from residents.

APPENDIX 12
DRAFT PLANNING PERMISSION

FULL PLANNING PERMISSION APPROVAL

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

Please see notes at the end of this notice

Applicant

Agent

Bellway Homes (Thames Gateway) C/O Agent

Kieran Wheeler
Savills
33 Margaret Street
London
W1G 0JD

Part I - Particulars of Application

Date of Application: 17-Aug-2015

Application No: 15/00392/FUL

Proposal: Application for full planning permission for comprehensive mixed use redevelopment comprising: demolition of existing buildings and erection of two blocks ranging from five (5) to eight (8) storeys above ground level with a maximum parapet height of 33m AOD comprising: 194 residential units including affordable housing (Use Class C3), 2,136sqm of commercial floorspace (Use Classes A1-A3 / B1 / D1 / D2), together with podium level, car parking including blue badge parking, cycle parking, refuse areas, plant room, servicing, open space, landscaping and infrastructure works.

Location: Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW

Part II - Particulars of Decision

In pursuance of the powers under the above Act and Order the London Legacy Development Corporation hereby gives notice that **PLANNING PERMISSION HAS BEEN APPROVED** for the carrying out of the development referred to in Part I hereof and as described and shown on the application and plan(s) submitted, subject to the following conditions and notes:

Definitions:

"Block" means the blocks shown on 'Plan 2: Development Phasing Plan' attached to the Section 106 Agreement at Appendix 2;

"Section 106 Agreement" means the section 106 agreement to which this planning permission relates and which is made between (1) the London Legacy Development Corporation; (2) Bellway Homes Limited; and (3) Roof Property LLP and Terence Michael Allen.

1. Time limit

The development shall be commenced before the expiration of three years from the date of the permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1991

2. Works in accordance with approved details

Unless minor variations have been agreed by the Local Planning Authority and to the extent that it does not deviate from this permission, the development shall be carried out in accordance with the following details and plan numbers:

Drawing Name	Drawing No.	Revision No.
Proposed Site Plan	2933A-D-D002	P24
Proposed Roof Plan	2933A-D-D007	P3
Site Location Plan	2933A-D-D009	P5
Block B Ground Floor GA Plan	2933A-D-D140	P20
Block B First Floor GA Plan	2933A-D-D141	P19
Block B Second Floor GA Plan	2933A-D-D142	P15
Block B Third Floor GA Plan	2933A-D-D143	P14
Block B Fourth Floor GA Plan	2933A-D-D144	P14
Block B Fifth Floor GA Plan	2933A-D-D145	P14
Block B Sixth Floor GA Plan	2933A-D-D146	P15
Block B Seventh Floor GA Plan	2933A-D-D147	P15
Block B Roof GA Plan	2933A-D-D148	P11
Block B North-East Elevation	2933A-D-D220	P11
Block B South-East Elevation	2933A-D-D221	P12
Block B South-West Elevation	2933A-D-D222	P12
Block B North-West Elevation	2933A-D-D223	P11
Block B North Courtyard Elevation	2933A-D-D224	P11
Block B East Courtyard Elevation	2933A-D-D225	P10
Block B South Courtyard Elevation	2933A-D-D226	P11
Block B West Courtyard Elevation	2933A-D-D227	P10
*Dwelling Layout: 1B2P Type 1	2933A-D-D0800	P5
*Dwelling Layout: 1B2P Type 2	2933A-D-D0801	P4
*Dwelling Layout: 1B2P Type 3	2933A-D-D0802	P4
*Dwelling Layout: 1B2P Type 4	2933A-D-D0803	P4
*Dwelling Layout: 1B2P Type 5	2933A-D-D0804	P4
*Dwelling Layout: 1B2P Type 6	2933A-D-D0805	P4
*Dwelling Layout: 1B2P Type 7	2933A-D-D0806	P3
*Dwelling Layout: 1B2P Type 9	2933A-D-D0808	P5
*Dwelling Layout: 1B2P Type 10	2933A-D-D0809	P7
*Dwelling Layout: 1B2P Type 11	2933A-D-D0810	P5
*Dwelling Layout: 2B3P Type 3	2933A-D-D0813	P5
*Dwelling Layout: 2B3P Type 5	2933A-D-D0815	P5
*Dwelling Layout: 2B3P Type 6	2933A-D-D0816	P5
*Dwelling Layout: 2B3P Type 7	2933A-D-D0817	P6
*Dwelling Layout: 2B3P Type 8	2933A-D-D0818	P6
*Dwelling Layout: 2B3P Type 9	2933A-D-D0819	P5

