

GREATER **LONDON** AUTHORITY  
Good Growth

**Hugh Sowerby**  
Director  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

**GLA Reference:** GLA/2025/1006/S3  
**LBS Reference:** 25/AP/0242  
**Date:** 11 May 2026

Dear Mr Sowerby

**Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 and Town and Country Planning (Environmental Impact Assessment) Regulations 2017.**

**GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 7 MAY 2026**

The Deputy Mayor of London for Planning, Regeneration and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

Application under Section 73 of the Town and Country Planning Act for variations to Condition 1 (Approved Plans), Condition 3 (Control Documents), Condition 4 (Floorspace cap), Condition 5 (Development Zones and permitted uses) to hybrid planning permission dated 29th May 2020 (ref.18/AP/1604) for:

Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of tall buildings comprising the following mix of uses: Retail, workspace, hotel, residential, assisted living, student accommodation, leisure (including a cinema), community facilities (including health and education uses), public toilets, nightclub), flexible events space, an energy centre, an interim and permanent petrol filling station, a primary electricity substation, a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to the Canada Water Dock, car parking, means of access, associated infrastructure and highways works and demolition or retention with alterations to the Press Hall and/or the Spine Building of the Printworks; and

Detailed planning permission for the following Development Plots in Phase 1:

- Development Plot A1 (south of Surrey Quays Road and west of Deal Porters Way) to provide uses comprising retail (A1-A5), workspace (B1) and 186 residential units (C3) in a 6 and 34 storey building plus a basement.
- Development Plot A2 (east of Lower Road and west of Canada Water Dock) to provide a leisure centre (D2), retail (A1-A5), and workspace (B1) in a 4, 5 and 6 storey building plus a basement.
- Development Plot K1 (east of Roberts Close) to provide 79 residential units (C3) in a 5 and 6 storey building
- Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide a petrol filling station with kiosk, canopy and forecourt area.

Each Development Plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

**At:** CANADA WATER MASTERPLAN - LAND BOUNDED BY LOWER ROAD (WEST), REDRIFF ROAD (SOUTH), QUEBEC WAY (EAST), SURREY QUAYS ROAD AND CANADA WATER DOCK (NORTH), AND SITE AT ROBERTS CLOSE, LONDON SE16.

**In accordance with the valid application received by Southwark Council on 29<sup>th</sup> January 2025** and the supporting documents submitted with the application that are listed below, which can be viewed on Southwark Council's Planning Register at: <https://www.southwark.gov.uk/planningregister>

Existing Plans	
Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07001 Rev P2
Existing Site Plan	CWM-AAM-MP-ZZ-DR-A-07020 Rev P2
Existing Site Levels	CWM-AAM-MP-ZZ-DR-A-07010 Rev P4

The Parameter Plans	
Demolition Plan	CWM-AAM-MP-ZZ-DR-A-07002 Rev P2
Proposed Development Zones and Public Realm	CWM-AAM-MP-ZZ-DR-A-07003 Rev P6
Proposed Building Lines	CWM-AAM-MP-ZZ-DR-A-07004 Rev P6
Proposed Basement Extents	CWM-AAM-MP-ZZ-DR-A-07005 Rev P9
Proposed Vehicular Access from Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07006 Rev P4
Proposed Servicing and Access	CWM-AAM-MP-ZZ-DR-A-07007 Rev P5
Proposed Predominant Ground Level Uses	CWM-AAM-MP-ZZ-DR-A-07008 Rev P4
Proposed Predominant Upper Level Uses	CWM-AAM-MP-ZZ-DR-A-07009 Rev P5
Proposed Site Levels	CWM-AAM-MP-ZZ-DR-A-07011 Rev P4

Proposed Maximum Heights	CWM-AAM-MP-ZZ-DR-A-07012 Rev P9
<b>Detailed Development Plots</b>	
<b>Development Plot A1</b>	
Area Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
Residential Accommodation Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
Plot A1 Boundary	CWM-AAM-A1-RL-DR-A-03000 Rev P1
Existing Site Plan	CWM-AAM-A1-RL-DR-A-03001 Rev P1
Existing North and South Elevations	CWM-AAM-A1-ZZ-DR-A-03003 Rev P2
Existing East and West Elevations	CWM-AAM-A1-ZZ-DR-A-03004 Rev P2
Context Plan – Existing Sections	CWM-AAM-A1-ZZ-DR-A-03005 Rev P2
<b>Proposed Layout Plans</b>	
Proposed Site Plan	CWA10-AAM-ZZZ-ZZ-DR-AR-003002-P1
Plan B1 General Arrangement	CWA10-AAM-ZZZ-B1-DR-AR-006099-P21
Plan 00 General Arrangement	CWA10-AAM-ZZZ-00-DR-AR-006100-P31
Plan 00 Mezzanine	CWA10-AAM-ZZZ-M0-DR-AR-006098-P13
Plan 01 General Arrangement	CWA10-AAM-ZZZ-01-DR-AR-006101-P22
Plan 02 General Arrangement	CWA10-AAM-ZZZ-02-DR-AR-006102-P20
Plan 03 General Arrangement	CWA10-AAM-ZZZ-03-DR-AR-006103-P20
Plan 04 General Arrangement	CWA10-AAM-ZZZ-04-DR-AR-006104-P20
Plan 05 General Arrangement	CWA10-AAM-ZZZ-05-DR-AR-006105-P20
Plan 06 General Arrangement	CWA10-AAM-ZZZ-06-DR-AR-006106-P24:
Plan 07-16 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006107-P19
Plan 17-22 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006117-P20
Plan 23-25 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006123-P19:
Plan 26-28 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006126-P19
Plan 29 General Arrangement	CWA10-AAM-ZZZ-29-DR-AR-006129-P18
Plan 30-31 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006130-P19
Plan 32 General Arrangement	CWA10-AAM-ZZZ-32-DR-AR-006132-P18
Plan 33 General Arrangement	CWA10-AAM-ZZZ-33-DR-AR-006133-P17
Plan 34 General Arrangement	CWA10-AAM-ZZZ-34-DR-AR-006134-P21
Plan 35 General Arrangement	CWA10-AAM-ZZZ-34-DR-AR-006135-P20
Roof General Arrangement	CWA10-AAM-ZZZ-35-DR-AR-006136-P17
<b>Proposed Elevations</b>	
West Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006200-P15
North Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006201-P15
East Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006202-P16
South Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006203-P14
<b>Proposed Sections</b>	

Section AA General Arrangement	CWA10-AAM-ZZZ-XX-DR-AR-006300-P8
Section BB	CWM-AAM-A1-ZZ-DR-A-07301 Rev P3
Section CC	CWM-AAM-A1-ZZ-DR-A-07302 Rev P3:
Section DD	CWM-AAM-A1-ZZ-DR-A-07303 Rev P3:
Section EE	CWM-AAM-A1-ZZ-DR-A-07304 Rev P2:
<b>Bay Studies</b>	
Bay Study Tower A Elevation East	CWM-AAM-A1-ZZ-DR-A-07500 Rev P1
Bay Study Tower B Elevation West	CWM-AAM-A1-ZZ-DR-A-07501 Rev P1
Bay Study Tower C Elevation North	CWM-AAM-A1-ZZ-DR-A-07502 Rev P1
Bay Study Office A Elevation East	CWM-AAM-A1-ZZ-DR-A-07503 Rev P1
Bay Study Office B Elevation South	CWM-AAM-A1-ZZ-DR-A-07504 Rev P3
Bay Study Office C Elevation West	CWM-AAM-A1-ZZ-DR-A-07505 Rev P2
Bay Study Office Core Elevation	CWM-AAM-A1-ZZ-DR-A-07506 Rev P3
<b>Development Plot A2</b>	
<b>Existing Plans</b>	
Area Schedule	CWM-GT-A2-XX-AS-Q-00001 Rev P03
Plot A2 Boundary	CWM-AAM-A2-ZZ-DR-A-07001 Rev P2
Existing Site Plan	CWM-AAM-A2-ZZ-DR-A-07002 Rev P2
Existing Site Sections	CWM-AAM-A2-XX-DR-A-07010 Rev P2
<b>Proposed Plans</b>	
Demolition Plan	CWM-AAM-A2-ZZ-DR-A-07003 Rev P2
Proposed Site Plan	CWM-AAM-A2-ZZ-DR-A-07004 Rev P4
Level B2 Plan	CWM-AAM-A2-B2-DR-A-07098 Rev P6 :
Level B1 Plan	CWM-AAM-A2-B1-DR-A-07099 Rev P6 :
Ground Floor Plan	CWM-AAM-A2-GF-DR-A-07100 Rev P7
Level 01 Plan	CWM-AAM-A2-01-DR-A-07101 Rev P6
Level 02 Plan	CWM-AAM-A2-02-DR-A-07102 Rev P6
Level 03 Plan	CWM-AAM-A2-03-DR-A-07103 Rev P6
Level 04 Plan	CWM-AAM-A2-04-DR-A-07104 Rev P6
Level 05 Plan	CWM-AAM-A2-05-DR-A-07105 Rev P6
Roof Plan	CWM-AAM-A2-RL-DR-A-07106 Rev P6
<b>Proposed Elevations</b>	
Elevations 01	CWM-AAM-A2-XX-DR-A-07200 Rev P7
Elevations 02	CWM-AAM-A2-XX-DR-A-07201 Rev P7
<b>Proposed Sections</b>	
Section AA	CWM-AAM-A2-XX-DR-A-07300 Rev P4
Sections BB & CC	CWM-AAM-A2-XX-DR-A-07301 Rev P4
<b>Bay Studies</b>	

Bay Study 01 North-East Elevation	CWM-AAM-A2-XX-DR-A-07500 Rev P6
Bay Study 02 North-West Elevation 1	CWM-AAM-A2-XX-DR-A-07501 Rev P5
Bay Study 03 North-West Elevation 2	CWM-AAM-A2-XX-DR-A-07502 Rev P6
Bay Study 04 North-West Elevation 3	CWM-AAM-A2-XX-DR-A-07503 Rev P6
Bay Study 05 South-East Elevation	CWM-AAM-A2-XX-DR-A-07504 Rev P6
Bay Study 06 South-West Elevation	CWM-AAM-A2-XX-DR-A-07505 Rev P5
Bay Study 07 Level 04 Plant Room	CWM-AAM-A2-XX-DR-A-07506 Rev P1
<b>Development Plot K1</b>	
<b>Existing Plans</b>	
Area Schedule	CWM-ACM-K1-XX-AS-Q-00001 Rev P02
Existing Site Location Plan	CWM-DMA-K1-RL-DR-A-(01)100 Rev P01
Existing Elevations	CWM-DMA-K1-RL-DR-A-(01)102 Rev P01
<b>Proposed Plans</b>	
Proposed Site Location Plan	CWK10WHIZZZZZDRAR010100 - P01
Site Plan	CWK10-WHI-ZZZ-00-DR-AR-031000 - P04
Proposed Elevations	CWK10WHIZZZZZDRAR010103 - P01
Ground Floor Plan	CWK10WHIZZZ00DRAR010110 - P01
Ground Floor GA Layout	CWK10-WHI-XXX-00-DR-AR-040110 - P08
First Floor Plan	CWK10WHIZZZ00DRAR010111 - P01
Second Floor Plan	CWK10WHIZZZ00DRAR010112 - P01
Third Floor Plan	CWK10WHIZZZ00DRAR010113 - P01
Fourth Floor Plan	CWK10WHIZZZ00DRAR010114 - P01
Typical Levels 1-4 GA Layout	CWK10-WHI-XXX-01-DR-AR-040111 - P06
Fifth Floor Plan	CWK10WHIZZZ00DRAR010115 - P01
Level 5 GA Layout	CWK10-WHI-XXX-05-DR-AR-040115 - P06
Roof Plan	CWK10WHIZZZ00DRAR010116 - P01
<b>Proposed Elevations</b>	
North West Elevation	CWK10WHIZZZZZDRAR010210 - P01
South East Elevation	CWK10WHIZZZZZDRAR010211 - P01
North East Elevation	CWK10WHIZZZZZDRAR010212 - P01
South West Elevation	CWK10WHIZZZZZDRAR010213 - P01
Plant Room Elevations	CWK10WHIZZZZZDRAR010214 - P01
<b>Proposed Sections</b>	
Section AA	CWK10WHIZZZZZDRAR010310 - P01
Section BB	CWK10WHIZZZZZDRAR010311 - P01
Section CC	CWK10WHIZZZZZDRAR010312 - P01
Section DD	CWK10WHIZZZZZDRAR010313 - P01
<b>Bay Studies</b>	

External Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)101 Rev P02:
Courtyard Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)102 Rev P02:
<b>Interim Petrol Filling Station (IPFS)</b>	
<b>Existing Plans</b>	
Area Schedule	CWM-ACM-C1-XX-AS-Q-00001 Rev P01:
Location Plan	1185-2018-MER-11 Rev P01
Existing Site Plan	1185-2018-MER-01 Rev P02
<b>Proposed plans</b>	
Proposed Plan	1185-2018-MER-20 Rev P03
Proposed Elevations	1185-MER-2017- 22 Rev P03
Tanker Tracking	1185-2018-MER-23 Rev P03
Indicative Proposed Kerb Amendments	1185-2018-MER-27 Rev P03
Pedestrian Routes	1185-2018-MER-25 Rev P03
Contextual Routes to Interim PFS	1185-2018-MER-26 Rev P03
3D Visuals of Proposed Columns	1185-2018-MER-24 Rev P03

