

APPENDIX 1

7 Brannan St – Draft Conditions

1. Time limit

The development shall begin no later than three years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development shall be carried out in accordance with the approved drawings listed in the Schedule to this decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Materials Details

No superstructure works shall take place until samples (to be provided on-site) and full particulars of all external facing materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority.

Details submitted pursuant to this condition shall include but are not restricted to:

(a) Mock-up panels of no less than 1m by 1m of each external cladding material.

Details of external cladding, where relevant, shall include all types of brick or other cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.

If an off-site manufactured cladding system is to be used, the full details of the system shall be provided and the mock-up panel shall include at least one junction between pre-assembled panels.

(b) Samples and drawings of fenestration.

Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:20.

(c) Drawings and details of entrances.

Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, post boxes, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:20.

(d) Drawings and details of shopfronts.

Details of shopfronts, where relevant, shall include doors, glazing, reveals, stallrisers, pilasters, fascias, awnings and signage zones or indicative signage. Drawings shall be at a scale of no less than 1:20.

- (e) Details of any terraces and associated balustrades, soffits and drainage.
- (f) Details of any external rainwater goods, flues, grilles, louvres and vents.
- (g) Details of any external plant, plant enclosures and safety balustrades.

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

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used, in accordance with policies S.DH1 and D.SG4 of the Tower Hamlets Local Plan 2031 (2020) and D3 and D4 of the London Plan (2021).

4. Landscaping

No superstructure works shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority..

The scheme shall include details of:

- (a) hard landscaping, including palette of high quality, sustainable and inclusive public realm materials including planter enclosures, accessibility features, drainage, kerbs, size and location of permeable and impermeable paving surfaces;
- (b) accessibility and inclusivity, including ground levels, gradients, thresholds and inclusive access provisions, characteristics and features which signal open and public access and belonging, without cues to keep away, or cues of private use;
- (c) Safety and greening improvements to the Green Grid;
- (d) Soft landscaping, including urban greening integrated through the site including, but not limited to green roofs, green walls, ground surface planting and nature based sustainable urban drainage features integrated with the site design and designed for multiple benefits including recreation, biodiverse habitat and resilience, amelioration of heat and rain events, noise and air quality;
- (e) a Landscape Management Plan for lifetime maintenance, giving details of proactive maintenance, including watering provision for soft landscape, management of litter, appropriate pest control measures not resulting in harm to the planting, monitoring, and remediation to avoid major infestations or damage by non-chemical interventions, ensuring all drainage features fully remain operational, and provide schedules and measures to maintain or improve biodiversity as shown in the Urban Greening Factor details;
- (f) hard infrastructure, including lighting and light spill drawings and proposed Lux levels, drain inlets and outlets, manholes and covers for access to drainage, services and utilities, CCTV and other security measures;

- (g) play equipment and playable landscape features, situated away from higher levels of air pollution, design and playable contents and equipment well integrated into surroundings and landscape features with natural surveillance, and any other details to demonstrate compliance with the Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation';
- (h) street furniture, including street furniture palette demonstrating contribution to the area's character and supporting infrastructure for active travel, external cycle parking stands, benches, litter bins for separated collection allowing recycling, ash trays, informal and dedicated seating areas, signage and wayfinding measures including Legible London signage, and any other street furniture;
- (i) boundary treatments including number, location, materials and surface finishes and colours of all bollards, fences, gates, railings, walls and other access control measures and means of enclosure;
- (j) environmental measures to make landscape available for use during weather events and other microclimatic considerations such as wind, heavy rain, and heat: shade, shelter and where possible, areas of direct sunlight;
- (k) Heritage interpretation measures, in particular relating to the historic Junction Dock wall;
- (l) Urban Greening Factor to be provided at a minimum of 0.17 with maximisation explored wherever possible.

The landscaping scheme shall be completed in accordance with the approved details no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees or shrubs which die, are removed or become seriously damaged or diseased following the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To; ensure a high quality of the public realm, including through providing appropriate permeability, legibility, wayfinding, microclimate and public art; ensure residential amenity; ensure that the development creates a safe and secure environment; ensure provision of biodiversity improvements; ensure that the development provides inclusive access; minimise adverse heritage impacts and provide heritage benefits; ensure adequate provision, location and design of visitor cycle parking spaces, in accordance with policies D8, G5, G6 and G7 of the London Plan (2021), S.DH1, D.DH2, D.ES3, and D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

5. Plant Details

Prior to the commencement of superstructure works, full details of internal and external plant equipment and trunking, including any heat pump equipment, building services plant, ventilation and filtration equipment and any commercial kitchen exhaust ducting/ventilation, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and all

flues, ducting and other equipment shall be installed in accordance with the approved details prior to the use commencing on site and shall thereafter be maintained in accordance with the manufacturers' instructions.

Reason: To ensure appropriate appearance and that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or to the area generally in accordance with policy D.DH8 of the Tower Hamlets Local Plan 2031 (2020).