*Dwelling Layout: 2B4P Type 1	2933A-D-D0820	P4
*Dwelling Layout: 2B4P Type 2	2933A-D-D0821	P5
*Dwelling Layout: 2B4P Type 3	2933A-D-D0822	P5
*Dwelling Layout: 2B4P Type 5	2933A-D-D0824	P5
*Dwelling Layout: 2B4P Type 6	2933A-D-D0825	P5
*Dwelling Layout: 2B4P Type 7	2933A-D-D0826	P5
*Dwelling Layout: 2B4P Type 8	2933A-D-D0827	P4
*Dwelling Layout: 2B4P Type 10	2933A-D-D0829	P7
*Dwelling Layout: 2B4P Type 11	2933A-D-D0830	P6
*Dwelling Layout: 3B5P Type 1	2933A-D-D0831	P5
*Dwelling Layout: 3B5P Type 2	2933A-D-D0832	P5
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*Dwelling Layout: 3B5P Mais Type 2	2933A-D-D0839	P4
*Dwelling Layout: WCH1B2P Type 1	2933A-D-D0843	P5
*Dwelling Layout: WCH2B3P Type 1	2933A-D-D0844	P6
*Dwelling Layout: WCH2B4P Type 1	2933A-D-D0845	P5
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*Dwelling Layout: 2B3P Type 12	2933A-D-D0856	P4
*Dwelling Layout: 2B3P Type 14	2933A-D-D0857	P3
*Dwelling Layout: 2B4P Type 12	2933A-D-D0858	P3
*Dwelling Layout: 2B4P Type 13	2933A-D-D0859	P3
*Dwelling Layout: 2B4P Type 14	2933A-D-D0860	P3
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*Dwelling Layout: 3B5P Type 9	2933A-D-D0862	P3
*Dwelling Layout: 3B5P Mais Type 6	2933A-D-D0863	P3
*Dwelling Layout: 3B5P Mais Type 7	2933A-D-D0864	P3
*Dwelling Layout: 3B5P Mais Type 8	2933A-D-D0865	P3
*Dwelling Layout: 2B4P WCH Type 4	2933A-D-D0866	P5
*Dwelling Layout: 3B5P WCH Type 3	2933A-D-D0867	P4
*Dwelling Layout: 1B2P Type 14	2933A-D-D0868	P3
GA and Hardworks	2933A-L-902	P1
Podium Courtyard Layouts	2933A-L-903	P1
Tree Removals and Proposals	2933A-L-904	P1
Planting and Biodiversity	2933A-L-905	P1

**Notwithstanding the approved drawings Affordable Housing provision and distribution shall be in accordance with the section 106 agreement to which this planning permission relates and which is made between (1) the London Legacy Development Corporation; (2) Bellway Homes Limited; and (3) Roof Property LLP and Terence Michael Allen.*

Document

- 'Sustainability Statement July 2015' prepared by Hodkinson
- 'Energy Statement July 2015' prepared by Hodkinson
- 'Site Waste Management Plan for Cooks Road, Stratford' prepared by Bellway

- 'Cooks Road: Block B Parking & Balcony Amendments February 2016' prepared by Levitt Bernstein
- Appendix H: Flood Response Plan contained within the 'Flood Risk Assessment July 2015' prepared by Ardent Consulting Engineers
- 'Arboricultural Implications Report July 2015' prepared by Simon Jones Associates Ltd
- 'Ecological Report July 2015' prepared by AA Environmental Ltd
- Appendix J: Structural Condition Survey Cooks Road River Wall May 2014' prepared by Gravity Consulting Engineers contained within the 'Flood Risk Assessment July 2015' prepared by Ardent Consulting Engineers