## Documents

<b>Masterplan/Sitewide</b>	
Arboricultural Survey and Impact Assessment	Waterman, May 2018
Arboricultural Survey and Impact Assessment Addendum	Waterman, October 2018
Arboricultural Survey and Impact Assessment Addendum	Waterman, February 2019
Aviation Safeguarding Assessment	Avia Solutions, May 2018
Aviation Safeguarding Assessment Addendum	Swanson Aviation Consultancy, January 2025
Cultural Strategy	Graham Devlin Associates, May 2018
Daylight and Sunlight Report	GIA, October 2018
Daylight and Sunlight Report Addendum	GIA, January 2025
Daylight and Sunlight Report Addendum	GIA, August 2025
Daylight and Sunlight Report Addendum Appendices	GIA, 13 August 2025
Daylight and Sunlight Report Addendum Appendices	GIA, 06 October 2025
Design and Access Statement Volume 1: Masterplan	Allies & Morrison, May 2018
Design and Access Statement Volume 1: Masterplan Public Realm	Allies & Morrison, May 2018
Design and Access Statement Addendum	Allies and Morrison Architects, January 2025
Design Guidelines: Volume 1 – Masterplan	Allies & Morrison, October 2025
Design Guidelines: Volume 2 – Masterplan Public Realm	Allies & Morrison, October 2018
Development Specification	DP9, February 2026
Energy Strategy	Arup, May 2018

Environmental Statement (ES)	Waterman, May 2018
<i>Volume 1: Main Chapters</i>	
<i>Volume 2: Figures</i>	
<i>Volume 3: Townscape, Built Heritage and Visual Assessment</i>	
<i>Volume 4: Technical Appendices</i>	
ES Addendum Volume 1: Main Chapters	Waterman, October 2018
ES Addendum Volume 2: Figures	Waterman, October 2018
ES Addendum Volume 3: Technical Appendices	Waterman, October 2018
ES Addendum: Non-Technical Summary	Waterman, October 2018
ES Statement of Conformity	Waterman, February 2019
ES Addendum Volume 1: Main Chapters	Waterman, June 2019
ES Addendum Volume 2: Figures	Waterman, June 2019
ES Addendum Volume 3: Technical Appendices	Waterman, June 2019
Environmental Statement: Statement of Conformity Addendum and Appendices	Waterman, January 2025
Environmental Statement: Statement of Conformity Addendum	Waterman, August 2025
Environmental Statement: Statement of Conformity Addendum Appendices A, B, C, D, G	Waterman, August 2025
Environmental Statement: Statement of Conformity Addendum Appendices E, F	Waterman, September 2025
Equalities Statement	Quod, May 2018
Equalities Statement: Statement of Conformity	Quod, January 2025
Existing Business Management Strategy	British Land, August 2019
Fire Strategy Summary	OFR, January 2025
Framework Construction Management Plan	Real PM, May 2018
Health Impact Assessment	Quod, May 2018
Health Impact Assessment Statement of Conformity	Quod, January 2025
Housing Statement	Quod, May 2018
Housing Statement Executive Summary	Quod, May 2018
Housing Statement Addendum – June 2019	Quod, June 2019
Housing Statement Executive Summary Addendum	Quod, June 2019
Housing Statement Addendum and Financial Viability Assessment	Quod, January 2025
Housing Statement Addendum and Financial Viability Assessment Executive Summary	Quod, January 2025
Housing Statement Addendum	Quod, September 2025
Illustrative Phasing Plan	Allies & Morrison, January 2025
Open Space Strategy	Quod, October 2018

Planning Statement	DP9, May 2018
Planning Statement Addendum	DP9, January 2025
Radio and Television Interference Assessment	EMC Consultants, May 2018
Retail and Leisure Statement	DP9, May 2018
Social Regeneration Charter	British Land, May 2018
Statement of Community Involvement	Soundings, May 2018
Statement of Community Involvement Addendum	EQ Communications, January 2025
Sustainability Strategy	Arup, May 2018
Transport Assessment	Arup, May 2018
Transport Assessment Addendum	Arup, October 2018
Transport Assessment Addendum	Arup, February 2019
Transport Assessment Addendum	Arup, June 2019
Transport Assessment Addendum	Arup, January 2025
Transport Assessment Addendum	Arup, August 2025
Utilities and Services Infrastructure Strategy	Waterman, May 2018

### Development Plot Specific Documents

#### Development Plot A1

Construction Management Plan: Plot A1	Real PM, May 2018
Design and Access Statement Volume 3: Plot A1	Allies & Morrison, May 2018
Design and Access Statement Volume 3 Addendum: Plot A1	Allies & Morrison, October 2018
Internal Daylight and Sunlight Assessment: Plot A1	GIA, May 2018
Sustainability and Energy Statement: Plot A1	SWECO, May 2018
Transport Statement: Plot A1	Arup, May 2018
Transport Statement Addendum: Plot A1	Arup, October 2018
Design and Access Statement Volume 5: Zone A Public Realm	Townshend Landscape Architects, May 2018

#### Development Plot A2

Construction Management Plan: Plot A2	Real PM, May 2018
Design and Access Statement Volume 4: Plot A2	Allies & Morrison, May 2018
Design and Access Statement Volume 4 Addendum: Plot A2	Allies & Morrison, October 2018
Design and Access Statement Volume 4 Addendum: Plot A2	Allies & Morrison, February 2019
Energy Statement: Plot A2	AECOM, May 2018
Sustainability Statement: Plot A2	AECOM, May 2018
Transport Statement: Plot A2	Arup, May 2018
Transport Statement Addendum: Plot A2	Arup, October 2018

Development Plot K1

Construction Management Plan: Plot K1	Real PM, May 2018
Design and Access Statement Volume 6: Plot K1	Duggan & Morris, May 2018
Design and Access Statement Volume 6 Addendum: Plot K1	Morris + Company, October 2018
Internal Daylight and Sunlight Assessment: Plot K1	GIA, October 2018
Sustainability and Energy Statement: Plot K1	SWECO, May 2018
Transport Statement: Plot K1	Arup, May 2018
Transport Statement Addendum: Plot K1	Arup, October 2018

Interim Petrol Filling Station (IPFS)

Arboricultural Impact Assessment Statement of Conformity: Interim Petrol Filling Station	Waterman, October 2018
Design and Access Statement Volume 7: Interim Petrol Filling Station	Merlango, February 2019
Transport Statement: Interim Petrol Filling Station	Arup, October 2018

## DEFINITIONS

**"Above-Grade"** means any works of construction above the ground level at the time the works are carried out.

**"Building"** means a building or part thereof within a Development Plot (including the Sub-Station).

**"Development"** means the Development permitted by this Planning Permission.

**"Development Phase"** means a phase of the Development as shown on the phasing plan approved pursuant to Condition 8, which phases may comprise any component part of the Development and may either individually or collectively comprise Excluded Works, works of construction, a Development Plot (or Development Plots), a Building (or Buildings), areas of Public Realm, landscaping and infrastructure or, in any case, part thereof and each and every such phase described on the approved phasing strategy shall constitute a separate phase of the development authorised by this planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

**"Development Plot"** means an area of land in respect of which a particular Building or group of Buildings is to be constructed, to be defined by the relevant RMA for that area of land;

**"Development Zone"** means each of the Development Zones shown on the Proposed Development Zones and Public Realm Plan (CWM-AAM-MP-ZZ-DR-A-07003 Rev P1) listed below;

**"Excluded Works"** means any of the following works:

- a) demolition or removal of existing buildings and structures including the removal of any underground structures;
- b) installation of utility services where not undertaken by a statutory provider under their statutory powers;
- c) site preparation;
- d) temporary construction works;
- e) termination or diversion of existing utility services where not undertaken by a statutory provider under their statutory powers;
- f) provision of temporary construction site accommodation; and
- g) works and operations to enable any of the foregoing to take place;

**"IPFS"** means the Interim Petrol Filling Station.

**"Occupation"** means the use or occupation of the Development or any part thereof for the purposes permitted and does not include occupation by personnel engaged in construction, fitting out or decoration, commissioning or occupation for marketing or display or operations in relation to security operations and the phrases "Occupy" and "Occupied" and cognate expressions shall be construed accordingly;

**"Phase 1 Development"** means Development Plot A1, Development Plot A2, Development Plot K1 and the IPFS and their associated Public Realm.

**"Public Realm"** means the network of spaces between the Buildings within the Development that can be freely accessed by the public, including parks, squares, roads, pedestrian areas, cycle routes and open space, including the dock.

**"Reserved Matters"** means details of the:

- a) Scale;
- b) Appearance;
- c) Layout;
- d) Access; and
- e) Landscaping

**"Reserved Matters Approval"** means any approval of Reserved Matters in respect of the Development and the term "RMA" shall be construed accordingly;

**"Reserved Matters Compliance Statement"** means the information set out in Annex 1 to this planning permission and which shall be included with each relevant application for the approval of reserved matters pursuant to condition 7.

**"Sub-Station"** means the primary electricity sub-station and associated works.

**CONDITIONS**

**Planning permission is granted subject to the following conditions:**

<b>1.</b>	<b>Approved Plans</b>	
	The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:	
	<b>The Parameter Plans</b>	
	Demolition Plan	CWM-AAM-MP-ZZ-DR-A-07002 Rev P2
	Proposed Development Zones and Public Realm	CWM-AAM-MP-ZZ-DR-A-07003 Rev P6
	Proposed Building Lines	CWM-AAM-MP-ZZ-DR-A-07004 Rev P6
	Proposed Basement Extents	CWM-AAM-MP-ZZ-DR-A-07005 Rev P9
	Proposed Vehicular Access from Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07006 Rev P4
	Proposed Servicing and Access	CWM-AAM-MP-ZZ-DR-A-07007 Rev P5
	Proposed Predominant Ground Level Uses	CWM-AAM-MP-ZZ-DR-A-07008 Rev P4
	Proposed Predominant Upper Level Uses	CWM-AAM-MP-ZZ-DR-A-07009 Rev P5
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	Proposed Maximum Heights	CWM-AAM-MP-ZZ-DR-A-07012 Rev P9
	<b>Detailed Development Plots</b>	
	<b>Development Plot A1</b>	
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	Residential Accommodation Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
	Plot A1 Boundary	CWM-AAM-A1-RL-DR-A-03000 Rev P1
	Existing Site Plan	CWM-AAM-A1-RL-DR-A-03001 Rev P1
	Existing North and South Elevations	CWM-AAM-A1-ZZ-DR-A-03003 Rev P2
	Existing East and West Elevations	CWM-AAM-A1-ZZ-DR-A-03004 Rev P2
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	Plan 00 General Arrangement	CWA10-AAM-ZZZ-00-DR-AR-006100-P31
	Plan 00 Mezzanine	CWA10-AAM-ZZZ-M0-DR-AR-006098-P13
	Plan 01 General Arrangement	CWA10-AAM-ZZZ-01-DR-AR-006101-P22
	Plan 02 General Arrangement	CWA10-AAM-ZZZ-02-DR-AR-006102-P20
	Plan 03 General Arrangement	CWA10-AAM-ZZZ-03-DR-AR-006103-P20
	Plan 04 General Arrangement	CWA10-AAM-ZZZ-04-DR-AR-006104-P20
	Plan 05 General Arrangement	CWA10-AAM-ZZZ-05-DR-AR-006105-P20
	Plan 06 General Arrangement	CWA10-AAM-ZZZ-06-DR-AR-006106-P24:
	Plan 07-16 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006107-P19
	Plan 17-22 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006117-P20

Plan 23-25 General Arrangement	CWA10-AAM-ZZZ-ZZ-DR-AR-006123-P19:	
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Plan 35 General Arrangement	CWA10-AAM-ZZZ-34-DR-AR-006135-P20	
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<b>Proposed Elevations</b>		
West Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006200-P15	
North Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006201-P15	
East Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006202-P16	
South Elevation	CWA10-AAM-ZZZ-XX-DR-AR-006203-P14	
<b>Proposed Sections</b>		
Section AA General Arrangement	CWA10-AAM-ZZZ-XX-DR-AR-006300-P8	
Section BB	CWM-AAM-A1-ZZ-DR-A-07301 Rev P3	
Section CC	CWM-AAM-A1-ZZ-DR-A-07302 Rev P3:	
Section DD	CWM-AAM-A1-ZZ-DR-A-07303 Rev P3:	
Section EE	CWM-AAM-A1-ZZ-DR-A-07304 Rev P2:	
<b>Bay Studies</b>		
Bay Study Tower A Elevation East	CWM-AAM-A1-ZZ-DR-A-07500 Rev P1	
Bay Study Tower B Elevation West	CWM-AAM-A1-ZZ-DR-A-07501 Rev P1	
Bay Study Tower C Elevation North	CWM-AAM-A1-ZZ-DR-A-07502 Rev P1	
Bay Study Office A Elevation East	CWM-AAM-A1-ZZ-DR-A-07503 Rev P1	
Bay Study Office B Elevation South	CWM-AAM-A1-ZZ-DR-A-07504 Rev P3	
Bay Study Office C Elevation West	CWM-AAM-A1-ZZ-DR-A-07505 Rev P2	
Bay Study Office Core Elevation	CWM-AAM-A1-ZZ-DR-A-07506 Rev P3	
<b>Development Plot A2</b>		
<b>Existing Plans</b>		
Area Schedule	CWM-GT-A2-XX-AS-Q-00001 Rev P03	
Plot A2 Boundary	CWM-AAM-A2-ZZ-DR-A-07001 Rev P2	
Existing Site Plan	CWM-AAM-A2-ZZ-DR-A-07002 Rev P2	
Existing Site Sections	CWM-AAM-A2-XX-DR-A-07010 Rev P2	
<b>Proposed Plans</b>		
Demolition Plan	CWM-AAM-A2-ZZ-DR-A-07003 Rev P2	
Proposed Site Plan	CWM-AAM-A2-ZZ-DR-A-07004 Rev P4	
Level B2 Plan	CWM-AAM-A2-B2-DR-A-07098 Rev P6	
Level B1 Plan	CWM-AAM-A2-B1-DR-A-07099 Rev P6	
Ground Floor Plan	CWM-AAM-A2-GF-DR-A-07100 Rev P7	
Level 01 Plan	CWM-AAM-A2-01-DR-A-07101 Rev P6	