6. Noise Insulation

1) None of the approved Purpose Built Student Accommodation (PBSA) bedrooms shall be occupied unless they have first been constructed to ensure that in regard to transportation noise (air-borne and structure-borne) sources and noise (air-borne and structure-borne) without characteristics likely to enhance its impact such as tones, impulsive elements or prominent low frequency content:

- a) the construction accords with the core guidelines of BS8233 '*Sound Insulation and Noise Reduction for Buildings*' and the 5 decibel relaxation of those guidelines will only apply with the written agreement of the Local Planning Authority ;
- b) internal ambient noise levels in bedrooms shall not exceed an LA_{max}, 1 min 45 dB more than 10 times between the hours 23:00 - 07:00.
- c) where reasonably practicable, ground and structure-borne noise from transportation sources shall not exceed LA_{s,max} 35 dB;
- d) exposure to vibration is no higher than of the values equivalent to "low probability of adverse comment" in accordance with BS6472 '*Evaluation of Human Exposure to Vibration in Buildings*'; and
- e) at any junction between adjoining PBSA and Class E uses, the internal noise insulation level is designed to take account of the noise levels generated in the noise source so that in habitable rooms the typical worst case i.e. 90th percentile LA_{eq,15 min} level of intruding noise is at least 10 dBA below the equivalent prevailing LA_{eq,15 min} in the receptor.
- f) with regard to non-transportation noise sources and noise with specific character likely to enhance its impact such as tones, impulsive elements and dominant low frequency content, the above noise level criteria in a-e shall apply with an appropriate correction to take account of the enhanced impact. For example, where the noise has tonal or impulsive elements and where low frequency content is dominant, the corrections for such features from the reference methods described in BS 4142 can include a fixed correction of -5 dB. Where the noise contains more than 1 characteristic likely to enhance its impact, the corrections shall be added linearly where the corrections are within 3 dB or less of each other.

2) a. Prior to completion of superstructure works, a post-completion verification testing scheme shall be submitted to and approved in writing by the Local Planning Authority. The purpose of the scheme shall be to verify whether the requirements of part (1) in relation to the control of noise to representative relevant PBSA parts of the development have been achieved.

The scheme submitted for approval shall include a description of the test methodology, equipment and which PBSA parts of the scheme are to be included if a sample-based approach is proposed.

b. Prior to occupation of the PBSA parts of the scheme, a report describing the implementation and results of any approved verification testing scheme shall be submitted to and approved in writing by the Local Planning Authority. Should the report show that the requirements of part

(1), in relation to the control of structure and air borne noise to representative PBSA parts, have not been achieved, the report shall include a mitigation scheme detailing measures to remedy the shortfall. The relevant parts of the scheme shall not be occupied until the Local Planning Authority has confirmed in writing that the transmission of structure and air borne noise to representative relevant PBSA parts of the development has been satisfactorily mitigated

Reason: To protect the amenity of the future occupiers from undue noise and vibration disturbance in accordance with the requirements of policies D14 of the London Plan (2021), and D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

7. Noise from Plant

a) Any mechanical plant and equipment within the development shall be designed and maintained for the lifetime of the development so that the rating level of noise does not exceed the typical measured background noise level (LA90, T) without the plant in operation as measured one metre from the nearest affected window of a habitable room in the nearest affected residential property. The rating level of the plant noise and the background noise level shall be determined using the methods from the version of BS 4142 current at the time of the granting planning. Vibration from the plant hereby approved (when assessed as per advice of the version of BS 6472 current at the time granting of the planning permission) in the centre of any habitable room shall cause vibration no higher than the values equivalent to "low probability of adverse comment" in accordance with BS6472 'Evaluation of Human Exposure to Vibration in Buildings';

b) No mechanical plant or equipment shall be operated within the site until a post installation verification report, including acoustic test results, has first been submitted to and approved in writing by the Local Planning Authority confirming that the above maximum noise standard has been achieved and that the mitigation measures are robust.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with policies D14 of the London Plan (2021), and D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

8. Sustainability Measures

(a) The development shall be carried out in accordance with the approved Energy Strategy (by Chapman BDSP dated November 2024) and Sustainability Statement (by Introba dated February 2024). The energy efficiency and sustainability measures set out therein shall be completed prior to the first occupation of the development and retained for its lifetime.

(b) The development shall achieve regulated carbon dioxide emission savings of no less than 4% against the Target Emissions Rate of Part L of Building Regulations (2021) (as amended).

(c) Any Class E units under 500sqm (GIA) shall achieve compliance with at least the 'Very Good' BREEAM standard. The PBSA shall achieve compliance with at least the 'Outstanding' BREEAM standard. Within 3 months of first occupation of the development the applicant shall submit the final BREEAM certificates to demonstrate the scheme has achieved the relevant BREEAM ratings which shall be certified by the awarding body.

(d) The heat and hot water supply system shall be designed and constructed so as to enable a future connection of the supply system to a district heating network.