3. Material Samples

The development shall not be commenced (excluding demolition) until a 'Samples Submission Programme' has been submitted to and approved in writing by the Local Planning Authority. The 'Samples Submission Programme' shall include:

- A 'specific date' no less than 3 month prior to commencement of above ground works for Block B2 (as defined by 'Plan 2: Development Phasing Plan') by which material samples and sample-panels of all external facing materials to be used in the carrying out of the development hereby permitted shall be submitted to the Local Planning Authority for approval;
- A 'specific date' being no less than 3 months prior to the commencement (excluding demolition) of development of each of Block B1, Block B3 and Block B4 (as defined by 'Plan 2: Development Phasing Plan') by which material samples and sample-panels of all external facing materials to be used in the carrying out of this permission shall be submitted to the Local Planning Authority for approval.

Prior to the relevant 'specific date/s' in the approved Submission Programme material samples and sample-panels of all external facing materials (including any hard landscape materials) to be used in the carrying out of this permission in respect of the relevant Block shall be submitted to the Local Planning Authority for approval.

The construction of the building facades shall be implemented and shall be retained in accordance with the approved details unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development

Pre commencement justification: To support 'outstanding architecture' as required by Local Plan Policy BN.10.

4. Detailed Drawings and Building Envelope Specification Scheme

The development shall not be commenced (excluding demolition) until a 'Detailed Drawings Submission Programme' has been submitted to and approved in writing by the Local Planning Authority. The 'Detailed Drawings Submission Programme' shall include:

- A 'specific date' no less than 3 month prior to commencement of above ground works for Block B2 (as defined by 'Plan 2: Development Phasing Plan') by which detailed drawings including sections and other information requested by the Local Planning Authority (at a scale to be agreed with the Local Planning Authority) shall be submitted to the Local Planning Authority for approval;
- A 'specific date' no less than 3 months prior to commencement of development (excluding demolition) of each of Block B1, Block B3 and Block B4 (as defined by 'Plan 2: Development Phasing Plan') by which detailed drawings including sections and other information requested by

the Local Planning Authority (at a scale to be agreed with the Local Planning Authority) shall be submitted to the Local Planning Authority for approval.

Prior to the 'specific date/s' in the approved Detailed Drawings Submission Programme for each respective Block detailed drawings of the following shall be submitted to the Local Planning Authority for approval:

- principal features on the facades, including balconies;
- parapets / roof edges;
- junctions with the adjacent existing building; and
- all openings;
- non-glazed external building fabric;
- glazing elements and details, including those at Block B3;
- winter gardens at Block B3.

The development shall be implemented and shall be retained in accordance with the approved details unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development

Pre commencement justification: To support 'outstanding architecture' as required by Local Plan Policy BN.10.

5. Signage Details

The development shall not be commenced (excluding demolition) until a 'Signage Submission Programme' has been submitted to and approved in writing by the Local Planning Authority. The 'Signage Submission Programme' shall include:

- a) A 'specific date' no less than 3 month prior to commencement of above ground works for Block B2 (as defined by 'Plan 2: Development Phasing Plan') by which detailed drawings of signage to be displayed for both the residential and employment uses in the development shall be submitted to the Local Planning Authority for approval;
- b) A 'specific date' no less than 3 months prior to commencement of development (excluding demolition) of each of Block B1, Block B3 and Block B4 (as defined by 'Plan 2: Development Phasing Plan') by which detailed drawings of signage to be displayed for both the residential and employment uses shall be submitted to the Local Planning Authority for approval.

Prior to the 'specific date/s' in the approved Signage Submission Programme for each respective 'Block' detailed drawings of detailed drawings of signage to be displayed for both the residential and employment uses shall be submitted to the Local Planning Authority for approval. The signage shall display identification and directions to the different uses on the site.

The development shall be implemented and shall be retained in accordance with the approved details unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the development

Pre commencement justification: To support 'outstanding architecture' and 'advertisement design' as required by Local Plan Policies BN.10 and BN.15.