Level 02 Plan	CWM-AAM-A2-02-DR-A-07102 Rev P6	
Level 03 Plan	CWM-AAM-A2-03-DR-A-07103 Rev P6	
Level 04 Plan	CWM-AAM-A2-04-DR-A-07104 Rev P6	
Level 05 Plan	CWM-AAM-A2-05-DR-A-07105 Rev P6	
Roof Plan	CWM-AAM-A2-RL-DR-A-07106 Rev P6	
<b>Proposed Elevations</b>		
Elevations 01	CWM-AAM-A2-XX-DR-A-07200 Rev P7	
Elevations 02	CWM-AAM-A2-XX-DR-A-07201 Rev P7	
<b>Proposed Sections</b>		
Section AA	CWM-AAM-A2-XX-DR-A-07300 Rev P4	
Sections BB & CC	CWM-AAM-A2-XX-DR-A-07301 Rev P4	
<b>Bay Studies</b>		
Bay Study 01 North-East Elevation	CWM-AAM-A2-XX-DR-A-07500 Rev P6	
Bay Study 02 North-West Elevation 1	CWM-AAM-A2-XX-DR-A-07501 Rev P5	
Bay Study 03 North-West Elevation 2	CWM-AAM-A2-XX-DR-A-07502 Rev P6	
Bay Study 04 North-West Elevation 3	CWM-AAM-A2-XX-DR-A-07503 Rev P6	
Bay Study 05 South-East Elevation	CWM-AAM-A2-XX-DR-A-07504 Rev P6	
Bay Study 06 South-West Elevation	CWM-AAM-A2-XX-DR-A-07505 Rev P5	
Bay Study 07 Level 04 Plant Room	CWM-AAM-A2-XX-DR-A-07506 Rev P1	
<b>Development Plot K1</b>		
<b>Existing Plans</b>		
Area Schedule	CWM-ACM-K1-XX-AS-Q-00001 Rev P02	
Existing Site Location Plan	CWM-DMA-K1-RL-DR-A-(01)100 Rev P01	
Existing Elevations	CWM-DMA-K1-RL-DR-A-(01)102 Rev P01	
<b>Proposed Plans</b>		
Proposed Site Location Plan	CWK10WHIZZZZDRAR010100 - P01	
Site Plan	CWK10-WHI-ZZZ-00-DR-AR-031000 - P04	
Proposed Elevations	CWK10WHIZZZZDRAR010103 - P01	
Ground Floor Plan	CWK10WHIZZ00DRAR010110 - P01	
Ground Floor GA Layout	CWK10-WHI-XXX-00-DR-AR-040110 - P08	
First Floor Plan	CWK10WHIZZ00DRAR010111 - P01	
Second Floor Plan	CWK10WHIZZ00DRAR010112 - P01	
Third Floor Plan	CWK10WHIZZ00DRAR010113 - P01	
Fourth Floor Plan	CWK10WHIZZ00DRAR010114 - P01	
Typical Levels 1-4 GA Layout	CWK10-WHI-XXX-01-DR-AR-040111 - P06	
Fifth Floor Plan	CWK10WHIZZ00DRAR010115 - P01	
Level 5 GA Layout	CWK10-WHI-XXX-05-DR-AR-040115 - P06	
Roof Plan	CWK10WHIZZ00DRAR010116 - P01	
<b>Proposed Elevations</b>		
North West Elevation	CWK10WHIZZZZDRAR010210 - P01	
South East Elevation	CWK10WHIZZZZDRAR010211 - P01	

	North East Elevation	CWK10WHIZZZZZDRAR010212 - P01	
	South West Elevation	CWK10WHIZZZZZDRAR010213 - P01	
	Plant Room Elevations	CWK10WHIZZZZZDRAR010214 - P01	
	<b>Proposed Sections</b>		
	Section AA	CWK10WHIZZZZZDRAR010310 - P01	
	Section BB	CWK10WHIZZZZZDRAR010311 - P01	
	Section CC	CWK10WHIZZZZZDRAR010312 - P01	
	Section DD	CWK10WHIZZZZZDRAR010313 - P01	
	<b>Bay Studies</b>		
	External Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)101 Rev P02:	
	Courtyard Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)102 Rev P02:	
	<b>Interim Petrol Filling Station (IPFS)</b>		
	<b>Existing Plans</b>		
	Area Schedule	CWM-ACM-C1-XX-AS-Q-00001 Rev P01:	
	Location Plan	1185-2018-MER-11 Rev P01	
	Existing Site Plan	1185-2018-MER-01 Rev P02	
	<b>Proposed plans</b>		
	Proposed Plan	1185-2018-MER-20 Rev P03	
	Proposed Elevations	1185-MER-2017- 22 Rev P03	
	Tanker Tracking	1185-2018-MER-23 Rev P03	
	Indicative Proposed Kerb Amendments	1185-2018-MER-27 Rev P03	
	Pedestrian Routes	1185-2018-MER-25 Rev P03	
	Contextual Routes to Interim PFS	1185-2018-MER-26 Rev P03	
	3D Visuals of Proposed Columns	1185-2018-MER-24 Rev P03	
	<u>Reason:</u>		
	For the avoidance of doubt and in the interests of proper planning.		
<b>2.</b>	<b>Time Limit and Reserved Matters</b>		
	<p>a) No part of the Development hereby approved in outline (other than any Excluded Works approved pursuant to Condition 10) shall be commenced until details of the Reserved Matters in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority.</p> <p>b) Applications for the approval of Reserved Matters in respect of the part of the Development approved in outline shall be submitted to the Local Planning Authority for approval before the expiration of 20 years from the date of planning permission reference: 18/AP/1604 dated 29th May 2020.</p> <p>c) Those reserved matters approved pursuant to Condition 2 of the planning permission with reference 18/AP/1604 and listed in full at Informative 1 to this decision shall be deemed as approved pursuant to this Condition 2 and development may continue pursuant to them for the purposes of this planning permission (or where not implemented at the date of this decision shall be capable of being implemented pursuant to this planning permission).</p>		
	<u>Reason:</u>		
	As required by Sections 91 and 92 of the Town and Country Planning Act 1990 as amended.		

<b>3.</b>	<b>Control documents</b>																				
	<p>The Development (excluding the Phase 1 Development) shall be developed in accordance with the following documents:</p> <ul style="list-style-type: none"> <li>• The Development Specification (DP9, February 2026)</li> <li>• The Parameter Plans:</li> </ul> <table border="1" data-bbox="256 405 1398 1283"> <tr> <td data-bbox="256 405 751 510">Demolition Plan</td> <td data-bbox="751 405 1398 510">CWM-AAM-MP-ZZ-DR-A-07002 Rev P2</td> </tr> <tr> <td data-bbox="256 510 751 616">Proposed Development Zones and Public Realm</td> <td data-bbox="751 510 1398 616">CWM-AAM-MP-ZZ-DR-A-07003 Rev P6</td> </tr> <tr> <td data-bbox="256 616 751 685">Proposed Building Lines</td> <td data-bbox="751 616 1398 685">CWM-AAM-MP-ZZ-DR-A-07004 Rev P6</td> </tr> <tr> <td data-bbox="256 685 751 754">Proposed Basement Extents</td> <td data-bbox="751 685 1398 754">CWM-AAM-MP-ZZ-DR-A-07005 Rev P9</td> </tr> <tr> <td data-bbox="256 754 751 860">Proposed Vehicular Access from Planning Application Boundary</td> <td data-bbox="751 754 1398 860">CWM-AAM-MP-ZZ-DR-A-07006 Rev P4</td> </tr> <tr> <td data-bbox="256 860 751 929">Proposed Servicing and Access</td> <td data-bbox="751 860 1398 929">CWM-AAM-MP-ZZ-DR-A-07007 Rev P5</td> </tr> <tr> <td data-bbox="256 929 751 1034">Proposed Predominant Ground Level Uses</td> <td data-bbox="751 929 1398 1034">CWM-AAM-MP-ZZ-DR-A-07008 Rev P4</td> </tr> <tr> <td data-bbox="256 1034 751 1140">Proposed Predominant Upper Level Uses</td> <td data-bbox="751 1034 1398 1140">CWM-AAM-MP-ZZ-DR-A-07009 Rev P5</td> </tr> <tr> <td data-bbox="256 1140 751 1209">Proposed Site Levels</td> <td data-bbox="751 1140 1398 1209">CWM-AAM-MP-ZZ-DR-A-07011 Rev P4</td> </tr> <tr> <td data-bbox="256 1209 751 1279">Proposed Maximum Heights</td> <td data-bbox="751 1209 1398 1279">CWM-AAM-MP-ZZ-DR-A-07012 Rev P9</td> </tr> </table> <ul style="list-style-type: none"> <li>• The Design Guidelines: Volume 1 Masterplan (October 2025) and the Design Guidelines: Volume 2 – Masterplan Public Realm (October 2018)</li> </ul> <p><u>Reason:</u></p> <p>To ensure that the Development is undertaken in accordance with the approved drawings and documents, including the Environmental Statement, and otherwise conforms to the principles of sustainable development as described in the National Planning Policy Framework (2019).</p>	Demolition Plan	CWM-AAM-MP-ZZ-DR-A-07002 Rev P2	Proposed Development Zones and Public Realm	CWM-AAM-MP-ZZ-DR-A-07003 Rev P6	Proposed Building Lines	CWM-AAM-MP-ZZ-DR-A-07004 Rev P6	Proposed Basement Extents	CWM-AAM-MP-ZZ-DR-A-07005 Rev P9	Proposed Vehicular Access from Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07006 Rev P4	Proposed Servicing and Access	CWM-AAM-MP-ZZ-DR-A-07007 Rev P5	Proposed Predominant Ground Level Uses	CWM-AAM-MP-ZZ-DR-A-07008 Rev P4	Proposed Predominant Upper Level Uses	CWM-AAM-MP-ZZ-DR-A-07009 Rev P5	Proposed Site Levels	CWM-AAM-MP-ZZ-DR-A-07011 Rev P4	Proposed Maximum Heights	CWM-AAM-MP-ZZ-DR-A-07012 Rev P9
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<b>4.</b>	<b>Floorspace cap</b>																				
	<p>The total amount of floorspace across the Development (excluding the Phase 1 Development) shall not exceed the 766,148 sq m GEA (excluding parking, plant and public toilets) stated in Tables 3a and 3b of the approved Development Specification.</p> <p><u>Reason:</u></p> <p>To ensure that the Development is carried out in accordance with the approved plans and other submitted documents and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the Development.</p>																				