- (e) There shall be no on-site sources of combustion such as generators or boilers.
- (f) All of the approved PBSA bedrooms shall be constructed and fitted out to achieve a 40% improvement against the baseline performance, achieving three BREEAM credits under 'Wat 01 Water consumption'.
- (g) The development shall not be occupied until a post completion verification report has first been submitted to and approved in writing by the Local Planning Authority to confirm that the above minimum standards have been achieved and that all of the approved energy efficiency and sustainability measures have been implemented.

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction in accordance with policies SI2 of the London Plan (2021), and D.ES6 and D.ES7 of the Tower Hamlets Local Plan 2031 (2020).

9. Overheating

Prior to commencement of superstructure works, an overheating strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented prior to first occupation and maintained on site. The strategy shall include details of the following:

- a) Passive measures included in the design and provided by the developer to mitigate against overheating including, but not limited to, floor to ceiling heights of at least 2500mm, internal blinds in bedrooms, glazing g-value of 0.65 or below, and openable windows (with appropriate provision for security on lower floors).
- b) Details of measures that would be installed to prevent overheating in common areas with communal heating pipework in line with objective 3.9 of CIBSE CP1.
- c) Details of any management strategies required to control overheating and information that will be supplied to occupants to support the strategy.
- d) Dynamic modelling, in line with CIBSE TM59, shall be carried out to demonstrate that the measures installed are appropriate to control overheating and minimise the need for mechanical cooling.

Reason: To ensure that suitable living conditions are achieved within the development and that the buildings do not overheat, in accordance with policies D6 and SI4 of the London Plan (2021), and D.ES10 of the Tower Hamlets Local Plan 2031 (2020).

10. Wind Mitigation

Prior to commencement of above ground construction works hereby permitted, details of wind mitigation measures, including soft and hard landscaping and any façade details, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the proposed mitigation results in acceptable conditions in terms of safety and comfort within and around the development. The development shall be carried out in accordance with the approved details and the mitigation measures maintained as part of the development thereafter.

For the avoidance of doubt, these measures shall include the mitigation measures highlighted in Chapter 13 of the Environmental Statement dated 24 February 2024.

Reason: In order to ensure a high quality of design and public realm in regard to wind safety and comfort, in accordance with policies D8 of the London Plan (2021), and S.DH1 and D.DH2 of the Tower Hamlets Local Plan 2031 (2020).

11. Secured By Design

(a) No superstructure works shall take place until design details of security (Secured by Design) measures have been submitted to and approved in writing by the Local Planning Authority.

(b) Full details and appropriate certificates detailing implementation of security (Secured by Design) measures in line with (a), shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development.

The security measures approved shall be implemented in accordance with the approved details, completed prior to first occupation of the development and retained for the lifetime of the development.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies D11 of the London Plan (2021) and D.DH2 of the Tower Hamlets Local Plan 2031 (2020).

12. Air Quality – Mechanical Ventilation

Prior to the installation of any MEP, full details of any and all mechanical systems including, but not limited to, heating, cooling, controls, fire systems, means of escape, ventilation/extraction or other associated plant equipment, shall be submitted to and approved in writing by the Local Planning Authority.

The system shall ensure appropriate air quality through either:

- air intake from a location guaranteeing supply of clean air; or
- treating polluted air and removing pollutants.

The systems shall be designed to minimise energy usage, minimise disturbance to occupiers, be sufficient to prevent summer overheating and have robust maintenance arrangements.

The submitted details shall include full calculations for heating, cooling & ventilation, equipment data sheets & specifications of all filtration, deodorising systems, noise output and termination points, along with full details of the routing of the mechanical ventilation and the passive provision of associated ducting including scaled plans. Particular attention shall be given to the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential.

None of the units shall be occupied until the mechanical ventilation systems have been implemented in accordance with the approved details. The systems shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To safeguard the future residents of the development from air pollution and protect the amenity of neighbours and the public realm, in accordance with policies S11 of the London Plan (2021), and D.ES2 and D.DH8 of the Tower Hamlets Local Plan 2031 (2020).

13. NRMM

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall not

exceed the emission standards set out in the Mayor of London's 'Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance (SPG) 2014. Unless it complies with the above standards, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolition, site preparation and construction phases of the development, and must be registered on the online register at <https://nrmm.london/>. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To manage and prevent further deterioration of existing low quality air across London in accordance with policies S11 of the London Plan (2021) and D.ES2 of Tower Hamlets Local Plan 2031 (2020).

14. Cycle Parking (Details)

- a) Prior to the occupation of the development hereby approved, a Cycle Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The CPMP should include details of the allocation of cycle spaces between the PBSA bedrooms and other land uses; details on how these cycle spaces and access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision (for non-PBSA uses) and, details of CCTV and lighting for the cycle storage area, as well as how the relevant details will be included in the Travel Plan. The approved cycle parking is to be completed prior to the occupation of the PBSA units and/or other relevant uses within that part of the development and shall be permanently retained thereafter.
- b) A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be large enough to accommodate adapted cycles, cargo and other types of larger cycles.
- c) No less than 456 long stay PBSA, 23 short stay PBSA, 2 long stay commercial and 9 short stay commercial cycle parking spaces shall be provided.
- d) The development shall not be occupied until the relevant amount of cycle parking spaces has been installed and are ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by occupiers and visitors to this part of the development only and solely in accordance with the approved CPMP for the lifetime of the development.