6. Green and Trafficable roofs

Prior to the construction of the relevant part of the development, details of the roofs (including a specification and maintenance plan) to be used in the carrying out of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure the development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity.

Pre commencement justification: To support 'outstanding architecture' and 'maximising biodiversity' as required by Local Plan Policies BN.3 and BN.10.

7. Landscaping Plan

The development shall not be commenced (excluding demolition) until a 'Landscape Submission Programme and Phasing Plan' has been submitted to and approved in writing by the Local Planning Authority. The 'Landscape Submission Programme and Phasing Plan' shall include:

- a) A 'Landscape Phasing Plan' which identifies landscape work zones for all parts of the site not covered by buildings and roof terrace areas including the internal courtyard and public realm;
- b) 'Specific dates' no less than 6 month prior to commencement of landscape works (excluding demolition) within each work zone (as defined by the 'Landscape Phasing Plan') by which detailed drawings of hard and soft landscaping shall be submitted to the Local Planning Authority for approval.

Prior to the 'specific date/s' in the approved Landscape Submission Programme and Phasing Plan for each landscape workzone detailed drawings at 1:50 and 1:10 of the following shall be submitted to the Local Planning Authority for approval:

A hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings and roof terrace areas including;

- planting schedules;
- sections through street tree pits;
- species mix;
- hard landscape details including gates, bollards, means of enclosures and lighting;
- details of biodiversity enhancements (bird and bat nesting boxes etc);
- a Play Space Strategy describing how the development complies with the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG, how the minimum playspace will be accommodated on the site and details of the dedicated playspace and play equipment including plans, elevations and specifications.

The development shall be implemented and shall be retained in accordance with the approved details unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: In order that the Local Planning Authority may ensure that the design and details are of high quality and the playspace needs of future occupiers are met.

Pre commencement justification: To support 'outstanding architecture' as required by Local Plan Policy BN.10.

8. Business Use Size

No less than 1,936sqm of the 2,236sqm of commercial floorspace hereby approved shall be used for use class B1.

Reason: To reprovide employment floorspace in accordance with Local Plan policy B1.

9. B1 Land Use

Notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) (which are hereby removed for the purposes of the development hereby permitted) the B1 premises hereby approved shall only be used for the purposes specified in the application (being use class B1 as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended at the date of this permission))

Reason: To ensure a suitable quantum of workspace on the site. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

10. Retail and Leisure - Limit

No more than 200sqm of the 2,236sqm of commercial floorspace hereby approved shall comprise use classes A1-A3 and D1-D2.

Reason: To ensure the vitality and viability of the Pudding Mill Local Centre as designated in the Local Plan

11. Retail and Leisure – Hours of use

The A1 – A3 and D1 - D2 use class uses hereby approved shall not operate outside the hours of 0800 to 2300 hours on any day.

Reason: In the interests of residential amenity

12. A3 use external alterations

No external flue, ventilation equipment or any other external alteration shall be installed in relation to the A3 use without the written approval of the Local Planning Authority. Any such flue, ventilation equipment or any other external alteration shall only be installed in accordance with the approved details.

Reason: In the interest of visual and resident amenity.

13. Extract Ventilation

Before the A3 use commences suitable equipment to remove and/or disperse odours and odorous material should be fitted to the extract ventilation system in accordance with a scheme to be approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly installed and maintained in accordance with the approved details and shall be operated during normal working hours.

Reason: To protect the amenity of occupiers of nearby premises.

14. Active Frontages and Shopfronts

Prior to the fit-out of the non-residential (Use Class A1-A3, D1-D2 and B1) floorspace hereby approved, details of the shopfronts, canopies, security shutters and areas for signage to be installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried

out in accordance with the approved details, unless other minor variations are agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the completed development in the interests of visual amenity.

15. Noise Transmission

Prior to occupation of the non-residential floorspace (Use Class A1-A3, D1-D2 and B1) hereby approved a scheme to control the transmission of noise and vibration from any mechanical ventilation system installed shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details prior to the permitted use commencing. Thereafter, the equipment shall be properly maintained and operated during normal working hours.