<b>5.</b>	<p><b>Development Zones and permitted uses</b></p> <p>The quantum of built floorspace across the Development (excluding the Phase 1 Development) shall not exceed:</p> <ul style="list-style-type: none"> <li>the maximum floorspace (GEA) for each permitted land use;</li> <li>the maximum floorspace (GEA) for each Development Zone; and</li> <li>the maximum floorspace (GEA) across the Development as a whole (excluding the Phase 1 Development),</li> </ul> <p>in each case as stated in Table 3 of the approved Development Specification, as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #007090; color: white;"> <th>Land Use</th> <th>Use Class</th> <th>MAXIMUM GEA CAP BY USE (SQ M)</th> </tr> </thead> <tbody> <tr><td>Retail</td><td>A1-A5</td><td>86,650</td></tr> <tr><td>Workspace</td><td>B1</td><td>282,500</td></tr> <tr><td>Hotel</td><td>C1</td><td>16,500</td></tr> <tr><td>Assisted Living</td><td>C2</td><td>35,700</td></tr> <tr><td>Residential</td><td>C3/Sui Generis*</td><td>472,600</td></tr> <tr><td>Community Facilities</td><td>D1</td><td>45,650</td></tr> <tr><td>Leisure/ Cultural</td><td>D2</td><td>51,500**</td></tr> <tr><td>Night Club</td><td>Sui Generis</td><td>1,500</td></tr> <tr><td>Student Accommodation</td><td>Sui Generis</td><td>50,300</td></tr> <tr><td>Energy Centre</td><td>Sui Generis</td><td>2,000</td></tr> <tr><td>Primary Sub-Station</td><td>Sui Generis</td><td>3,000</td></tr> <tr><td>Multi-Storey Car Park</td><td>Sui Generis</td><td>17,200</td></tr> <tr><td>Petrol Filling Station</td><td>Sui Generis</td><td>3,000</td></tr> <tr><td>Transport Infrastructure (second entrance to SQ Station)</td><td>Sui Generis</td><td>500</td></tr> <tr><td>Flexible Events Space</td><td>Sui Generis</td><td>5,000</td></tr> <tr><td>Parking and Plant</td><td>-</td><td>133,750</td></tr> <tr><td>Public Toilets</td><td>Sui Generis</td><td>500***</td></tr> </tbody> </table> <p><i>Table 3a: Maximum GEA cap across the Masterplan by Use (sq m)</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #007090; color: white;"> <th>Development Zone</th> <th>Zone B GEA SQ M</th> <th>Zone C GEA SQ M</th> <th>Zone D GEA SQ M</th> <th>Zone E GEA SQ M</th> <th>Zone F GEA SQ M</th> <th>Zone G GEA SQ M</th> <th>Zone H GEA SQ M</th> <th>Zone J GEA SQ M</th> <th>Zone L GEA SQ M</th> <th>Zone M GEA SQ M</th> <th>Zone N GEA SQ M</th> <th>Zone P GEA SQ M</th> </tr> </thead> <tbody> <tr> <td><b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b></td> <td>98,900</td> <td>68,000</td> <td>189,200</td> <td>36,600</td> <td>126,000</td> <td>79,900</td> <td>124,600</td> <td>78,300</td> <td>29,800</td> <td>5,200</td> <td>750</td> <td>150</td> </tr> <tr> <td><b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b></td> <td colspan="12"><b>766,148</b></td> </tr> </tbody> </table> <p><i>Table 3b: Maximum total GEA cap per Zone and total Masterplan cap (sq m)</i></p> <p><b>Reason:</b></p> <p>To ensure that the Development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the Development.</p>	Land Use	Use Class	MAXIMUM GEA CAP BY USE (SQ M)	Retail	A1-A5	86,650	Workspace	B1	282,500	Hotel	C1	16,500	Assisted Living	C2	35,700	Residential	C3/Sui Generis*	472,600	Community Facilities	D1	45,650	Leisure/ Cultural	D2	51,500**	Night Club	Sui Generis	1,500	Student Accommodation	Sui Generis	50,300	Energy Centre	Sui Generis	2,000	Primary Sub-Station	Sui Generis	3,000	Multi-Storey Car Park	Sui Generis	17,200	Petrol Filling Station	Sui Generis	3,000	Transport Infrastructure (second entrance to SQ Station)	Sui Generis	500	Flexible Events Space	Sui Generis	5,000	Parking and Plant	-	133,750	Public Toilets	Sui Generis	500***	Development Zone	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	98,900	68,000	189,200	36,600	126,000	79,900	124,600	78,300	29,800	5,200	750	150	<b>TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)</b>	<b>766,148</b>											
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<b>6.</b>	<p><b>Floorspace minimums</b></p> <p>At its completion the Development hereby permitted will include as a minimum 2,000 residential units (use class C3) and the following amounts of non-residential floorspace across the Development (excluding the Phase 1 Development):</p> <ul style="list-style-type: none"> <li>• 45,962sqm (GIA) retail and leisure floorspace (use classes A1-A5 and D2)</li> <li>• 45,962sqm (GIA) workspace (use class B1)</li> <li>• 500sqm (GEA) community use floorspace (use class D1)</li> </ul> <p><u>Reason:</u></p> <p>To ensure a mixed and balanced Town Centre in accordance with the objectives of the Canada Water Area Action Plan (2015)</p>
<b>7.</b>	<p><b>Reserved Matters Compliance Statement</b></p> <p>Each application for Reserved Matters (excluding the Sub-Station) submitted pursuant to Condition 2 shall contain the information set out in the Reserved Matters Compliance Statement Checklist included at Annex 1 of this Decision Notice.</p> <p><u>Reason:</u></p> <p>To ensure that the development is undertaken in accordance with the plans and documents approved herein</p>
<b>8.</b>	<p><b>Phasing</b></p> <p>No part of the Development shall be carried out unless and until a phasing plan showing the location of each Development Phase and including details of the order in which the Development Phases will be commenced has been submitted to and approved by the Local Planning Authority.</p> <p>The Development shall only be carried out in accordance with the approved phasing plan, which shall be updated from time to time and submitted for approval by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>In order to provide a coordinated approach to the delivery of the Development, including the associated infrastructure and the Public Realm and in the interests of proper planning and to ensure this is a planning permission which expressly provides for the development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010.</p>
<b>9.</b>	<p><b>Retail controls</b></p> <p>At its completion, the Development will provide:</p> <ul style="list-style-type: none"> <li>• A minimum of 50% of its retail floorspace as Use Class A1;</li> <li>• A minimum of 10% of its retail floorspace as small shops (80sqm GIA or less);</li> <li>• No hot-food takeaways (Use Class A5) within 400m of a secondary school boundary and no more than 5% of its retail floorspace as Use Class A5 premises; and</li> <li>• Only 1 petrol filling station operational at any point in time.</li> </ul> <p><u>Reason:</u></p> <p>In order to deliver a diverse retail environment as described in the Canada Water Area Action (2015).</p>
<b>10.</b>	<p><b>Excluded Works</b></p> <p>No development shall take place within a Development Zone, Development Plot or Public Realm until such time as details of the Excluded Works relating to that part of the development have been submitted to the Local Planning Authority and approved in writing.</p> <p><u>Reason:</u></p> <p>In order to ensure that all necessary enabling works required to facilitate the approved development are undertaken to the satisfaction of the Local Planning Authority in a timely manner and avoiding adverse impacts on local amenity insofar as possible in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007).</p>

**Phase 1 Conditions (Development Plots A1, A2, K1 and the IPFS)**

Conditions 11 – 56 relate to Development Plots A1, A2, K1 and IPFS, collectively described as the ‘Phase 1 Development’, and shall be required to be discharged for each Development Plot individually, but this shall not preclude the discharge of the conditions for Development Plots collectively, where appropriate:

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the Local Planning Authority before any work in connection with implementing this permission is commenced.

<b>11.</b>	<p><b>Tree protection measures</b></p> <p>Prior to works commencing on each Development Plot, including any demolition, changes to ground levels or tree removal, a pre-commencement meeting shall be arranged with the Local Planning Authority and following that meeting an Arboricultural Method Statement shall be submitted to the Local Planning Authority for approval in writing detailing the following:</p> <ul style="list-style-type: none"> <li>a) the means by which any retained trees on or directly adjacent to the relevant Development Plot are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment and details of facilitative pruning specifications and a proposed supervision schedule to be overseen by an accredited arboricultural consultant; and</li> <li>b) cross sections to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.</li> </ul> <p>The existing trees on or adjoining the relevant Development Plot which are to be retained shall be protected and managed throughout the period of works in accordance with the recommendations contained in the approved Arboricultural Method Statement, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.</p> <p>If within the expiration of 5 years from the date of the Occupation of a the relevant Development Plot for its permitted use any tree retained in connection with that Development Plot is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Saved Policies 3.2 ‘Protection of amenity’, 3.12 ‘Quality in Design’, 3.13 ‘Urban Design’ and Policy 3.28 ‘Biodiversity’ of the Southwark Plan (2007), Strategic Policies 11 ‘Open spaces and wildlife’, 12 ‘Design and conservation’ and 13 ‘High environmental standards’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>12.</b>	<p><b>Contamination – Site investigations</b></p> <p>Prior to the commencement of any (other than any Excluded Works approved pursuant to Condition 10), a Phase II site investigation and risk assessment shall be conducted in accordance with the approved Phase I desk-based assessment detailed in the approved Environmental Statement. The results of the Phase II site investigation shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of any remediation that might be required.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved Policy 3.2 ‘Protection of amenity’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>13.</b>	<p><b>Contamination – Remediation</b></p>

	<p>In the event that site investigations identify contamination is present on any Development Plot, a detailed remediation strategy to bring the relevant parts of the Development Plot to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The detailed remediation strategy shall ensure that the land forming the Development Plot would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>The approved remediation strategy (if one is required) shall be carried out in accordance with its terms prior to the commencement of the relevant Development Plot (other than any Excluded Works approved pursuant to Condition 10 and those works required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation strategy works.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy 3.2</p> <p>‘Protection of amenity’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>14.</b>	<b>Contamination – Verification</b>
	<p>Following the completion of the measures identified in any approved remediation strategy, a verification report providing evidence that all work required by that remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy 3.2</p> <p>‘Protection of amenity’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>15.</b>	<b>Piling and foundation design</b>
	<p>Prior to the commencement of any Development Plot (other than any Excluded Works approved pursuant to Condition 10), details of the proposed piling method and foundation design for that Development Plot shall be submitted to the Local Planning Authority for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The relevant Development Plot shall be carried out in accordance with the approved details.</p> <p><u>Reason:</u></p> <p>Piling can create pathways for contaminants and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>16.</b>	<b>Basement impact/groundwater flooding – Development Plots A1 and A2</b>

	<p>Prior to the commencement of any works below grade in respect of Development Plot A1 or Development Plot A2 (respectively) (other than any Excluded Works approved pursuant to Condition 10), a detailed basement impact assessment (BIA)(prepared following guidance in Southwark’s Strategic Flood Risk Assessment 2017 or any replacement thereof) relating to the relevant Development Plot shall be submitted to the Local Planning Authority for approval in writing identifying existing groundwater levels, flows and fluctuations and, if appropriate, demonstrating that appropriate mitigation measures are integrated into the basement design to prevent groundwater flooding. The relevant Development Plot shall proceed in accordance with any approval given and any mitigation measures shall be retained and maintained in perpetuity.</p> <p><u>Reason:</u></p> <p>To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark’s SFRA, Saved Policy 3.9 ‘Water’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011), Policy 5.12 ‘Flood Risk Management’ of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>17.</b>	<b>Sustainable drainage</b>
	<p>Prior to the commencement of each Development Plot (other than any Excluded Works approved pursuant to Condition 10), a detailed surface water drainage strategy relating to the relevant Development Plot shall be submitted to the Local Planning Authority for approval in writing (in consultation with Thames Water and the Environmental Agency) setting out the range of sustainable drainage measures to be implemented across this part of the site.</p> <p>Surface water drainage strategies should aim to achieve a reduction in surface water runoff to greenfield rates for storm events up to a 1% annual exceedance probability plus climate change allowance, unless it can be demonstrated that discharge to a local waterbody or other constraints justify a higher runoff rate. The relevant Development Plot shall proceed in accordance with any approval granted.</p> <p><u>Reason:</u></p> <p>To minimise the potential of the site to contribute to surface water flooding in accordance with Saved Policy 3.9 ‘Water’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011), Policy 5.12 ‘Flood Risk Management’ of the London Plan 2016 and the National Planning Policy Framework (2019).</p>
<b>18.</b>	<b>Archaeology</b>
	<p>Before any work hereby authorised begins on Development Plots A1, A2, K1 or the IPFS (respectively), the applicant shall secure the implementation of:</p> <ul style="list-style-type: none"> <li>a) a programme of archaeological and geoarchaeological investigation work for the relevant Development Plot(s) in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority; and</li> <li>b) a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.</li> </ul> <p><u>Reason:</u></p> <p>In order that the archaeological operations are undertaken to an acceptable standard, that legitimate archaeological interest in the site is satisfied and that any programme of works is appropriate and responds to the extent and nature of any archaeological remains on site in accordance with Strategic Policy 12 ‘Design and Conservation’ of the Core Strategy (2011), Saved Policy 3.19 ‘Archaeology’ of the Southwark Plan (2007) and the National Planning Policy Framework (2019).</p>
<b>19.</b>	<b>Cycle parking – Development Plots A1 &amp; A2</b>

	<p>Prior to commencement of Development Plot A1 or Development Plot A2 hereby granted (respectively)(other than any Excluded Works approved pursuant to Condition 10), detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking and ancillary facilities for storage, cycle maintenance and/or changing shall be submitted to and approved in writing by the Local Planning Authority. All staircases serving basement cycle stores will be sized and configured to facilitate the convenient manoeuvring of cycles, including gullies being fitted in all cases.</p> <p>Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the Development shall not be carried out otherwise in accordance with any such approval given.</p> <p><u>Reason</u></p> <p>In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan (2007), Strategic Policy 2 'Sustainable Transport' of the Core Strategy (2011), Policy 6.9 'Cycling' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
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**Commencement of works Above Grade** - the details required to be submitted for approval by the conditions listed below must be submitted to and approved by the Local Planning Authority before any work. Above Grade is commenced (other than any Excluded Works approved pursuant to Condition 10).