Reason: To ensure the provision of adequate cycle parking facilities in accordance with the requirements of policies T5 of the London Plan (2021) and D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

15. S61 Construction Restrictions

All building, engineering or other operations associated with the construction of the development (including arrival, departure and loading and unloading of construction vehicles) shall be carried out in general accordance with the latest, current published Tower Hamlets Code of Construction Practice.

No construction activities shall take place outside of the hours of 08:00 – 18:00 on Mondays to Fridays or at all on Saturdays, Sundays, Bank Holidays and Public Holidays, unless allowed by a consent granted under Section 61 of the Control of Pollution Act 1974.

No high impact construction activities (piling, excavation and demolition) shall take place outside of the hours of 09:00 – 12:00 and 14:00 – 17:30 Mondays to Fridays or at all on Saturdays, Sundays, Bank Holidays and Public Holidays, unless allowed by a consent granted under Section 61 of the Control of Pollution Act 1974.

Ground-borne vibration shall not exceed 1.0mm/s Peak Particle Velocity (PPV) at residential and 3.0mm/s PPV at commercial properties neighbouring the site.

Noise levels measured 1 metre from the façade of any occupied building neighbouring the site shall not exceed 70dB(LAeqT*) at any point 1m from the façade of residential and noise sensitive commercial properties Monday to Friday, reduced to 65dB(LAeqT) at schools and hospitals and other noise sensitive premises.

*(LAeq,T where T = 10 hours Monday to Friday).

Reason: To safeguard the amenity and wellbeing of local residents and the area generally in accordance with policies D.SG4 and D.DH8 of the Tower Hamlets Local Plan 2031 (2020).

16. CEMP/CoCP Checklist

No development shall take place (save for site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes) until the Council's **Code of Construction Practice Checklist** (CoCP Checklist) has been completed, signed by the applicant and approved in writing by the Council, alongside all of the supporting documents, including:

- a) Construction Management Plan including Construction Traffic Management Plan
- b) Site Environmental Management Plan, to include:
 - Part A: Noise & Vibration Management Plan
 - Part B: Dust and Air Quality Management Plan
 - Part C: Site Waste Management Plan
- c) Application for consent under Section 61 of the Control of Pollution Act 1974

The development must then be carried out in accordance with the approved CoCP Checklist, documents and plans, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of policies D14, S11 and T7 of the London Plan (2021), and D.SG4, D.DH8, D.ES2, D.ES9, STR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

You **must** read the INFORMATIVE explaining the process required to be undertaken for Major and Strategic developments to attain discharge of Condition relative to the **Code of Construction Practice Checklist** (CMP/SEMP approval).

17. Piling Method Statement

No piling shall take place until a Piling Method Statement (detailing the depth, location and type of piling to be undertaken and the methodology by which such piling will be carried out,

including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority.

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

Reason: In order to prevent and minimise the potential for damage to subsurface sewerage infrastructure (in consultation with Thames Water), and policy D.ES6 of the Tower Hamlets Local Plan 2031 (2020).

18. Cranes (LCY protection)

No construction cranes shall be erected within the site until a Method Statement, including geographical coordinate locations, diagrams of all cranes used clearly labelled with maximum operating heights, radius/jib lengths, and details of aircraft obstacle lighting, has first been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the development does not impact on air traffic safety (in consultation with London City Airport) in accordance with policy D.DH6 of the Tower Hamlets Local Plan 2031 (2020).

19. Cleaning Gantry

Any cleaning gantry equipment erected in connection with the development shall be designed so it is fully retractable and thereby retracts fully back behind all sections of the facing edges of the building:

Reason: To safeguard pedestrian safety and ensure the cleaning gantry does not result in permanent oversailing of the public highway, in accordance with policy D.TR2 of the Tower Hamlets Local Plan 2031 (2020).

20. Tree Planting

Prior to completion of external building works; full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier, irrigation and drainage requirements, defect period and any SuDS aspects of the tree pit and surrounding area. All tree planting shall be carried out no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees that are found to be dead, dying, severely damaged or diseased following the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies G7 of the London Plan (2021) and D.ES3 of the Tower Hamlets Local Plan 2031 (2020)

21. Land Contamination

a) No works shall take place (save for site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes) until a remediation scheme to deal with the potential ground contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

i) A preliminary risk assessment which identifies:

- All previous uses;
- Potential contaminants associated with those uses;

- A conceptual model of the site indicating sources, pathways and receptors; and

- Potentially unacceptable risks arising from contamination at the Site.

ii) A site investigation scheme, based on (i.) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

1) The results of the site investigation and detailed risk assessment referred to in (ii.) and based on these an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;

2) A verification plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3.) are complete to a satisfactory standard; and

3) A monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The contamination remediation works shall be carried out in accordance with the approved details and completed prior to the first occupation of the development. The provisions of the monitoring and maintenance plan shall be in force from the first occupation of the development and retained for its lifetime.

b) If during the works any additional contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:

i) The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

or

ii) Timescales for submission of a remediation scheme and details of works which may be carried out in the interim have been agreed in writing by the Local Planning Authority.

