

Good Growth

Simon Lewis
Berkeley Homes
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London
SW8 2LE

GLA ref. GLA/2026/0250/S3

LB Newham ref. 24/00989/FOUT

Date: XX September 2026

Dear Simon Lewis,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Land South of Gallions Reach, Armada Way, Beckton, London, E6 7FB

GLA reference: GLA/2026/0250/S3

LB Newham reference: 25/0213/FUL

Applicant: St William / Berkeley Homes

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED – XX September 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):

“Comprehensive remediation and site preparation works (including raising the flood defence level and creation of a flood defence bund and repair works to the existing River Wall) to enable the future mixed-use development of Beckton Gaswork” at Land South of Gallions Reach, Armada Way, Beckton, London, E6 7FB in the London Borough of Newham.

Subject to the following planning conditions and informatives:

Conditions

1. Statutory Time Limit and Reserved Matters

No phase within the development hereby approved shall be commenced (except for enabling works and site preparation works) unless and until details of the:

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

(Hereinafter referred to as the "Reserved Matters") in relation to the relevant phase of the development have been submitted to and approved in writing by the Local Planning Authority.

Each phase of the development shall commence no later than THREE YEARS from the date of approval of the last Reserved Matters Application for the relevant phase.

All applications for the approval of Reserved Matters shall be made to the Local Planning Authority before the expiration of 25 YEARS from the date of this Decision Notice.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development shall be developed in accordance with the following drawings and documents:

Approved Parameter Plans

- Parameter Plan – Key Streets and Spaces (ref. 01252-JTP-DR-MP-PP-005 P03)
- Parameter Plan – Development Parcels and Building Heights (ref. 01252-JTP-DR-MP-PP-003 P03)

Approved Drawings

- Site Location Plan (ref. 01252-JTP-S-0001-P1)
- Tree Constraints Plan (ref. 2203-KC-XX-YTREE-TCP01 Rev 0)

Approved Documents

- Airport Safeguarding Assessment (ref. KLG144/R2/Issue 2 – Prepared by KL Grant Consulting – Dated April 2024)
- BNG Assessment - Prepared by Ecology Solutions – Dated May 2024
- Circular Economy Statement – Prepared by Greengage – Dated March 2025
- Design and Access Statement and Landscape Strategy – Prepared by St William and JTP – Dated June 2025
- Design Code – Prepared by JTP – Dated July 2025
- Development Specification – Q200225 – Prepared by Quod – Dated June 2025
- Economic Development Statement - Prepared by Quod – Dated May 2024
- Energy Assessment V.3 - Prepared by Hodkinson – Dated 26th April 2024
- Fire Strategy Overview - Prepared by Introba – Dated May 2024

- Flood Risk Assessment – 2317-BRL-06-XX-RP-C-0001-P09 - Prepared by Beckett Rankine – Dated 6th June 2025
- Framework Delivery and Servicing Management Plan – Prepared by SLR – Dated June 2025
- Gateway One Fire Statement - Prepared by Introba – Dated May 2024
- Internal Daylight Sunlight Assessment – Prepared by GIA – Dated 2nd May 2024
- Operational Waste Management Strategy – D012-V1.0 - Prepared by Velocity – Dated April 2024
- Outline Construction Environmental Management Plan – Prepared by St William – Dated September 2025
- Outline Drainage Strategy – P23675_R1_Rev2 – Prepared by Aquaterra – Dated June 2025
- Outline Site Waste Management Plan – D013V1.1 – Prepared by Velocity – Dated 17th March 2025
- Outline Travel Plan – Prepared by SLR – Dated June 2025
- Planning and Affordable Housing Statement – Q230004 - Prepared by Quod – Dated September 2025
- Preliminary Risk Assessment – ATK_5224175/003P1_001/03 – Prepared by Atkins – Dated April 2024
- Strategic Site Masterplan Framework – Prepared by St William – Dated July 2025
- Sustainability Statement V.2 – Prepared by Hodkinson – Dated 26th April 2024
- Transport Assessment – Prepared by SLR – Dated July 2025
- Tree Survey and Impact Assessment – Prepared by Keen Consultants – Dated April 2024
- Whole Life Carbon Assessment – Prepared by Greengage – Dated January 2025