<b>20.</b>	<b>Erection of cranes</b>
	<p>No cranes or scaffolding that have a maximum operating height of more than 60m above ground level shall be erected for each Development Plot (respectively) unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes in connection with the construction of the relevant Development Plot have been submitted to and approved by the Local Planning Authority (in consultation with London City Airport). The development shall be carried out in accordance with the approved details.</p> <p><u>Reason:</u></p> <p>In the interests of aircraft safety</p>
<b>21.</b>	<b>Radar mitigation scheme – Development Plot A1</b>
	<p>No works Above Grade shall be undertaken on Development Plot A1 until a Radar Mitigation Scheme (RMS) has been approved in writing with the Local Planning Authority (in consultation with NATS). The approved RMS shall be implemented in full no later than the construction progressing above 80m AOD.</p> <p><u>Reason:</u></p> <p>In the interests of aircraft safety and the operations of NATS (En-route) PLC.</p>
<b>22.</b>	<b>Samples panel and mock-ups</b>
	<p>Prior to commencement of works Above Grade (excluding cores), sample panels of all external facing materials to be used in the construction of the Building(s) within an individual Development Plot shall be presented on site (or an alternative location agreed with the Local Planning Authority) and a detailed schedule of such materials submitted to the Local Planning Authority for approval in writing.</p> <p>For Development Plots A2 and K1, this shall include 1m x 1m sample panels of all cladding materials including bond, coursing and jointing finishes and details.</p> <p>For Development Plot A1, a full-scale mock-up of the principal elements of the facades shall be constructed and presented on-site. A detailed plan of the mock-up should be agreed with the Local Planning Authority prior to the construction of the mock-up.</p> <p>The development shall not be carried out other than in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate contextual response to the site in</p>

	accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).
<b>23.</b>	<b>Detailed section drawings</b>
	<p>Prior to the commencement of works Above Grade for each Development Plot (excluding cores), typical section drawings at a scale of 1:5/1:10 through the following building elements shall be submitted to the Local Planning Authority for approval in writing:</p> <ul style="list-style-type: none"> <li>• The facades</li> <li>• Shopfronts</li> <li>• Parapets and roof edges</li> <li>• Balconies</li> <li>• Entrances to internal servicing yards</li> <li>• Heads, cills and jambs of all openings</li> </ul> <p>The Development Plots shall not be carried out other than in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority may be satisfied that the consented Buildings will be constructed with the necessary level of technical expertise to achieve the high quality architecture presented in the application material in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>24.</b>	<b>Top of the tower – Development Plot A1</b>
	<p>No construction works Above Grade in relation to Development Plot A1 (excluding cores) shall commence until detailed plans, sections and elevations at a scale of 1:20/1:50 of the top three storeys of each of the tower elements of Development Plot A1 have been submitted to the Local Planning Authority for approval in writing.</p> <p><u>Reason:</u></p> <p>To ensure the detailed design of the tower elements demonstrate the special architectural quality required given the impact of these buildings on the London skyline in accordance with Saved Policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011), Policy 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>25.</b>	<b>Ghost sign – Development Plot K1</b>
	<p>Prior to commencement of construction works Above Grade in relation to Development Plot K1, detailed drawings to show the location, size, appearance and material(s) of any "ghost sign" to be applied to the façade shall be submitted to the Local Planning Authority for approval in writing. The development shall not be carried out other than in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority can be satisfied that the consented development will be delivered to a high quality, in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016), and the National Planning Policy Framework (2019).</p>
<b>26.</b>	<b>Hard and soft landscaping</b>

	<p>Before any construction works Above Grade in relation to each Development Plot begins, detailed drawings of a hard and soft landscaping scheme for all areas of the relevant Development Plot not covered by Buildings and, specifically:</p> <ul style="list-style-type: none"> <li>• Development Plot A1 roof gardens</li> <li>• Development Plot A2 planted terraces</li> <li>• Dock Office Courtyard</li> <li>• Dock Office Walk</li> <li>• Development Plot K1 courtyard</li> </ul> <p>shall be submitted to the Local Planning Authority for approval in writing.</p> <p>Details will include cross-sections and plans, detailed planting specifications, surfacing materials of any parking, access or pathways layouts, materials, design of play space and equipment, details of sustainable drainage or other water features and details of the treatment of any edges/boundaries or other means of enclosure. Details shall be provided of the intended maintenance regime for all areas of landscaping.</p> <p>The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained and maintained for the duration of the use.</p> <p>Any planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).</p> <p><u>Reason:</u></p> <p>So that the Local Planning Authority may be satisfied with the details of the landscaping scheme in accordance with Saved Policies 3.2 'Protection of amenity', 3.12 'Quality in Design', 3.13 'Urban Design' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies 11 'Open spaces and wildlife', 12 'Design and conservation' and 13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<p><b>27.</b></p>	<p><b>Brown roofs – Development Plot K1</b></p>
	<p>Before commencement of any construction works Above Grade in relation to Development Plot K1, detailed plans, sections and specifications for the brown roofs to be installed on the principal Building within Development Plot K1 and associated plant room shall be submitted the Local Planning Authority for approval in writing. Details shall include:</p> <ul style="list-style-type: none"> <li>• The depth of substrate (to be a minimum of 100mm);</li> <li>• The incorporation of measures to maximise the habitat value of the roof;</li> <li>• That an appropriate management and maintenance regime is in place.</li> </ul> <p>These roofs will not be used as recreational spaces and access will be limited to essential maintenance or escape in the case of emergency.</p> <p><u>Reason:</u></p> <p>To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Saved Policy 3.28 of the Southwark Plan (2007), Strategic Policy 11 'Open Space and Wildlife' of the Core Strategy (2011) and Policies 5.10 'Urban Greening' and 5.11 'Green roofs and development site environs' of the London Plan (2016).</p>
<p><b>28.</b></p>	<p><b>Biodiversity, habitat and ecology</b></p>

	<p>Prior to the commencement of any works Above Grade in relation to Development Plot A1, Development Plot A2 or Development Plot K1 (respectively), details shall be submitted to demonstrate the integration of the following habitat features within the relevant Development Plot:</p> <p><u>Development Plot A1</u></p> <p>20x swift bricks on the eastern elevation</p> <p><u>Development Plot A2</u></p> <p>9x swift bricks (to be located under the eaves on the eastern elevation)</p> <p>6x sparrow terraces (to be located under the eaves on the rear section of the Building) 12x bat tubes (facing Canada Water on the north-east elevation)</p> <p><u>Development Plot K1</u></p> <p>A total of 12x swift bricks (on the end of the courtyard flanks facing the Woodland)</p> <p>A total of 10x sparrow terraces (to be located beneath the eaves on the woodland facing elevation)</p> <p>12x bat tubes (three on each elevation)</p> <p>The specified habitat features shall be installed prior to Occupation of the relevant Development Plot and retained and maintained thereafter.</p> <p><u>Reason:</u></p> <p>To ensure the proposal protects and enhances biodiversity in accordance with Saved Policy 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policy SP11 'Open Spaces and wildlife' of the Core Strategy (2011) and Policy 7.19 ' Biodiversity and access to nature' of the London Plan (2016).</p>
<b>29.</b>	<b>Security measures</b>
	<p>Before any Above Grade works in relation to Development Plot A1, Development Plot A2, Development Plot K1 or the IPFS (respectively) begins, details of security measures in relation to the relevant Development Plot, including any CCTV, shall be submitted to the Local Planning Authority for approval in writing. Any such security measures shall be implemented/installed prior to the Occupation of the respective building(s) in accordance with the approved details, which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.</p> <p><u>Reason:</u></p> <p>In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with Saved Policy 3.14 'Designing out crime' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>30.</b>	<b>Shopfront design</b>
	<p>Prior to the carrying out works above grade for any Development in Plots A1 or A2, details of the design code for the proposed retail frontages facing streets, routes and public spaces (including shopfront design(s), advertisement zones, ventilation grilles, awnings and spill out zones) shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.</p> <p><u>Reason:</u></p> <p>To ensure that the quality of the design and details are in accordance with Saved Policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>31.</b>	<b>Cycle parking – Development Plot K1</b>

	<p>Prior to the carrying out of any works Above Grade in relation to Development Plot K1, detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking and associated facilities in connection with Development Plot K1 shall be submitted to and approved in writing by the Local Planning Authority. The details shall include measures to enhance the security of the external courtyard cycle store. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the Development Plot shall not be carried out otherwise than in accordance with any such approval given.</p> <p><u>Reason</u></p> <p>In order to ensure that satisfactory safe and secure cycle parking and associated facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan (2007), Strategic Policy 2 'Sustainable Transport' of the Core Strategy (2011), Policy 6.9 'Cycling' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>32.</b>	<b>Tower obstruction lighting scheme – Development Plot A1</b>
	<p>Prior to the commencement of works Above Grade in relation to Development Plot A1, a scheme of obstruction lighting for the Development Plot A1 tower Building shall be submitted to the Local Planning Authority for approval in writing (in consultation with London City Airport). The Development shall be carried out in accordance with any approval given and the lighting retained and maintained for the lifetime of the Development Plot A1 tower Building unless otherwise agreed in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>To ensure that tall building are appropriately illuminated to aid visibility for aircraft without contributing to glare in accordance with guidance issued by the Civil Aviation Authority, Policy 7.7 'Location and design of tall and large buildings' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the Local Planning Authority before the Building(s) hereby permitted are Occupied or the use hereby permitted is commenced.

<b>33.</b>	<b>BREEAM</b>
	<p>a) Prior to commencement of fit out works to Development Plot A1 or Development Plot A2 (respectively), an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) in relation to the relevant Development Plot demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM "Excellent' rating for the workspace and retail elements of the Development Plot and BREEAM "Very Good" for the leisure centre (where applicable) shall be submitted to the Local Planning Authority for approval in writing and each relevant Development Plot shall not be carried out otherwise than in accordance with any such approval given;</p> <p>b) Before the first Occupation of Development Plot A1 or Development Plot A2 (respectively), a certified post construction review (or other verification process agreed with the Local Planning Authority) in relation to the relevant Development Plot shall be submitted to and approved in writing by the Local Planning Authority, confirming that the standards specified in sub-paragraph (a) have been met.</p> <p><u>Reason:</u></p> <p>To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance with Saved Policies 3.3 'Sustainability' and 3.4 'Energy Efficiency' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Policy 5.3 'Sustainable design and construction' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>34.</b>	<b>External/artificial lighting – Public Realm</b>

	<p>Prior to the Occupation of any Development Plot (respectively), details of any external lighting (including design, specification, power) to be installed in any Public Realm within the relevant Development Plot shall be submitted to the Local Planning Authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority may be satisfied that external lighting is appropriately designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies 10 'Open Spaces and wildlife', 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>35.</b>	<b>External/artificial lighting – Buildings</b>
	<p>Prior to Occupation of any Building within a Development Plot, details of any external lighting (including design, specification, power) to be affixed to the Building(s) shall be submitted to the Local Planning Authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority may be satisfied that external lighting is appropriately designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies 10 'Open Spaces and wildlife', 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>36.</b>	<b>Noise from plant – Development Plots A1 and A2</b>
	<p>The Rated sound level from any plant, together with any associated ducting in Development Plot A1 or Development Plot A2 shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises and the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.</p> <p>Prior to the Occupation of Development Plot A1 and Development Plot A2 (respectively), a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.</p> <p><u>Reason:</u></p> <p>To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>37.</b>	<b>Noise from plant – Development Plot K1</b>

	<p>The combined noise level from the Development Plot K1 energy centre shall not exceed a Rating level of 40dB during the hours of 07.00-23.00 and 30dB during the hours of 23.00-07.00 when measured externally at any sensitive receptor. The rating level shall be calculated in accordance with the methodology of BS4142:2014.</p> <p>Prior to the Occupation of Development Plot K1, a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.</p> <p><u>Reason:</u></p> <p>To ensure that occupiers of neighbouring premises do not suffer a loss of amenity due by reason of excess noise due to plant and machinery in accordance with Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007), Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and the National Planning Policy Framework (2019).</p>
<b>38.</b>	<b>Internal noise levels for new homes</b>
	<p>The residential units hereby permitted in Development Plot A1 and Development Plot K1 shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise (when the windows and doors are closed):</p> <p>Bedrooms - 35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T * Living rooms- 35dB LAeq T † Dining room - 40 dB LAeq T †</p> <p>* - Night-time - 8 hours between 23:00-07:00 † - Daytime - 16 hours between 07:00-23:00</p> <p>Prior to Occupation of Development Plot A1 and Development Plot K1 (respectively), a report shall be submitted to the Local Planning Authority for approval in writing demonstrating that the above standards have been achieved having carried out a validation test on a relevant sample of residential units (minimum 10%). The residential units shall not be Occupied until such time as the submitted details are approved and any measures required, implemented or installed in order to achieve the above standards shall be maintained permanently thereafter. <u>Reason</u></p> <p>To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>39.</b>	<b>Noise transfer between commercial and residential elements – Development Plot A1</b>
	<p>The habitable rooms within Development Plot A1 sharing a party ceiling/floor with workspace (use class B1) or retail (use classes A1-A5) uses hereby permitted shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial activities does not exceed NR20.</p> <p>Prior to Occupation of the residential or commercial elements of Development Plot A1, a validation test shall be undertaken and the results submitted to the Local Planning Authority for approval in writing to demonstrate that this standard has been achieved.</p> <p><u>Reason:</u></p> <p>To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>40.</b>	<b>Ventilation/Extraction from leisure centre – Development Plot A2</b>
	<p>The Leisure Centre hereby permitted in Development Plot A2 shall not be Occupied until full particulars and details of a scheme of extraction and ventilation for the pool and pool plant have been submitted to the Local Planning Authority for approval in writing. The scheme shall include details of discharge height and location and the technical specification of the extraction system and shall demonstrate that there shall be no impact on residential amenity from extracted air or odours. The Development shall be carried out in accordance with the approval given.</p> <p><u>Reason</u></p>

	In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).
<b>41.</b>	<b>Kitchen extract systems – Development Plots A1 and A2</b>
	<p>Prior to the Occupation of any Use Class A3 (“restaurants and cafes”) or Use Class A5 (“Hot food takeaways”) premises, details of kitchen extract systems including the routing of any ducting shall be provided and shall demonstrate that high level discharge is achieved and away from any intake locations. Details of odour and grease filtration systems required to supplement high level discharges shall be provided to reduce odour to acceptable levels.</p> <p><u>Reason</u></p> <p>In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and the National Planning Policy Framework (2019).</p>
<b>42.</b>	<b>Communal satellite system</b>
	<p>No Building shall be Occupied until details of any communal satellite (or other equivalent) system to be placed on the top of the Building has been 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.</p> <p><u>Reason</u></p> <p>To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations and roof profile remain free from unsightly satellite dishes and associated telecommunications infrastructure in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and Policy 7.6 'Architecture' of the London Plan (2016).</p>
<b>43.</b>	<b>Waste management</b>
	<p>Before the first occupation of each Development Plot (respectively) details of the arrangements for the storage, compaction and collection of refuse and recycling for all consented uses within the relevant Development Plot shall be submitted to the Local Planning Authority for approval in writing and the facilities approved shall be provided and made available for use by the occupiers of the premises and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.</p> <p><u>Reason</u></p> <p>To ensure that all forms of refuse will be appropriately stored within the site and located to facilitate convenient collection thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies 3.2 'Protection of amenity' and 3.7 'Waste reduction' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

<b>44.</b>	<b>Contamination – Unexpected contaminants</b>
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	<p>In the event that any contamination that was not previously identified is found at any time when carrying out the Development, it shall be reported in writing immediately to the Local Planning Authority and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>45.</b>	<b>Archaeological reporting</b>
	<p>Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation and deposition of the archive shall be submitted to and approved in writing by the Local Planning Authority and the post-excavation works, publication of the site and preparation and deposition of the archive works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.</p> <p><u>Reason</u></p> <p>In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Saved Policy 3.19 'Archaeology' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>46.</b>	<b>Heritage information plaque and Sculpture</b>
	<p>Details of any works to relocate and re-install the heritage information plaque on the dock railings, and the statue of deal porters within the dock shall be submitted to the local planning authority for approval in writing prior to their removal. The heritage information plaque and statue shall be re-installed in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>To ensure these local heritage features are incorporated suitably within the development, in accordance with Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times in relation to each Development Plot.