Any additional land contamination shall be fully remedied prior to the first occupation of the development.

c) The development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the Local Planning Authority demonstrating that the site remediation criteria have been met.

Reason: To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants in accordance with policies D10 of the London Plan (2021), D.ES8 of the Tower Hamlets Local Plan 2031 (2020).

22. DSMP

Prior to commencement of the relevant use, a Deliveries and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The deliveries and servicing of the approved uses shall not take place otherwise than in accordance with the Deliveries and Servicing Plan thus approved.

No deliveries or servicing shall take place on Sundays or Bank Holidays.

Reason: To ensure to ensure that the development does not adversely impact on the safety or capacity of the road network, and protect amenity of the area, in accordance with policies T7 and S17 of the London Plan (2021), and D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

23. Waste Management Plan

The development shall not be occupied until an Operational Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include details to demonstrate compliance with the following guidelines:

- Internal waste storage is to be provided for each PBSA bedroom (if applicable);
- Bin stores are to be built in accordance with relevant standards;
- Measurement of bins are to be provided in cubic meters to demonstrate there is sufficient space in bin stores;
- Sufficient door sizes with catches or stays are to be provided;
- The facilities are appropriately ventilated.
- They have a suitably robust design including walls that are fitted with rubber buffers and that any pipes/services are fitted with steel cages.
- They feature gates/doors with galvanised metal frames/hinges and locks.
- They have sufficient capacity to service the relevant building/use.
- They have maintenance facilities, including a wash-down tap and floor drain.
- All bin stores are to be free from any steps;
- Bins are to be built in accordance with relevant standards;
- Bulky waste storage must be in its own separate storage unit away from other waste streams;
- Information of dropped kerbs is to be provided and within 10m of trolleying distance from bin stores;
- Waste carrying distance for residents should be maximum 30 metres to the bin store;
- Managing agent shall present all waste streams including bulky waste where these are not within 10 metres trolleying distance for the waste collection operatives including all waste stored at all other levels except ground level, and;
- Details of how the waste collections vehicle will service this proposal including all loading and unloading areas must be provided.

The provisions for waste storage shown on the approved plans shall be maintained for the lifetime of the development. The waste storage and waste collection facilities shown on approved drawings shall be provided prior to the first occupation of the development and be maintained in an operational condition and made available to the occupiers of the building for the lifetime of the development.

Reason: To ensure adequate provision for the storage of refuse in accordance with policy D.MW3 of the Tower Hamlets Local Plan 2031 (2020); and to ensure adequate delivery and servicing arrangements and to minimise the development's impacts on the safety and capacity of the road network, and protect the amenity of the area, in accordance with policies T7 and

SI7 of the London Plan (2021) and D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

24. SUDS

No superstructure works shall take place until a Sustainable Urban Drainage Scheme (SUDS) including on-going maintenance provisions has been submitted to and approved in writing by the Local Planning Authority. Nature based sustainable drainage, source control and greywater re-use measures high in the SuDS management/ treatment train shall be prioritised.

The approved SUDS scheme shall be completed prior to the first occupation of the development and thereafter maintained in operational condition for the lifetime of the development.

Reason: To minimise the risk of flooding, to protect water quality and in the interest of healthy living and sustainability accordance with policies SI 13, G5 of the London Plan, D.ES5, D.SG3 of the Tower Hamlets Local Plan 2031 (2020).

25. Biodiversity Enhancements

Ecological Management Plan

Prior to completion of superstructure works, full details of biodiversity mitigation and enhancements shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall include but not be limited to the following:

- biodiverse roofs designed in accordance with 'Creating Green Roofs for Invertebrates' best practice guide by Buglife – details provided should include the location and total area of biodiverse roofs, substrate depth and type, planting including any vegetated mat or blanket (though sedum mats should be avoided if possible) and any additional habitats to be provided such as piles of stones or logs;
- landscaping to include a good diversity of nectar-rich plants to provide food for bumblebees and other pollinators for as much of the year as possible - details should include species list and planting plans;
- climbing plants, including ivy, honeysuckle and jasmine, on appropriate walls to provide a further source of nectar and cover for nesting birds such as house sparrows - details to include species and locations of climbers; details to include species and locations of climbers;
- planted exclusively with native wetland plants – details to include type of rafts, locations and total area of vegetated rafts (ideally divided into area of Phragmites reed bed and area of mixed wetland vegetation if both planting types are included), species list and planting plan;
- external lighting designed in accordance with best practice guidance on bats and lighting published by the Institute of Lighting Professionals, to minimise the light spill onto areas likely to be used by foraging bats – details to include diagrams of existing and proposed light levels across the site;
- bat boxes, insect boxes and nest boxes for appropriate bird species including house sparrow, swift and black redstart– details should include number, locations and type of boxes;
- details of maintenance provisions for all of the above.