Approved Environmental Statement

- ES Volume 1: Main Text (May 2024 unless otherwise stated):
 - Chapter 1: Introduction
 - Chapter 2: EIA Methodology
 - Chapter 3: Alternatives and Design Evolutions
 - Chapter 4a: Remediation, Site Preparation, Enabling Works and Construction
 - Chapter 4b: Construction of the Mixed-Use Development

- Chapter 5: Description of the Mixed-Use Development
- Chapter 6: Socio-Economics
- Chapter 7: Climate Change and Greenhouse Gases
- Chapter 8: Air Quality and Odour
- Chapter 9: Noise and Vibration
- Chapter 10: Daylight, Overshadowing and Solar Glare
- Chapter 11: Wind Microclimate
- Chapter 12: Ecology and Biodiversity
- Chapter 13: Transport
- Chapter 14: Ground Conditions
- Chapter 15: Archaeology
- Chapter 16: Flood Risk and Water Resources (June 2025)
- Chapter 17: Effect Interactions
- Chapter 18: Likely Effects and Conclusions
- Chapter 19: Environmental Management, Mitigation and Monitoring Schedule
- ES Volume 2: Townscape and Visual Impact Assessment (May 2024)
- ES Volume 3: Technical Appendices (May 2024 unless otherwise stated):
 - Appendix 1: Introduction
 - Annex 1: Location of Information within the ES
 - Annex 2: Competent Experts and Relevant Expertise
 - Annex 3: Glossary of Terms and Abbreviations
- Appendix 2: EIA Methodology
 - Annex 1: EIA Scoping Opinion Request Report
 - Annex 2: EIA Scoping Opinion Review Report (Arup)
 - Annex 3: EIA Scoping Review Report Response
 - Annex 4: EIA Scoping Update Letter
 - Annex 5: EIA Scoping Opinion
 - Annex 6: Cumulative Schemes List
- Appendix 7: Climate Change and Greenhouse Gases
 - Annex 1: Policy and Guidance Background
 - Annex 2: Extracts from the Energy Assessment
 - Annex 3: London Travel Demand Survey 2022/23
 - Annex 4: Professional Experience
 - Annex 5: Climate Change Technical Note
- Appendix 8: Air Quality and Odour
 - Annex 1: Glossary
 - Annex 2: Modelling Methodology
 - Annex 3: Legislative and Planning Policy Context

- Annex 4: EPUK and IAQM Planning for Air Quality Guidance
- Annex 5: Construction Dust Assessment Procedure
- Annex 6: Construction Mitigation
- Annex 7: Air Quality Neutral Assessment
- Annex 8: Professional Experience
- Annex 9: Plant Receptors
- Annex 10: AIQM Guidance on Assessment of Odour for Planning
- Annex 11: Detailed Planning Application Air Quality Assessment Remediation, Site Preparation on Enabling Works)
- Annex 12: Odour Impact Assessment (October 2024 and February 2025 within EIA SoC)
- Annex 13: WSP Response to Cogan Review (May 2025 within EIA SoC)
- Appendix 9: Noise and Vibration
 - Annex 1: Noise Survey Results
 - Annex 2: Noise Modelling Results
 - Annex 3: Road Traffic Calculation Results
- Appendix 10: Daylight, Overshadowing and Solar Glare
 - Annex 1: Planning and Policy and Guidance
 - Annex 2: Methodology
 - Annex 3: Daylight Results
 - Annex 4: Overshadowing Results
 - Annex 5: Solar Glare Viewpoints
- Appendix 11: Wind Microclimate
 - Annex 1: Legislation, Planning Policy and Guidance
 - Annex 2: Computational Fluid Dynamics Methodology
 - Annex 3: Wind Climate Methodology
- Appendix 12: Ecology and Biodiversity
 - Annex 1: Ecological Assessment
 - Annex 2: Intertidal and Aquatic Habitat Survey Report
- Appendix 14: Ground Conditions
 - Annex 1: Beckton Redevelopment Phase 1 PRA Issue
 - Annex 2: Legislation, Planning Policy and Guidance
- Appendix 15: Archaeology
 - Annex 1: Archaeological Desk Based Assessment
 - Annex 2: Correspondence with GLAAS
- Appendix 16: Flood Risk and Water Resources
 - Annex 1: Flood Risk Assessment (June 2025 within EIA SoC)
 - Annex 2: Drainage Strategy (June 2025 within EIA SoC)
 - Annex 3: Flood Wall Breach Analysis (June 2025 within EIA SoC)
- Environmental Statement of Conformity (EIA SoC) (Prepared by Trium – Dated 6th June 2025)