<b>47.</b>	<b>Use of communal amenity spaces and facilities</b>
	<p>All residents within an individual Building shall be permitted equal access to any communal amenity spaces proposed to serve residents of that Building.</p> <p><u>Reason:</u></p> <p>To ensure all residents have adequate and equitable access to high quality communal amenity space and other resident facilities in accordance with Saved policy 4.2 'Quality of Accommodation' of the Southwark Plan (2007) and the 2015 Technical Update to the Residential Design Standards SPD 2011.</p>
<b>48.</b>	<b>Use of external terraces – Development Plot A2</b>
	<p>The private roof terrace at 6th floor level to the rear of Development Plot A2 shall not be used between the hours of 22:00-08:00 other than for maintenance/repair purposes or means of escape.</p> <p>The terraces on the stepped-elevation of Development Plot A2 on the boundary with Hothfield Place shall not be used at any time other than for maintenance/repair purposes or means of escape.</p> <p><u>Reason</u></p>

	To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).
<b>49.</b>	<b>Wind mitigation measures – A1 terraces</b>
	<p>The wind mitigation measures cited in the Design and Access Statement – Volume III Addendum Plot A1 (October 2018) and Pedestrian Level Wind Microclimate Assessment in the Environmental Statement Addendum (October 2018), including targeted planting, balustrades and pergolas, shall be incorporated into the detailed design of the roof terraces for Development Plot A1 and such features shall be retained and maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>In order to ensure that the roof terraces provide a useable, high quality amenity for residents of the building in accordance with Saved Policies 3.12 'Quality in design' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011), Policy 7.6 'Architecture' of the London Plan (2016) and guidance in the Local Planning Authority's 2015 Technical Update to the Residential Design Standards SPD (2011).</p>
<b>50.</b>	<b>Wheelchair accessible parking spaces</b>
	<p>Prior to first occupation of the Development Plot A2, 4x disabled parking spaces shall be delivered and made available for commercial occupiers as shown on approved plan A2-00-DR-A-07100/P3; and</p> <p>Prior to first occupation of Development Plot K1, 4x disabled parking spaces shall be delivered and made available for residential occupiers as shown on approved plan A-(01)110/RevP1</p> <p>This parking provision shall be retained for the purposes of car parking for the disabled for as long as the development is occupied.</p> <p><u>Reason</u></p> <p>To ensure that the parking spaces for disabled people are provided and retained in accordance saved Policy 5.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan (2007), Strategic Policy 2 'Sustainable transport' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>51.</b>	<b>Protection from vibration</b>
	<p>The residential units in Development Plot A1 and Development Plot K1 must be designed to ensure that habitable rooms are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.</p> <p><u>Reason</u></p> <p>To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>52.</b>	<b>Emergency plant noise test limits</b>
	<p>Routine testing of emergency plant shall only take place during the hours of 09.00 to 17.00 Monday to Friday and not on any public holiday. The combined noise level from emergency plant shall not exceed 60dB(A) at any sensitive façade.</p> <p><u>Reason:</u></p> <p>To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>53.</b>	<b>Potable water</b>

	<p>All residential units shall be designed and constructed to achieve a potable water use target of 105L per person per day</p> <p><u>Reason:</u></p> <p>To conserve water in accordance with Saved Policy 3.9 ‘Water’ of the Southwark Plan (2007), Strategic Policy 13 ‘High Environmental Standards’ of the Core Strategy (2011) and the Local Planning Authority’s Sustainable Design and Construction SPD (2009)</p>
<b>54.</b>	<b>Hours of use for retail units – Development Plots A1 and A2</b>
	<p>The permitted hours of use for the retail uses (Use class A1-A5) in Development Plot A1 and Development Plot A2 shall be between 6am and 12am unless otherwise agreed in writing with the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>In order that the ambition to broaden the vitality of the Town Centre at Canada Water does not conflict with the need to protect residential amenity in accordance with Saved Policy 3.2 ‘Protection of amenity’ of the Southwark Plan (2007) and the National Planning Policy Framework (2019).</p>
<b>55.</b>	<b>No roof top structures beyond that shown on plans</b>
	<p>No roof plant, equipment or other structures other than as approved pursuant to a condition of this planning permission shall be placed on a roof or be permitted to project above the roofline of any part of the Building(s) or shall be permitted to extend outside of any roof plant enclosure(s) of any Building(s) without the prior written consent of the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>In order to ensure that roof top plant does not detract from the appearance of the buildings hereby consented, does not detract from the visual amenity of the area and does not infringe or harm protected viewing corridors passing over the application site in accordance with Saved Policies 3.2 ‘Protection of Amenity’, 3.12 ‘Quality in design’ and 3.13 ‘Urban design’ of the Southwark Plan (2007), Strategic Policy SP12 ‘Design and conservation’ of the Core Strategy (2011), Policy 7.6 ‘Architecture’ of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>56.</b>	<b>Removal of office PD rights</b>
	<p>Notwithstanding the provisions of Schedule 2 Part 7 Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or any re-enactment thereof), no extension nor alteration of an office building shall be carried out pursuant to those provisions.</p> <p><u>Reason:</u></p> <p>To safeguard the character and the amenities of the premises and adjoining properties in accordance with Saved Policies 3.2 ‘Protection of amenity’ and 3.12 ‘Quality in design’ of the Southwark Plan (2007), Strategic Policies 12 ‘Design and conservation’ and 13 ‘High environmental standards’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>

**The Development (excluding the Phase 1 Development)**

Conditions 57 – 98 shall be discharged for each Development Plot, Building(s) or area of Public Realm that is the subject of its own Reserved Matters Application (excluding the Phase 1 Development).

**Pre-commencement conditions** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the Local Planning Authority before any work in connection with implementing this permission in so far as it relates to the Development (excluding the Phase 1 Development) is commenced unless otherwise stated within the condition.

<b>57.</b>	<p><b>Tree protection measures</b></p> <p>Prior to the commencement of works in connection with any Development Plot or area of Public Realm, including any demolition, changes to ground levels or tree pruning or removal, a pre-commencement meeting shall be arranged with the Local Planning Authority and following that meeting an Arboricultural Method Statement shall be submitted to the Local Planning Authority for approval in writing detailing the following:</p> <ul style="list-style-type: none"> <li>a) the means by which any retained trees on or directly adjacent to the relevant Development Plot or area of Public Realm are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment and details of facilitative pruning specifications and a proposed supervision schedule to be overseen by an accredited arboricultural consultant; and</li> <li>b) cross sections to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.</li> </ul> <p>The existing trees on or adjoining the relevant Development Plot or area of Public Realm which are to be retained shall be protected and managed throughout the period of works in accordance with the recommendations contained in the approved Arboricultural Method Statement, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.</p> <p>If within the expiration of 5 years from the date of the Occupation of the relevant Development Plot for its permitted use or from the date on which the area of Public Realm opened to the public any tree retained in connection with that Development Plot or Public Realm is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Saved Policies 3.2 'Protection of amenity', 3.12 'Quality in Design', 3.13 'Urban Design' and Policy 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies 11 'Open spaces and wildlife', 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>58.</b>	<p><b>Contamination – Site investigations</b></p> <p>Prior to the commencement of any Development Plot or area of Public Realm not within a Development Plot (respectively) (other than any Excluded Works approved pursuant to Condition 10), a Phase II site investigation and risk assessment shall be conducted in accordance with the approved Phase I desk-based assessment detailed in the approved Environmental Statement. The results of the Phase II site investigation shall be submitted to</p> <p>the Local Planning Authority for approval in writing prior to the commencement of any remediation that might be required.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental</p>

	standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).
<b>59.</b>	<b>Contamination – Remediation</b>
	<p>In the event that a Phase II Site Investigation identifies that contamination is present in any Development Plot or area of Public Realm not within a Development Plot, a detailed remediation strategy to bring the relevant part of the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall ensure that the relevant part of the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of the relevant part of the development (other than any Excluded Works approved pursuant to Condition 10 and those works required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation strategy works.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy 3.2</p> <p>'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>60.</b>	<b>Contamination – Verification</b>
	<p>Following the completion of the measures identified in any approved remediation strategy for the relevant Development Plot or area of Public Realm, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policy 3.2</p> <p>'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>61.</b>	<b>Piling and foundation design</b>
	<p>Where piling is proposed in connection with any Development Plot or area of Public Realm, prior to the commencement of that Development Plot or area of Public Realm (other than any Excluded Works approved pursuant to Condition 10), details of the proposed piling method and foundation design for that Development Plot or area of Public Realm shall be submitted to the Local Planning Authority for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The relevant Development Plot or area of Public Realm shall be carried out in accordance with the approved details.</p> <p><u>Reason:</u></p> <p>Piling can create pathways for contaminants and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>62.</b>	<b>Basement impact/groundwater flooding</b>

	<p>Prior to the commencement of any works below grade in relation to a Development Plot or an area of Public Realm containing a basement (other than any Excluded Works approved pursuant to Condition 10), a detailed basement impact assessment (BIA)(prepared following guidance in Southwark’s Strategic Flood Risk Assessment 2017 or any replacement thereof) relating to that Development Plot or area of Public Realm shall be submitted to the Local Planning Authority for approval in writing identifying existing groundwater levels, flows and fluctuations and, if appropriate, demonstrating that appropriate mitigation measures are integrated into the basement design to prevent groundwater flooding. The relevant Development Plot or area of Public Realm shall be carried out in accordance with any approval given and any mitigation measures shall be retained and maintained in perpetuity.</p> <p><u>Reason:</u></p> <p>To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark’s SFRA, Saved Policy 3.9 ‘Water’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011), Policy 5.12 ‘Flood Risk Management’ of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>63.</b>	<b>Sustainable drainage</b>
	<p>Prior to the commencement of any Development Plot or area of Public Realm not within a Development Plot (other than any Excluded Works approved pursuant to Condition 10), a detailed surface water drainage strategy relating to the relevant Development Plot or area of Public Realm shall be submitted to the Local Planning Authority for approval in writing (in consultation with Thames Water and the Environmental Agency) setting out the range of sustainable drainage measures to be implemented across this part of the site.</p> <p>Surface water drainage strategies should aim to achieve a reduction in surface water runoff to greenfield rates for storm events up to a 1% annual exceedance probability plus climate change allowance, unless it can be demonstrated that discharge to a local waterbody or other constraints justify a higher runoff rate. The relevant Development Plot or area of Public Realm shall proceed in accordance with any approval granted.</p> <p><u>Reason:</u></p> <p>To minimise the potential for the site to contribute to surface water flooding in accordance Saved Policies 3.1 ‘Environmental effects’ and 3.9 ‘Water’ of the Southwark Plan (2007), Strategic Policy 13 ‘High environmental standards’ of the Core Strategy (2011), Policy 5.12 ‘Flood risk management’ of the London Plan (2016) and guidance in the Sustainable Design and Construction SPD (2009).</p>
<b>64.</b>	<b>Archaeology evaluation</b>
	<p>Before any part of the Development hereby authorised (excluding demolition) in Development Zones B, C, F, G, J, M or N is commenced, the applicant shall secure the implementation of a programme of archaeological and geoarchaeological investigation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Saved Policy 3.19 ‘Archaeology’ of the Southwark Plan (2007), Strategic Policy 12 ‘Design and Conservation’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>65.</b>	<b>Archaeology mitigation</b>
	<p>Before any work hereby authorised begins (excluding demolition) in Development Zones B, C, F, G, J, M or N, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Saved Policy 3.19 ‘Archaeology’ of the Southwark Plan (2007), Strategic Policy 12 ‘Design and conservation’ of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>

<b>66.</b>	<b>Archaeological watching brief</b>
	<p>Before any part of the Development hereby authorised (excluding demolition) in Zones D, E, H or L is commenced, the applicant shall secure the implementation of a programme of archaeological mitigation works and a watching brief (with the capacity to extend to full excavation if required), in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason:</p> <p>In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Saved Policy 3.19 'Archaeology' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>67.</b>	<b>Impact studies of water supply infrastructure</b>
	<p>No development in connection with a Development Plot (excluding the Sub-Station) shall commence (other than any Excluded Works approved pursuant to Condition 10) until impact studies of the existing water supply infrastructure for that Development Plot (or Building) have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water).</p> <p>The studies shall determine the magnitude of any new additional capacity required in the Flow Monitoring Zone (as identified in the Utilities and Services Infrastructure Strategy dated May 2018) and where necessary a suitable connection point.</p> <p>The relevant Development Plot shall be carried out in accordance with the approved details.</p> <p>Reason:</p> <p>To ensure that sufficient water supply capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community with Saved Policies 3.1 'Environmental Effects' and 3.9 'Water' of the Southwark Plan (2007), Policies 5.14 'Water quality and wastewater infrastructure' and 5.15 'Water use and supplies' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>

**Above Grade conditions** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the Local Planning Authority before any work Above Grade is commenced (other than any Excluded Works approved pursuant to Condition 10).