The biodiversity improvement measures shall be completed in accordance with the approved details prior to the first occupation of the development and retained and maintained in accordance with the approved maintenance provisions for the lifetime of the development.

Reason: To ensure an overall improvement to biodiversity in line with the Local Biodiversity Action Plan and in accordance with policies G5 of the London Plan (2021), D.ES3 of the Tower Hamlets Local Plan 2031 (2020).

26. ES Mitigation measures

The Development hereby permitted shall be carried out in accordance with the mitigation measures set out in the document Chapter 15 at tables 15.2 and 15.3 of the Environmental Statement dated February 2024, unless otherwise provided for in any of these Conditions or subject to any alternative mitigation measures as may be approved in writing by the Local Planning Authority, provided that such measures do not lead to there being any significant environmental effects other than those assessed in the Environmental Statement.

Reason: To ensure the mitigation measures specified in the Environmental Statement are satisfactorily implemented.

27. Aerials

Prior to their installation, details of any aerials and satellite dishes shall be submitted and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking or re-enacting that principal Order with or without modification), no additional aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being obtained.

Reason: To ensure that the visual impact of telecommunications equipment upon the surrounding area can be considered, in accordance with policies D3 of the London Plan (2021), S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

28. Archaeology

No 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 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 ensure that archaeological remains are properly investigated and recorded and to ensure that the development is in accordance with policies HC1 of the London Plan (2021), S.DH3 of the Tower Hamlets Local Plan 2031 (2020).

29. Digital Connectivity

Prior to commencement of the building detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with policy SI 6 of the London Plan (2021).

30. Active Frontage

For the lifetime of the development, the external glazed surface areas to the ground floor frontages of the development, including the shop fronts hereby approved, shall be maintained wholly transparent, shall not be mirrored, painted or otherwise obscured by blanket window transfers placed on the glazing, unless otherwise agreed by the Local Planning Authority in writing.

Reason: To ensure a satisfactory external appearance, to prevent harm to the street scene and public realm, and ensure active frontages to all street frontages and natural surveillance of the streets in accordance with policies D3, D8 of the London Plan (2021), S.DH1, D.DH2 and D.DH9 of the Tower Hamlets Local Plan 2031 (2020).

31. Bird Hazard Management Plan

Prior to the commencement of above ground works, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to mitigate the attractiveness of the development to birds which could endanger the safe movement of aircraft and the operation of London City Airport.

32. Aviation Obstacle Lighting Scheme

Obstacle lights shall be placed on the two eastern top corners of the building only. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with UK regulation (EU) 139/2014.

Reason: Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of London City Airport.

33. Construction methodology for Aviation Safeguarding

No cranes or scaffolding shall be erected on the site unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius, and

start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority in writing, the Local Planning Authority having consulted London City Airport.

It should be noted that no construction equipment shall be permitted to infringe any Instrument Flight Procedures or critical obstacle limitation surfaces, without further agreement with London City Airport, following completed specialist CNS/IFP assessments.

Reason: The use of cranes or tall equipment in this area has the potential to impact London City Airport operations and therefore they must be assessed before construction

34. TFL RAMS

No development shall be carried out prior to each of:

- a. commencement (save for site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes);
- b. Sub-structure works; or
- c. Super-structure works,

unless and until a Site specific Risk Assessments and Method Statements (RAMS) for any activities which TfL may deem to be a risk to London Underground (LU) has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with TfL Infrastructure Protection). Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the London Plan 2021 Policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

35. Operational Environmental Management Plan

The development shall not be occupied until an Operational Environmental Management Plan (OEMP) is submitted to and approved in writing by the Local Planning Authority. The OEMP shall include details of the implementation and monitoring of measures taken to reduce Greenhouse Gas emissions and the impact of the development on Climate Change in accordance with Chapter 7 of the approved Environment Impact Assessment.

Reason: To ensure a maximisation of the reduction of carbon dioxide emissions and the highest levels of sustainable design and construction in accordance with policies SI2 of the London Plan (2021), and D.ES6 and D.ES7 of the Tower Hamlets Local Plan 2031 (2020).

36. Student Management Plan

Prior to occupation of the student accommodation, a Student Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Student Management Plan shall include details of:

- Site staffing numbers, hours and roles
- reception services
- security
- maintenance
- management and measures to prevent and deal with any antisocial behaviour
- working with neighbours
- complaints procedure

The Student Management Plan shall be implemented, in full, from first occupation of the student accommodation and for the lifetime of the development.

Reason: To ensure that the proposed student accommodation does not create unacceptable adverse impacts on neighbouring amenity in line with Policies D.H6, D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020) and Policy D13 of the London Plan 2021.

37. Parking Design and Management Plan

The development shall not be occupied until Parking Design and Management Plan is submitted to and approved in writing by the Local Planning Authority. The Strategy shall govern the allocation of wheelchair accessible car parking spaces for the lifetime of the development and passive provision for additional spaces outside of the site.