Reason: To protect the amenity of occupiers of approved and surrounding noise sensitive uses

16. Residential standard- internal noise levels

All residential premises shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings - Code of Practice' to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 40dB LAfmax

Living rooms- 30dB LAeq, D*

*T- Night-time 8 hours between 23:00-07:00

*D- Daytime 16 hours between 07:00-23:00.

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.

17. Mechanical Ventilation for Blocks B1-B3

No part of the Development within Block B1, Block B2 or Block B3 (as defined by 'Plan 2: Development Phasing Plan') shall be occupied unless and until an Odour Mitigation Report in respect of the relevant Block has been submitted to and approved by the Local Planning Authority. The Odour Mitigation Report shall as a minimum:

- a) set out the modelling odour levels internally (at locations to be agreed in advance with the Local Planning Authority) and at roof top amenity space level;
- b) identify the proposed odour mitigation measures (whether mechanical ventilation measures or otherwise); and
- c) demonstrate that the odour level internally (following the implementation of such mitigations measures) and at roof top amenity space level will not exceed 1.5ouE/m³

No part of the Development within Block B1, Block B2 or Block B3 shall be occupied unless and until the odour mitigation measures identified in the approved Odour Mitigation Report for that part of the Development (including at roof top amenity space level) have been implemented in full, and such measures shall thereafter be retained in full working order for the life 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 sources.

18. Refuse storage

Before the first occupation of the development hereby approved, the refuse storage arrangements shown on the approved drawing/s shall be provided and made available for use by the occupiers of the

development and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason: To ensure that that the refuse will be appropriately stored within the site in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance.

19. Archaeology

A) No demolition or development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority. B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A). C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: The planning authority wishes to secure the provision of historic recording prior to development (including preservation of important remains), in accordance with recommendations given by the borough and in the NPPF.

Pre commencement justification: To satisfy Local Plan Policy BN.12.

20. River Wall - chainages 3m and 50m

Before the first occupation of the development hereby approved the remedial measures shown on approved document 'Appendix J: Structural Condition Survey Cooks Road River Wall May 2014' prepared by Gravity Consulting Engineers contained within the 'Flood Risk Assessment July 2015' prepared by Ardent Consulting Engineers' shall be provided and the measures shall thereafter be retained and maintained throughout the life of the development.

Reason: In order to meet the National Planning Policy Framework (NPPF) requirements to not increase flood risk to new inhabitants and ensure compliance with London Plan policy 5:12 and Local Plan Policy S.8.

21. River Wall - chainages 50m and 89m

Prior to commencement (excluding demolition) details of an Update River Wall Survey are to be submitted to the Local Planning Authority for approval in writing. Recommendations of the Update River Wall Survey, including but not limited to schemes for repair of the river wall to a safe standard or replacement with a new structure shall be implemented as approved before the development is occupied and shall thereafter be retained and maintained throughout the life of the development.

Reason: In order to meet the National Planning Policy Framework (NPPF) requirements to not increase flood risk to new inhabitants and ensure compliance with London Plan policy 5:12 and Local Plan Policy S.8.

Pre commencement justification: To satisfy the NPPF Exception Test by demonstrating that the development will be safe for its lifetime.

22. Flood Response Plan

Before the occupation of the development hereby approved a Flood Response Plan shown on the approved document/s shall be implemented as approved before the relevant part of the development is occupied and shall thereafter be retained and maintained throughout the life of the development.

Reason: In order to meet the National Planning Policy Framework (NPPF) requirements to not increase flood risk to new inhabitants and ensure compliance with London Plan policy 5:12 and Local Plan Policy S.8.

23. Drainage and Surface Water Discharge

Development shall not commence (excluding demolition) until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed in accordance with the approved details. The approved drainage works shall be retained and maintained throughout the life of the development.

If surface water run-off and ground water is proposed to drain into the waterway, details shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Canal & River Trust prior to the discharge of any surface water to the waterway, and thereafter implemented in accordance with the approved details.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to determine the potential for pollution of the waterway and likely volume of water.

Pre commencement justification: To satisfy the NPPF Exception Test by demonstrating that the development will be safe for its lifetime.