<b>68.</b>	<b>Extract/ventilation from basement car parks</b>
	<p>Prior to the commencement of works Above Grade for any Development Plot containing a basement car park and/or servicing area or an area of Public Realm below which there is a basement car park and/or servicing area, details of a scheme of mechanical ventilation for the basement, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing.</p> <p>The scheme of ventilation shall be installed prior to the first occupation of the relevant Building containing the basement car parking and/or servicing area or the opening to the public of the Public Realm below which there is a basement car park and/or servicing area and retained and maintained for the duration of the consented use.</p> <p>Reason:</p> <p>To ensure that basement ventilation systems do not adversely impact the amenity of adjoining uses and/or the quality of the public realm by way of noise and/or odour in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>69.</b>	<b>Sample materials and mock-ups</b>

	<p>Prior to commencement of works Above Grade (excluding cores) for any Building, sample panels of all external facing materials to be used in the construction of that Building shall be presented on site (or an alternative location agreed with the Local Planning Authority) and a detailed schedule of such materials submitted to the Local Planning Authority for approval in writing.</p> <p>For all Buildings within a Development Plot for which a Reserved Matters Application is submitted, 1m x 1m sample panels of all cladding materials including bond, coursing and jointing finishes and details.</p> <p>For any Buildings rising to a height in excess of 50m AOD, a full-scale mock-up of the principal elements of the facades shall be constructed and presented on-site. A detailed plan of the mock-up should be agreed with the Local Planning Authority prior to the construction of the mock-up.</p> <p>The development shall not be carried out other than in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority can be satisfied that the Development will be delivered to a high quality and makes an appropriate contextual response to the site in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>70.</b>	<b>Detailed section drawings</b>
	<p>Prior to the commencement of works Above Grade (excluding cores) for any Building, typical section drawings at a scale of 1:5/1:10 through the following building elements shall be submitted to the Local Planning Authority for approval in writing:</p> <ul style="list-style-type: none"> <li>• The facades</li> <li>• Shop fronts</li> <li>• Servicing yard entrances</li> <li>• Parapets and Roof edges</li> <li>• Balconies and projecting features</li> <li>• Heads, cills and jambs of all openings</li> </ul> <p>The Development shall not be carried out other than in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority may be satisfied that the consented buildings will be constructed with the necessary level of technical expertise to achieve the high quality architecture presented in the application material in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>71.</b>	<b>Tops of towers</b>
	<p>No development Above Grade (excluding cores) shall commence for any Building containing a tower element of over 100m until detailed plans, sections and elevations at a scale of 1:20/1:50<sup>1</sup> of the top three storeys of each of the tower elements have been submitted to the Local Planning Authority and approved in writing.</p> <p>The Development shall proceed strictly in accordance with any such approval given. <u>Reason:</u></p> <p>To ensure the detailed design of the tower elements demonstrate the special architectural quality required given the impact of these buildings on the London skyline in accordance with Saved Policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policy 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>72.</b>	<b>Shopfront design</b>

	<p>Prior to the carrying out of works above grade for any Development Plot containing Retail Uses (Use Class A1-A5), details of the design code for the proposed frontage of the retail units facing streets and routes (including shopfront design(s), advertisement zones, ventilation grilles, awnings and spill out zones) shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.</p> <p><u>Reason:</u></p> <p>To ensure that the quality of the design and details are in accordance with Saved Policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>73.</b>	<b>Security measures</b>
	<p>Before any Above Grade works within a Development Plot hereby authorised begin, details of security measures, including any CCTV, shall be submitted to the Local Planning Authority for approval in writing. Any such security measures shall be implemented/installed prior to the Occupation of the relevant Building to which they relate in accordance with the approved details, which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.</p> <p><u>Reason:</u></p> <p>In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with Saved Policy 3.14 'Designing out crime' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>74.</b>	<b>Hard and soft landscaping</b>
	<p>Before any Above Grade works hereby authorised begin for each Development Plot, detailed drawings of a hard and soft landscaping scheme for all areas of the relevant Development Plot not covered by Buildings shall be submitted to the Local Planning Authority for approval in writing.</p> <p>Details will include cross sections and plans, detailed planting specifications, surfacing materials of any parking, access or pathways layouts, materials, design of play space and equipment, details of sustainable drainage or other water features and details of the treatment of any edges/boundaries or other means of enclosure. Details shall be provided of the intended maintenance regime for all areas of landscaping.</p> <p>The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained and maintained for the duration of the use.</p> <p>The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).</p> <p><u>Reason:</u></p> <p>So that the Local Planning Authority may be satisfied with the details of the landscaping scheme in accordance with Saved Policies 3.2 'Protection of amenity', 3.12 'Quality in Design', 3.13 'Urban Design' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies 11 'Open spaces and wildlife', 12 'Design and conservation' and 13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>75.</b>	<b>Green roofs and walls</b>

	<p>Before any works Above Grade in relation to a Building (excluding the Sub-Station) are carried out, detailed specifications for any green/brown/biodiverse roofs and/or walls to be installed for that Building shall be submitted to the Local Planning Authority for approval in writing. The submitted details shall demonstrate:</p> <ul style="list-style-type: none"> <li>• The depth of substrate (to be between 100 and 200mm for biodiverse roofs)</li> <li>• An appropriate planting mix that prioritises native species;</li> <li>• No more than 25% sedum coverage for any green roof;</li> <li>• An appropriate irrigation system for any green walls;</li> <li>• That an appropriate management and maintenance regime is in place</li> </ul> <p>Green roofs shall be planted in the first planting season following practical completion of building works. Green roofs will not be used as recreational spaces and access will be limited to essential maintenance or escape in the case of emergency.</p> <p><u>Reason:</u></p> <p>To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Saved Policy 3.28 of the Southwark Plan (2007), Strategic Policy 11 'Open Space and Nature Conservation' of the Core strategy (2011) and Policies 5.10 'Urban Greening' and 5.11 'Green roofs and development site environs' of the London Plan 2016 and the National Planning Policy Framework (2019).</p>
<b>76.</b>	<b>Biodiversity, habitat and ecology</b>
	<p>Prior to the commencement of works Above Grade (excluding cores) for any Development Plot (excluding the Sub-Station) or area of Public Realm not within a Development Plot, an Environmental Action Plan shall be submitted to the Local Planning Authority for approval in writing setting out the measures that will be implemented/integrated within the relevant Development Plot or area of Public Realm to maximise its habitat value. Details shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Provision of bat bricks/boxes;</li> <li>• Provision of bird boxes;</li> <li>• Provision of bespoke insect habitat;</li> <li>• Appropriate native planting;</li> <li>• Rain gardens and/or other sustainable drainage features offering biodiversity value;</li> <li>• Establishing appropriate links to, or otherwise enhancing, valuable habitats in the vicinity of the Development Plot or area of Public Realm, particularly within any designated Sites of Importance for Nature Conservation (SINC);</li> <li>• Other specific responses that relate to the submitted Preliminary Environmental Risk Assessment and/or other Ecological findings set out in the relevant chapter of the Environmental Statement;</li> <li>• These measures shall seek to maximise the biodiversity of the Development, having regard to the Urban Greening Factor described in the London Plan. Any such measures shall be installed/implemented, retained and maintained thereafter.</li> </ul> <p><u>Reason:</u></p> <p>To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Saved Policy 3.28 of the Southwark Plan (2007), Strategic Policy 11 'Open Space and Nature Conservation' of the Core strategy (2011) and Policies 5.10 'Urban Greening' and 5.11 'Green roofs and development site environs' of the London Plan (2016) and the National Planning Policy Framework (2019)</p>
<b>77.</b>	<b>Wind mitigation measures</b>

	<p>Prior to the commencement of Above Grade works (excluding cores) in relation to a Development Plot (excluding the Sub-Station and any Building to be located in Development Zone P), full details of wind mitigation measures designed to ensure a comfortable environment for standing at building entrances, street level, in the new ground level public realm and for a combination of standing and sitting in any roof gardens shall be submitted to the Local Planning Authority for approval in writing. Individual mitigation measures shall be implemented at the earliest opportunity in the construction programme and no later than first Occupation of the Building to which they relate.</p> <p><u>Reason:</u></p> <p>To ensure that the development does not lead to adverse wind and microclimate impacts that would detract from the quality of the development or the amenity of the local area in accordance with Saved Policies 3.12 'Quality in design' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011), Policy 7.6 'Architecture' of the London Plan (2016) and guidance in the Local Planning Authority's 2015 Technical Update to the Residential Design Standards SPD (2011).</p>
<b>78.</b>	<b>Erection of cranes</b>
	<p>No cranes or scaffolding that have a maximum operating height of more than 60m above ground level shall be erected unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of such cranes during the construction of the relevant part of the Development has been submitted to and approved by the Local Planning Authority (in consultation with London City Airport) The relevant part of the Development shall be carried out in accordance with the approved details.</p> <p><u>Reason:</u></p> <p>In the interests of aircraft safety.</p>
<b>79.</b>	<b>Radar mitigation strategy</b>
	<p>No works Above Grade on any Building exceeding 45m AOD shall be undertaken until a Radar Mitigation Scheme (RMS) has been approved in writing with the Local Planning Authority (in consultation with NATS). The approved RMS shall be implemented in full and no later than the construction progressing above 80m AOD.</p> <p><u>Reason:</u></p> <p>In the interests of aircraft safety and the operations of NATS (En-route) PLC.</p>
<b>80.</b>	<b>Tower obstruction lighting scheme</b>
	<p>Prior to commencement of works Above Grade for any Building above 45m AOD, a scheme of obstruction lighting shall be submitted to the Local Planning Authority (in consultation with London City Airport). The relevant Building shall be carried out in accordance with any approval given and the lighting retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p> <p><u>Reason:</u></p> <p>To ensure that tall building are appropriately illuminated to aid visibility for aircraft without contributing to glare in accordance with guidance issued by the Civil Aviation Authority, Policy 7.7 'Location and design of tall and large buildings' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>81.</b>	<b>Mechanical ventilation for residential development in Zones C, E and G</b>

	<p>Prior to the commencement of works Above Grade for any Building containing residential dwellings in Development Zones C, E and/or G, details of a scheme of mechanical ventilation for those residential units, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing. The scheme of ventilation shall be installed in accordance with the approved details prior to the first Occupation of the relevant Building and retained and maintained for the duration of the residential use.</p> <p><u>Reason:</u></p> <p>To ensure future residential occupiers of these Buildings do not suffer adverse impacts on a reasonable standard of residential amenity due to the prevailing noise and/or air quality environment in accordance with Saved Policies 3.2 'Protection of amenity' and 4.2 'Quality of accommodation' of the Southwark Plan (2007) and Strategic Policies 12 'Design and Conservation' and 13 'High environmental standards' of the Core Strategy (2011).</p>
<b>82.</b>	<b>Protection of Zone B from vibration and re-radiated noise</b>
	<p>Following piling but prior to commencement of works Above Grade for any Building containing residential units in Development Zone B, further assessment of vibration and re-radiated noise shall be conducted which shall include measurement of vibration on in-situ piles.</p> <p>A report shall be submitted to the Local Planning Authority alongside a scheme of mitigation as necessary to ensure that residential occupants of the relevant Building shall not be exposed to vibration in excess of 0.13 m/s VDV during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.</p> <p><u>Reason:</u></p> <p>To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>

**Pre-Occupation conditions** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the Local Planning Authority before the Building(s) hereby permitted are occupied or the use hereby permitted is commenced.