Reason: To promote sustainable transport by reducing the need for car travel and to ensure the provision of adequate inclusive parking facilities in accordance with policies T6 and T6.1 of the London Plan (2021), and D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

38. Whole Life-cycle Carbon

Prior to the occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide saving

39. Circular Economy post-construction report

Prior to the occupation of the development, a postconstruction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the LPA in writing.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management.

40. Flood Warning

Prior to occupation of any commercial uses on site, a Flood Warning and Evacuation Plan (FWEP) must be submitted to and approved in writing by the Local Authority. The Flood Warning and Evacuation Plan must detail how residual flood risk will be managed in the event of flood or breach to the defences.

Reason; To ensure that the development provides adequate management of residual flood risk in accordance with policy SI 12 of the London Plan (2021) and policy D.ES4 of the Tower Hamlets Local Plan 2031 (2020).

41. Wheelchair rooms

Prior to the commencement of superstructure works, room layouts at a scale of no less than 1:50 and full details of fixtures and fittings including ceiling hoists and any other reasonable adaptations to make the rooms suitable for occupation by a wheelchair user for each room to be provided as accessible or adaptable shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be occupied in accordance with such approval.

Reason: To ensure adequate provision of accessible student rooms & wheelchair accessible student rooms and that adequate step-free access is provided in accordance with policy D7 of the London Plan (2021) and D.H6 of the Tower Hamlets Local Plan 2031 (2020).

42. Photovoltaic (PV) Panels

Prior to commencement, a detailed roof layout for the building demonstrating that the roofs potential for photovoltaic installation has been maximised and clearly outlining any constraints to the provision of further photovoltaic installation shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be implemented in accordance with the details approved and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction in accordance with Policy SI2 of the London Plan (2021) and Policy D.ES7 of the Tower Hamlets Local Plan 2031 (2020).

Informatives

1. *Whole Life-Cycle Carbon assessment informative*

Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: ZeroCarbonPlanning@london.gov.uk.

2. *Post-construction monitoring report informative*

Once the Post-Construction Monitoring report is approved by the LPA, the Applicant should provide the approved post-construction monitoring report and any supporting information to the GLA at circulareconomystatements@london.gov.uk

3. *CRT*

The applicant / developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained for more advice (enquiries.tpwsouth@canalrivertrust.org.uk) <https://canalrivertrust.org.uk/business-andtrade/undertaking-works-on-our-property-and-ourcode-of-practice>

The applicant/developer is advised that any encroachment into, or access over the waterway (scaffolding or cranes, etc) requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor at Bernadette.McNicholas@canalrivertrust.org.uk regarding any required access agreement.

The applicant/developer is advised that any drainage to Blackwall Basin requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Utilities team for more information (Chris.Lee@canalrivertrust.org.uk)

4. *TFL Infrastructure*

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

5. *PM10 Dust Management Informative*

· Please, request the 'Daily Air Quality Exceedances form – Tower Hamlets Council' to the Pollution Team. This form needs to be included in the Dust Management Plan

· [To include number of PM10 continuous monitoring stations, model/brand, and air consultant responsible for downloading the data and preparing the air quality reports]

· [To include locations of PM10 continuous monitoring stations]

· PM10 monitoring must be undertaken for a month before construction works shall start.

· The worksite shall have the following Air Quality Trigger levels:

a 'red' alert of 190µg/m³ set as a 1-hour mean for concentrations of PM10

· The worksite shall have automatic alerts direct to the site manager so that when dust levels breach the acceptable limits action can be taken swiftly and effectively. When a red alert will be received, the project manager or the appropriate person(s) shall review the activities to identify any potential dust or particulate sources. If the cause of the red alert relates to site

activity, mitigation shall be put in place immediately. When the red alert is exceeded, PM10 monitoring units shall send alerts (emails and/or text messages) to the project manager or the appropriate person(s). If a red alert is received, Tower Hamlets Pollution Team shall be notified.

Notification to Tower Hamlets Air Pollution Team following a red alert:

- The project manager shall, as quickly as practicable, investigate activities on the site to ascertain any visible dust is emanating from the site and identify activities occurring without adequate dust control measures implemented.
- If it is identified that the cause of the alert relates to the worksite activity, mitigation shall be put in place immediately to reduce impacts.
- Details of the alert, investigation and actions taken shall be recorded in the site logbook and the Tower Hamlets Pollution Team shall be notified of the event. Within 24 hours of a 190µg/m³ exceedance, an email to Environmental.Protection@towerhamlets.gov.uk shall be sent by completing the appropriate form 'Daily Air Quality Exceedances form – Tower Hamlets Council'. The site logbook shall be available to Tower Hamlets Council too;
- If no source of the dust event will be identified on site, and/or if the cause of the alert is not related to site operations, the outcome of any investigation shall be recorded in the site logbook and reported to Tower Hamlet Air Pollution Team through the form.
- For the entire monitoring duration, every month an air quality monitoring monthly report shall be sent to Environmental.Protection@towerhamlets.gov.uk within the first week of the following month. The monthly report shall include Quality Assurance (QA) and Quality Control (QC) information regarding the monitoring units.