24. Plant Design - Essential services resilience

Prior to the commencement of superstructures (excluding demolition) details of the development's essential services and measures to ensure that they are flood proof shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with the approved details and drawings.

Reason: In order to meet the National Planning Policy Framework (NPPF) requirements to not increase flood risk to new inhabitants, to satisfy the NPPF Exception Test by demonstrating that the development will be safe for its lifetime and ensure compliance with London Plan policy 5:12 and Local Plan Policy S.8.

25. Risk Assessment

The development shall not be commenced (excluding demolition) within 10 metres of the canal until a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. All works to which the Risk Assessment and Method Statement relates shall be undertaken in accordance with the approved Statement.

Reason: To ensure the works do not have any adverse impact on the safety of waterway users and the integrity of the navigation.

26. Construction Management Plan

The development shall not be commenced until a Construction Management Plan (CMP), has been submitted to and approved by the Local Planning Authority. An updated version of the plan to reflect any changes in policy or best practice guidance shall be submitted to the Local Planning Authority for

approval no less frequently than once every three years whilst construction works are in progress on the site. The Construction Management Plan and the updates thereto 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 CMP shall include as a minimum the following information:

- The arrangements for liaison with the relevant highway authorities;
- Ecologist's report detailing, if found, the presence bats or nesting birds and any mitigation measures;
- The parking of vehicles of site operatives and visitors;
- The loading and unloading of plant and materials including a construction logistics plan;
- The storage of plant and materials use in constructing the development;
- The erection and maintenance of security hoardings and site security, including how the site will be secured, managed and maintained in an appropriate manner in the even that construction is delayed following demolition;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling and disposing of waste resulting from demolition and construction work;
- Dealing with complaints and community liaison;
- Attendance or liaison with as necessary at the Legacy Corporation Construction Co-ordination Group;
- Details of routes and access for construction traffic. Including lorry holding areas; and
- Guidance on membership of the Fleet Operator Recognition Scheme and implementation of vehicle safety measures and driver training including cycle awareness and an on road cycle module.

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

Reason: To ensure that the construction of the development uses best practicable means to minimise adverse environmental impacts

Pre-commencement justification: To support 'reducing noise and improving air quality' as required by Local Plan Policy BN.11.

27. Servicing Management Plan

No part of the Development shall be occupied unless and until a Servicing Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason: In the interests of highway and pedestrian safety.

28. Car Parking Management (Blue Badge)

Before the occupation of the development hereby approved details of a Car Park Management Strategy shall be submitted to the Local Planning Authority for approval in writing. The car parking management plan shall describe the allocation and management of 11 x blue badge parking spaces on-site (and additional 6 x further uplift blue badge spaces off-street) and provide details of electric vehicle charging points.

11 x designated Blue Badge bays shown on the drawings and details approved, shall be made available and retained for the purposes of car parking for holders of blue badges only. Car parking shall be maintained in accordance with the approved Strategy thereafter.

Reason: To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties.

29. Cycle Storage- details to be submitted

Prior to the commencement of superstructures for each phase (excluding demolition), details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities shall be installed in accordance with the approved details and thereafter shall be retained and maintained and the space used for no other purpose throughout the life of the development

Reason: In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained.

30. Wheelchair adaptable housing

Not less than 10% of the Residential Units of each of the following types of Residential Unit shall be designed and constructed as Wheelchair Adaptable Housing: private residential, affordable rented and any shared ownership, and the actual number of such units to be provided as Wheelchair Adaptable Housing will be the number of whole units that is as near as arithmetically possible to the specified percentage and 0.5 or above shall be rounded up to the nearest whole.

Reason: To ensure adequate wheelchair adaptable housing is provided.

31. BREEAM

Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) which demonstrates that a minimum 'very good' rating has been achieved shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. Before the first occupation of each building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards above have been met.

Reason: To ensure that high standards of sustainability are achieved.