<b>83.</b>	<b>BREEAM</b>
	<p>a) Prior to commencement of fit out works of any Building with a non-residential element in excess of 500sqm, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) in relation to the relevant Building demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM "Excellent" rating for any workspace (use class B1) or retail (use classes A1-A5) elements of the Building or BREEAM "Very Good" for any elements of the Building in community use (use class D1) shall be submitted to the Local Planning Authority for approval in writing and the relevant Building shall be carried in accordance with the approved details;</p> <p>b) Before the first Occupation of the relevant Building, 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 at (a) have been met.</p> <p><u>Reason:</u></p> <p>To ensure the proposal is completed to the highest possible standards of environmental sustainability in accordance with Saved Policies 3.3 'Sustainability' and 3.4 'Energy Efficiency' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Policy 5.3 'Sustainable design and construction' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>84.</b>	<b>Noise from plant</b>

	<p>Unless otherwise agreed in writing by the Local Planning Authority, the Rated sound level from any plant, together with any associated ducting, to be provided in connection with any Building shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises and the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location.</p> <p>For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. In areas of low existing background sound levels variations to this standard may be agreed in writing.</p> <p>Following completion of the relevant Building but prior to the plant being operational, a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the standard. The plant and equipment shall be permanently maintained thereafter.</p> <p><u>Reason:</u></p> <p>To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>85.</b>	<b>Cycle parking – Long stay and short stay</b>
	<p>Prior to first Occupation of any Building (excluding the Sub-Station), detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking to be provided in connection with that Building shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Details shall demonstrate that the opportunity to maximise the provision of accessible stands, such as Sheffield stands, has been pursued and that other storage systems have been selected having considered their ease of use for users of varying abilities. All cycle storage areas shall make provision for areas that allow for the convenient maintenance of cycles and all long-stay cycle storage servicing workspace (Use Class B1) shall include provision for changing facilities and showers.</p> <p>For the avoidance of doubt, all staircases serving basement cycle stores will be sized and configured to facilitate the convenient manoeuvring of cycles, including gullies being fitted in all cases.</p> <p>Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan (2007), Strategic Policy 2 'Sustainable Transport' of the Core Strategy (2011), Policy 6.9 'Cycling' of the London Plan (2016) and the National Planning Policy Framework (2019).</p>
<b>86.</b>	<b>Communal satellite system</b>
	<p>No Building shall be Occupied until details of any communal satellite (or other equivalent) system to be placed on the top of the Building has been 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.</p> <p><u>Reason</u></p> <p>To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations and roof profile remain free from unsightly satellite dishes and associated telecommunications infrastructure in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and Policy 7.6 'Architecture' of the London Plan (2016).</p>
<b>87.</b>	<b>Waste management</b>

	<p>Before the first Occupation of each Building, details of the arrangements for the storage, compaction and collection of refuse and recycling in that Building shall be submitted to the Local Planning Authority for approval in writing and the facilities approved shall be provided and made available for use by the occupiers of the respective residential and/or commercial premises in the relevant Building and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.</p> <p><u>Reason:</u></p> <p>To ensure that all forms of refuse will be appropriately stored within the site and located to facilitate convenient collection thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of The Southwark Plan 2007</p>
<b>88.</b>	<b>Kitchen extract systems</b>
	<p>Prior to the Occupation of any Use Class A3 ('restaurants and cafes') or Use Class A5 ("Hot food takeaways") premises, details of kitchen extract systems including the routing of any ducting in those premises shall be provided and shall demonstrate that high level discharge is achieved and away from any intake locations. Details of odour and grease filtration systems required to supplement high level discharges shall be provided to reduce odour to acceptable levels.</p> <p><u>Reason:</u></p> <p>In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>89.</b>	<b>External/artificial lighting – Public Realm</b>
	<p>Prior to Occupation of any Building within a Development Plot or opening to the public of any areas of Public Realm not within a Development Plot , details of any external lighting (including design, specification, power) to be installed in any public realm adjoining that Building shall be submitted to the Local Planning Authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority may be satisfied that external lighting is appropriate designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies 10 'Open Spaces and wildlife, 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>90.</b>	<b>External/artificial lighting – Buildings</b>
	<p>Prior to Occupation of any Building, details of any external lighting (including design, specification, power) to be affixed to the Building(s) shall be submitted to the Local Planning Authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.</p> <p><u>Reason:</u></p> <p>In order that the Local Planning Authority may be satisfied that external lighting is appropriate designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies SP10 'Open Spaces and wildlife, 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

<b>91.</b>	<b>Contamination – Unexpected contaminants</b>
	<p>In the event that any contamination that was not previously identified is found at any time when carrying out the Development, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.</p> <p><u>Reason:</u></p> <p>To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>92.</b>	<b>Archaeological reporting</b>
	<p>Within six months of the completion of archaeological site works in relation to any Development Plot or area of Public Realm, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation and deposition of the archive shall be submitted to and approved in writing by the Local Planning Authority and the post-excavation works, publication of the site and preparation and deposition of the archive detailed in the approved assessment report shall not be carried out otherwise than in accordance with any such approval given.</p> <p><u>Reason:</u></p> <p>In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.</p>
<b>93.</b>	<b>Precautionary bat survey</b>
	<p>If more than 12 months pass between the most recent bat survey for the site and the commencement of works of demolition of a building, an updated bat survey must be undertaken for that Building prior to demolition by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of demolition.</p> <p><u>Reason:</u></p> <p>In order to ensure that protected bat habitats are not subject to unnecessary harm as a result of the proposed development in accordance with Saved Policy 3.28 'Biodiversity' of the Southwark Plan (2007).</p>

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

<b>94.</b>	<b>Use of communal amenity spaces and facilities</b>
	<p>All residents within an individual Building shall be permitted equal access to any communal amenity spaces proposed to serve residents of that Building.</p> <p><u>Reason:</u></p> <p>To ensure all residents have adequate and equitable access to high quality communal amenity space and other resident facilities in accordance with Saved policy 4.2 'Quality of Accommodation' of the Southwark Plan (2007) and the 2015 Technical Update to the Residential Design Standards SPD 2011.</p>
<b>95.</b>	<b>Wheelchair accessible parking spaces</b>

	<p>No more than 10% of the residential units within any Building shall be provided with a car parking space and all car parking spaces provided in connection with the residential units shall provide car parking for disabled users only.</p> <p>Any car parking which is approved to be provided in connection with residential units within a Building shall be provided prior to the first Occupation of any residential unit within the relevant Building and thereafter such car parking shall be retained for the purposes of car parking for disabled users only for as long as the residential units in the relevant Building are Occupied.</p> <p>Not less than 6% of the parking bays within the public town centre car parks shall be designated for the exclusive use of disabled users.</p> <p><u>Reason</u></p> <p>To ensure that the parking spaces for disabled people are provided and retained in accordance Saved Policy 5.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan (2007), Strategic Policy 2 'Sustainable transport' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>96.</b>	<b>Protection from vibration</b>
	<p>All Buildings must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.</p> <p><u>Reason:</u></p> <p>To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>97.</b>	<b>Emergency plant noise test limits</b>
	<p>Routine testing of emergency plant shall only take place during the hours of 09.00 to 17.00 Monday to Friday and not on any public holiday. The combined noise level from emergency plant shall not exceed 60dB(A) at any sensitive façade.</p> <p><u>Reason:</u></p> <p>To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).</p>
<b>98.</b>	<b>Potable water</b>
	<p>All residential units shall be designed and constructed to achieve a potable water use target of 105L per person per day</p> <p><u>Reason:</u></p> <p>To conserve water in accordance with Saved Policy 3.9 'Water' of the Southwark Plan (2007), Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011), Policy 5.15 'Water use and supplies' of the London Plan (2016) and the Local Planning Authority's Sustainable Design and Construction SPD (2009).</p>

**INFORMATIVES**

<p>1.</p>	<p><b>Previously Approved Reserved Matters Applications</b></p> <p>The following Reserved Matters applications approved under the Hybrid Planning Permission 18/AP/1604 have been implemented (and may be treated as approved for the purposes of condition 2 of this planning permission):</p> <ul style="list-style-type: none"> <li>• 20/AP/2495 (as amended by 21/AP/3841, 22/AP/3093, 22/AP/4304): Zone L Substation</li> <li>• 21/AP/3794 (as amended by 22/AP/1671, 23/AP/1511 and 23/AP/3361): Canada Water Dock</li> </ul> <p>The following Reserved Matters applications approved under the Hybrid Planning Permission 18/AP/1604 remain implementable (and may be treated as approved for the purposes of condition 2 of this planning permission):</p> <ul style="list-style-type: none"> <li>• 21/AP/3338: Zone H</li> <li>• 21/AP/3469: Printworks Street</li> <li>• 21/AP/3775: Zone L</li> <li>• 21/AP/3793: Reel Street</li> <li>• 21/AP/4712: Zone F</li> <li>• 21/AP/4616: New Brunswick Street</li> <li>• 22/AP/2439: Zone G</li> <li>• 22/AP/2580: Park Walk and Park Walk Place</li> <li>• 23/AP/0233: Park and Pavilion</li> <li>• 24/AP/0350: Zone H</li> </ul>
<p>2.</p>	<p><b>Previously Approved Planning Conditions</b></p> <p>Any condition relating to the Development (excluding Phase 1) which has previously been submitted and approved (including those approved in part) under the Hybrid Planning Permission 18/AP/1604 shall be treated as approved under this permission.</p>

### **Statement of positive and proactive action in dealing with the application**

In dealing with this application, the Deputy Mayor for Planning, Regeneration and the Fire Service acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report and update report GLA/2025/1006/S3.

The Deputy Mayor for Planning, Regeneration and the Fire Service has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 39 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending to the right.

**John Finlayson**  
Head of Development Management

#### Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

## **Annex 1**

### **Canada Water Masterplan – Reserved Matters Compliance Statement Checklist**

The following documents are expected to be submitted as part of each Reserved Matters Application (RMA), save for where that application is for Public Realm, non-residential development, or Zone P:

1. Planning Application Form and requisite application fee (all RMAs);
2. Planning Statement and/or Covering Letter (all RMAs);
3. Community Infrastructure Levy (CIL) Additional Information Requirement Form (all RMAs);
4. Proposed Plans, Sections and Elevations (Elevations may not be required for Public Realm RMAs);
5. Area and Accommodation Schedules (not required for Public Realm RMAs);
6. Design and Access Statement, including landscaping details;
7. Energy Statement (not required for Public Realm RMAs);
8. Sustainability Statement (not required for Public Realm RMAs);
9. Travel Plan (not required for Public Realm RMAs);
10. Delivery, Servicing and Refuse Management Plan (not required for Public Realm RMAs);
11. Environmental Statement – Statement of Conformity;
12. Wind Assessment;
13. Internal Daylight and Sunlight Assessment (required where the RMA includes residential);
14. Statement of Community Involvement including appropriate information to demonstrate compliance with the submitted Development Charter; and
15. Planning Compliance Report.

Any other relevant documents/information where necessary to ensure compliance with the obligations set out in the Section 106 Agreement.

In respect of Development Zone M, a detailed Daylight and Sunlight Assessment will be submitted in addition to the above documents.

The Planning Compliance Report will comprise the following:

1. Summary of the proposals to include:
  - Proposed land uses and corresponding floorspace;
  - Quantum, tenure mix, unit mix and location of proposed housing (where relevant);
  - Maximum building height (AOD and storeys);
  - Number of car parking spaces;
  - Number of cycle parking spaces;
  - Play space provision (where relevant);
  - Public realm/open space provision;
  - Required highways works; and
  - Indicative tree details, to include number, size and species.
2. Reconciliation commentary to include how the RMA (and previous RMAs) respond to the minimum commitments within the planning permission:
  - Minimum housing, workspace and retail and leisure delivery;
  - Affordable housing delivery (quantum and tenure);
  - Affordable Workspace delivery;
  - Affordable Retail delivery;
  - Unit mix;
  - Floorspace caps by Land Use, Zone and Total Cap.

3. An up-to-date copy of the Planning Compliance Monitoring Statement:

Planning Compliance Monitoring Statement:	Practical Completion	Date Last Revised:	Plot A		Plot K	Etc	Cumulative totals	
			Plot A1	Plot A2	Plot K1			
General	Status of plot			Practical Completion	Practical Completion			
	Date of Practical Completion							
	Planning references built out to							
	As built' plans confirmed (Y or N)							
	Land uses built							
	Relevant Land Use Floorspace Cap(s) (sqm GEA)							
	Remaining cap(s) of landuse to masterplan (sqm GEA)							
Residential Delivery	Quantum main residential floorspace (sqm) (Including subclass)	GEA					0	
		GIA					0	
		NIA					0	
	Quantum secondary residential floorspace (sqm) (Including subclass) (where relevant)	GEA					0	
		GIA					0	
		NIA					0	
	No. Units						0	
	Affordable Housing Delivery - Quantum						0	
	Affordable Housing Delivery - Tenure							
	Unit size mix							
% of affordable units to Block						0		
% of affordable units to masterplan								
Residential Occupation	No. Units Occupied						0	
	No. wheelchair units occupied						0	
Commercial Delivery	Quantum Commercial floorspace (Including sub-class) (sqm)	GEA					0	
		GIA					0	
		NIA					0	
Affordable Workspace Delivery?								
Commercial Occupation	Commercial Floorspace Occupied (sqm)						0	
Retail Delivery	Quantum Retail floorspace (Ino. subclass) (sqm)	GEA					0	
		GIA					0	
		NIA					0	
Affordable Retail Delivery? Ino. floor area and location						0		
Retail Occupation	Retail floorspace Occupied (sqm GEA)						0	
Leisure Delivery	Quantum Leisure Floorspace (sqm)	GEA					0	
		GIA					0	
		NIA					0	
Occupation	Leisure Floorspace Occupied (sqm GEA)						0	
Other floorspace 1	Quantum Other Use Floorspace (sqm)	GEA					0	
		GIA					0	
		NIA					0	
Other Occupation 1	Other Floorspace Occupied (sqm GEA)						0	
Other floorspace 2	Quantum Other Use Floorspace (sqm)	GEA						
		GIA						
		NIA						
Other Occupation 2	Other Floorspace Occupied (sqm GEA)						0	
Other Monitoring	Maximum building height (AOD and storeys):							
	No. of car parking spaces							
	DDA spaces							
	No. cycle parking spaces						0	
	Play space provision (where relevant)						0	
	Public realm/open space provision (sqm)	Public Space						0
		Private Space (shared communal spaces)						0
Indicative tree details, to include number								
Ecological Improvements								
Headline benefits secured in this Block								

## **Annex 2**

### **Notes to applicants**

#### **Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.**

If you are aggrieved by the decision of the 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 under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

#### **Purchase Notices and Compensation**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX of the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.