PM10 monitors should be installed according to the European Directive 2008/50/EC:

- The flow around the inlet sampling probe shall be unrestricted (free in an arc of at least 270 degrees)
- There should be no obstructions affecting the airflow in the vicinity of the sampler (normally some metres away from buildings, balconies, trees and other obstacles and at least 0.5m from the nearest building in the case of sampling points representing air quality at the building line).
- In general, the inlet sampling point shall be between 1.5m (the breathing zone) and 4m above the ground.
- The inlet probe should not be positioned in the immediate vicinity of sources to avoid the direct intake of emissions unmixed with ambient air.

6. COCP Checklist

Please note that since 26th April 2023, with the adoption of an updated Code of Construction Practice, there is now a charge applied to Major and Strategic development for the review, approval and monitoring of CMP/SEMP documentation.

The applicant is advised to contact the CMP Service team, at the earliest opportunity, regarding their application for discharge of condition on the following email address: CMP@TowerHamlets.gov.uk

Further information on the process can also be found on Tower Hamlets webpages.

- Search for **Transport and Streets** – then go to the 'Construction Management Plan Service'
- Find the following information:

- Why is a CMP/SEMP required?
- Which development sites are expected to provide CMP/SEMP?
- When is a s61 required?
- Area wide CMP/SEMPs
- Construction Forums – area based
- Developer Construction Forums
- Health Assessment
- CMP Service application process
- CoCP Checklist
- CMP/SEMP approval
- CoCP Checklist discharge
- Compliance and monitoring of CMP/SEMP
- Fees and charges
- Fee schedule
- How to pay
- Key contacts

The **Code of Construction Practice Checklist** (CoCP Checklist) and associated documents and plans must be submitted to the **CMP Service** no later than **40 working days** prior to scheduled commencement on site.

The fee must be paid **prior** to Tower Hamlets CMP Service starting any engagement around the review, approval and monitoring of CMP/SEMPs. The countersigning of the CoCP Checklist, by the CMP Officer, is required to apply for discharge of the condition applied at planning approval stage.

7. *Thames Water*

The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Approved Drawings

Drawing Number	Plan	Dated	Revision
103P3-F1-GHA-05001	Site Location Plan	19/01/2024	
103P3-F1-GHA-05002	Proposed Site Plan	19/01/2024	
103P3-F1-GHA-05003	3D Redline Plan	19/01/2024	

103P3-F1-GHA-05098	Proposed Basement B2 Floor Plan	19/01/2024	
103P3-F1-GHA-05099	Proposed Basement B1 Floor Plan	19/01/2024	
103P3-F1-GHA-05100	Proposed Ground Floor Plan	07/02/2024	
103P3-F1-GHA-05101	Proposed Ground Mezzanine Floor Plan	07/02/2024	
103P3-F1-GHA-05102	Proposed Level 01 - Level 08 Floor Plan	07/02/2024	
103P3-F1-GHA-05110	Proposed Level 09 Floor Plan	19/01/2024	
103P3-F1-GHA-05111	Proposed Level 10 - Level 19 & Level 36 - Level 39 Floor Plan	19/01/2024	
103P3-F1-GHA-05121	Proposed Level 20 - Level 35 Floor Plan	19/01/2024	
103P3-F1-GHA-05141	Proposed Level 40 - Level 43 Floor Plan	19/01/2024	
103P3-F1-GHA-05145	Proposed Level 44 Floor Plan	19/01/2024	
103P3-F1-GHA-05146	Proposed Level 45 Floor Plan	19/01/2024	
103P3-F1-GHA-05147	Proposed Roof Level Plan	03/03/2025	Rev 01
103P3-F1-GHA-05200	GA North Elevation	19/01/2024	
103P3-F1-GHA-05201	GA East Elevation	19/01/2024	
103P3-F1-GHA-05202	GA South Elevation	19/01/2024	
103P3-F1-GHA-05203	GA West Elevation	19/01/2024	
103P3-F1-GHA-05300	GA North_South Section	19/01/2024	
103P3-F1-GHA-05301	GA East_West Section	19/01/2024	
103P3-F1-GHA-05400	Typical Bay Study Podium Façade	19/01/2024	
103P3-F1-GHA-05420	Typical Bay Study Amenity Façade	19/01/2024	
103P3-F1-GHA-05430	Typical Bay Study Crown Façade	19/01/2024	
103P3-F1-GHA-05440	Typical Bay Study - Glazed Opening Panel	19/01/2024	
103P3-F1-GHA-05441	Typical Bay Study - Solid Opening Panel	19/01/2024	
103P3-F1-GHA-05442	Typical Bay Study - Corner Type A	19/01/2024	

103P3-F1-GHA-05443	Typical Bay Study - Corner Type B	19/01/2024	
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