32. Contamination

Development of the site shall not begin until a scheme has been submitted to the local planning authority and written approval has been granted for the scheme. The scheme will identify the extent of the contamination at the site and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed. Details of the scheme should include:

- i. A 'desk study report' documenting the history of the site.
- ii. A proposal to undertake an intrusive investigation at the site based on the findings of the desk study.
- iii. A 'site investigation report' to investigate and identify potential contamination.
- iv. A risk assessment of the site.
- v. A remediation strategy for any necessary remedial works to contain treat or remove any contamination.

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

Reason: To make sure that contaminated land is properly treated and made safe before development, to protect public health, which provides guidance around protecting residents' health and the environment from contaminants and hazardous substances. These details are required prior to the commencement of works to ensure that any potential contaminants exposed during site clearance and initial excavation are appropriately mitigated.

Pre commencement justification: To support 'improving the quality of land' as required by Local Plan Policy BN.13.

33. Remediation

Occupation of the building/dwelling hereby approved shall not begin until:

- i. The remediation works approved by the local planning authority as part of the remediation strategy have been carried out in full. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition 31(iii-iv) above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
- ii. A verification report, produced on completion of the remediation works to demonstrate effective implementation of the remediation strategy, has been submitted to and approved in writing by the local planning authority. The content of the report must comply with best practice guidance and should include, details of the remediation works carried out, results of verification sampling, testing and monitoring and all waste management documentation showing the classification of waste, its treatment, movement and/or disposal in order to demonstrate compliance with the approved remediation strategy.

Reason: To make sure that contaminated land is properly treated and made safe before development, to protect public health, which provides guidance around protecting residents' health and the environment from contaminants and hazardous substances.

34. Unexpected contamination

If at any time during the construction of the Site, contamination is encountered which was not previously identified or treated or has been brought to the surface by construction activity, construction work shall not proceed (except to the extent that it would not further disturb that contamination) until a Remediation Change Note, containing an assessment of that contamination and a scheme and timetable to contain, treat or remove it has been submitted to and approved by the Local Planning Authority and any necessary remediation has been carried out.

Reason: To ensure the protection of human health and avoidance of pollution of controlled waters.

35. Impact piling

No impact piling shall take place unless it has the prior written approval of the Local Planning Authority and takes place in accordance with the terms of any such approval, or in accordance with a consent issued under s61 of the Control of Pollution Act, 1974. In addition no impact piling shall take place until a piling method statement (detailing the 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 water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency as appropriate. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To avoid, wherever possible, unnecessary noise from piling and because piling has the potential to impact on local underground water utility and transport infrastructure.

36. Hours of Operation – Retail and Leisure Uses

Details of all hours of operation including time of receiving deliveries and/or servicing of all uses on the Site (excluding residential and B1 uses) shall be submitted to and approved by the Local Planning Authority prior to the occupation of the relevant parts of the Development. The Development shall thereafter be operated only in accordance with the approved hours of operation.

Reason: In the interests of amenity

Informative - Archaeology

It is recommended that the archaeological fieldwork should comprise of the following: An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted. Historic Building Recording Archaeological building recording is an investigation to establish the character, history, dating, form and development of a historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

Informative - Community Infrastructure Levy (CIL)

You will be liable to pay Community Infrastructure Levy (CIL) to London Legacy Development Corporation as collecting authority on commencement of the above development. Charges have been levied under the Mayor of London CIL Charging Schedule which took effect on 1 April 2012, the London Legacy Development Corporation Charging Schedule which took effect on 6 April 2015 and section 211 of the Planning Act 2008. For further information on CIL please see <http://queenelizabetholympicpark.co.uk/planning-authority/planning-policy/community-infrastructure-levies>

If you have not already submitted an 'Assumption of Liability' form, please can you do so as soon as possible so that a Liability Notice can be issued. It is your responsibility to claim any exemptions or relief from CIL prior to commencement of development and to ensure that a Commencement Notice is issued to the Legacy Corporation in advance of commencement. You may be liable for surcharges or forfeit your ability to claim relief if the correct procedures are not followed. See the planning portal for more information and the forms to be completed. <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

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: **xx-July 2016**

A Hollingsworth

Anthony Hollingsworth
Director of Planning Policy and Decisions
London Legacy Development Corporation

DRAFT

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.