Supporting Documents

- Health Impact Assessment - Prepared by Quod – Dated May 2024
- Statement of Community Involvement – Prepared by Iceni – Dated April 2024
- Statement of Community Involvement Addendum – Prepared by Iceni – Dated June 2025
- Waste Technical Note – Prepared by Velocity – Dated July 2025

3. Reserved Matters Specification

Each application for the approval of Reserved Matters submitted pursuant to Condition 1 shall contain such information set out in the Reserved Matters Specification as is relevant to the application.

Reason: To ensure that all parts of the development to which occupiers and / or members of the public will have access are adequately and appropriately managed, maintained and controlled so that they are of a standard sufficient to ensure that the development is somewhere that people would wish to live, work and stay.

4. Quantum of Built Floorspace

The total quantum of built floorspace across the development shall not exceed the Gross External Area (GEA) figures specified within the table below in square metres:

Use	Class	Area (GEA) (sq.m.)*
Residential	C3	320,000
Flexible Non-Residential Uses (Class E), Local Community Uses (Class F2) and Drinking Establishment Uses (Sui Generis)	Total Maximum	5,000
	Maximum F2	500
	Maximum Sui Generis	1,500
Totals *All areas are GEA ** Areas do not include external or rooftop plant ***Areas do not include public, private, communal or child play space **** A minimum floorspace figure of 1,000sqm would be provided for sports and leisure uses, this figure is		325,000

within the total floorspace for flexible non-residential uses		
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5. Compliance with Environmental Statement

The development shall not be constructed unless in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Environmental Statement and appendices therein relevant to the development dated May 2024, the Environmental Statement of Conformity dated June 2025, and responses to the Environmental Statement Review dated 14th March 2025 and 6th June 2025 (all prepared by Trium) and any subsequent updates, unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.

Reason: To ensure that the development is carried out in accordance with the Environmental Statement and the mitigation measures proposed therein.

Prior to Commencement

6. Community Infrastructure Levy

Prior to the commencement of development of a phase (except for enabling works and site preparation works), a plan showing the extent of the chargeable developments within each phase, including estimated dates for the commencement and completion of each of those chargeable developments shall be submitted to the Local Planning Authority.

This is a phased development for the purposes of the CIL Regulations (2010 as amended). The extent of the CIL phases will be defined on a CIL phasing plan.

Reason: In order that this planning permission qualifies as a phased planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended) and there is clarity on the extent of the phases.

7. Phasing Plan

Prior to the commencement of the development (except for enabling works and site preparation works) a phasing plan showing the location and extent of the phases of the development, the sequencing of those phases and indicative timescales for their delivery shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the plan thereby approved or any update or amendment to such plan as may be approved by the Local Planning Authority.

Reason: To ensure that the development is consistent with the principles of good masterplanning, and to allow the Local Planning Authority to understand the relevant phase of development that is subject to condition and/or reserved matters, and to ensure coordination between the phasing plan as approved and

the triggers in any relevant agreement made under Section 106 of the Town and Country Planning Act 1990 (as amended). It is necessary for this condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.

8. Written Scheme of Investigation (WSI)

No demolition or development within a phase shall take place until a Stage 1 Written Scheme of Investigation (WSI) for the relevant phase has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

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

- a) A statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- b) Where appropriate, details of a programme for delivering related positive public benefits;
- c) A programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged for a phase until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI for the relevant phase of the development.

Reason: The site lies in an area of archaeological interest and to protect and preserve archaeological remains. This condition is required prior to Commencement to protect and preserve potential archaeological assets and is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9. Archaeological Investigation – Public Engagement

No demolition or development within a phase shall commence until details of an appropriate programme of public engagement with regards to the archaeological investigation of the site, including a timetable have been submitted and approved in writing by the Local Planning Authority.

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

Reason: The site lies in an area of archaeological interest and to protect and preserve archaeological remains. This condition is required prior to

Commencement to protect and preserve potential archaeological assets and is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

10. Demolition and Construction Management Plan (DCMP)

No phase within the development shall be commenced unless and until a Demolition and Construction Logistics Plan (DCMP) relevant to that phase has been submitted to and approved in writing by the Local Planning Authority. The submitted DCMP for the relevant phase shall include:

- a) An assessment of the cumulative impacts of construction traffic;
- b) Details of the likely volume of construction trips and any mitigation measures, such measures to include scheduling deliveries such that no HGV movements will take place during peak periods;
- c) Site access arrangements;
- d) Booking systems;
- e) Construction phasing;
- f) Vehicular routes, including routes to site for construction traffic and deliveries;
- g) Wheel washing facilities;
- h) Scope for load consolidation to reduce generated road trips;
- i) An investigation of the use of rail and/or water based freight during construction, either directly to the site or for nearby suppliers using rail or river freight;
- j) Full breakdown of the timing and details of construction works and their impacts on the public highway and private roads and upon transport infrastructure and operations;
- k) Proposed temporary parking suspensions and any temporary parking solutions;
- l) Neighbour and Public Relations Strategy;
- m) Protection of vulnerable road users such as cyclists and pedestrians on the public highway and private roads including CLOCS and FORS (minimum Silver level) accreditation; and
- n) Protection of LU and DLR infrastructure from accidental damage and all other vehicle impacts.

The relevant phase of the development shall only be constructed in accordance with the approved Construction Logistics Plan for that phase.

Reason: To safeguard against adverse impacts on the free flow of traffic on local roads and the amenities of the area and safety of road users. This condition is required prior to Commencement because the impacts to the highway may detrimentally impact upon the local road network and is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission and in the interest of railway infrastructure and operations.

11. Construction and Demolition Environmental Management Plan (CEMP)

Prior to the commencement of each phase of the development (where commencement for these purposes includes demolition and site clearance works), a Construction and Demolition Environmental Management Plan (CEMP) for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. Each CEMP shall include details of:

- a) Loading and unloading of plant and materials;
- b) Storage of plant and materials;
- c) Programme of works (including measures for traffic management);
- d) Provision of boundary hoarding;
- e) Hours of operation;
- f) Means to prevent deposition of mud on the highway;
- g) Delivery times (particularly abnormal loads);
- h) Details of holding areas;
- i) Details of contractors parking;
- j) Management of the impacts of the development on the adjoining River Thames and Tidal Tributaries Site of Metropolitan Importance for Nature Conservation (SMINC);
- k) Air Quality Control Measures compliant with the GLA SPG on 'The Control of Dust and Emissions During Construction and Demolition'. Specifically:
 - i. an air quality and dust risk assessment
 - ii. an 'air quality and dust management plan'
 - iii. monitoring proposals
 - iv. Non-road mobile machinery emissions including registration of the site at the GLA web site: <https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>
- l) A commitment to register the site on the GAD Non-Road Mobile Machinery website;
- m) Measures to control off-site odour;
- n) An assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, vibration, dust, smoke, odour control) accompanied by mitigation measures addressing all matters relevant to the site.
- o) Risk Assessment and Method Statement (RAMS); and
- p) Glint and glare study

Each CEMP shall be in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the ES and appendices, therein relevant to the development. The CEMP shall be implemented as approved.

Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area and wider environment, in accordance with the recommendations of approved Environmental Statement. It is necessary for this condition to prevent commencement of the development until the requirements have been met as the timing of compliance is fundamental to grant of planning permission.

12. Sustainable Urban Drainage Scheme (SuDs)

- a) Prior to the commencement of each phase of the development hereby permitted (except for enabling works and site preparation works) a fully detailed surface water management scheme for the relevant phase, consistent with the approved 'Outline Drainage Strategy' document (Ref. P23675_R1 dated June 2025), shall be submitted to and approved in writing by the Local Planning Authority.
- b) Post development peak runoff, for any aspect of the development discharging to sewer infrastructure, shall be restricted to a maximum rate equivalent to the calculated Qbar Greenfield for all storm events up to and including the 1 in 100 year with an additional 40% allowance for future climate change.
- c) No aspect of the development surface drainage scheme shall discharge directly or indirectly to foul sewer, regardless of baseline condition.
- d) A completed 'The London Sustainable Drainage Proforma' (Link: Newham LLFA drainage pro-forma) shall be completed and submitted for approval for each relevant phase before the commencement of that phase.
- e) The development shall only be implemented in accordance with the approved details.
- f) Details of drainage scheme ownership, management and maintenance arrangements shall be submitted to Planning Authority for approval before occupation of any part of the development.
- g) A verification report demonstrating what works were undertaken and that the drainage scheme was completed in accordance with the approved surface water management scheme shall be submitted and approved by the Local Planning Authority in writing before occupation of each relevant phase.

Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change. This condition is required prior to commencement to safeguard the public from surface water flood risk and is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

13. Emissions from Flues

Prior to the commencement of development in each phase a report shall be provided to and approved by the Local Planning Authority demonstrating any emissions from any flue serving a central combustion plant associated with the development shall be designed in accordance with the provisions of Technical Guidance Note D1 (Dispersion) 'Guidelines on Discharge Stack Heights for

Polluting Emissions'. The design should take into account the visual effects of dispersion measures at the initial design stage.

Reason: To protect the amenity of residential occupiers, and in the interest of local air quality.

14. Energy Statement

Prior to commencement of each phase of the development (except for enabling works and site preparation works) the applicant shall submit an updated Energy Statement to the Local Planning Authority which should be approved in writing by the Local Planning Authority. The energy efficiency and sustainability measures set out therein shall be completed for that phase prior to the first occupation of the phase, and retained for its lifetime.

The development shall achieve on site regulated carbon dioxide emission savings against the Target Emissions Rate of Part L of Building Regulations (2021).

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction.

15. Flood Defence Scheme

- a) Prior to commencement of enabling works (other than those required under (a[i]) below) within 16 metres of any flood defence asset, including any buried elements, a flood defence scheme including the following, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency:
 - i. A detailed and intrusive condition survey of the existing flood defence and river wall including all types of buried elements, to determine the full condition of the defences shall be carried out.
 - ii. A scheme, based on the results of the condition survey required under (1) for the refurbishment and/or replacement of the flood defence and river wall and wall in line with Figure 8-9 'Proposed flood defence backstop solution' of the submitted FRA (Beckton Riverside Phase 1 Flood Risk Assessment, dated June 2025, reference 2317-BRL-06-XX-RP-C-0001, revision P09 to ensure the flood defence provides sufficient protection for the lifetime of the development (100 years). The scheme should include timeframes and phasing for all aspects of flood defence works, including the raising of the defences in line with the TE2100 document.
 - iii. A scheme for long-term monitoring and maintenance of any flood defence on site.
- b) Prior to commencement of any Above Ground Works for each Reserved Matters application, implementation of the relevant phase of the flood defence scheme agreed under (a[ii]), must be completed unless otherwise agreed in writing with the Local Planning Authority in consultation with the Environment Agency.

The scheme shall be subsequently maintained, in accordance with the agreed monitoring and maintenance plan (a[iii]) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding associated with the proposed development and future occupants and to ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding.

16. Flood Defence Ecological Management Plan

No phase of the development within 16m of any flood defence asset including any buried elements other than flood defence asset survey work, shall take place until a detailed landscape and ecological management plan, including long-term design objectives and maintenance schedules for all landscaped areas within the 16m riparian zone relevant to that phase, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme should build on, but not be limited to the enhancements proposed within documents:

- Beckton Gasworks Proposed Intertidal Terrace Cross Section, reference 2317-BRL-05-XX-DR-C-1007, revision 5, prepared by Beckett Rankine
- The Intertidal and Aquatic Habitats at and Adjacent to the Beckton Gasworks Development Site, London: Ecological Survey Report, September 2023

and include but not be limited to:

- i. Further details of any new habitat created on-site
- ii. Further details of any treatment and enhancement of river wall areas in the proposed intertidal section as well as the main frontage
- iii. Timeframes for completion or enhancement works and future maintenance
Proposals for additional betterment in any sections of frontage where intrusive investigations of the river wall identify that replacement is needed
- iv. Further investigation and subsequent proposals for possible future enhancements to the floodable zone which could include but would not be limited to safeguarding areas of riparian zone for future intertidal terracing.

The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and local plan policy.

17. Buffer Zone Protection

Prior to the commencement of works within 16 metres of any flood defence asset on the site including any buried elements, the following shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency:

- a) An assessment of the impacts of any development footprint within the 16 metres of any flood defence asset including any buried elements including:
 - i. A piling and foundation layout illustrating proposed below and above ground structures and their location in relation to the flood defence assets.
 - ii. A Ground Movement Assessment and Asset Impact Assessment demonstrating the structural loads imposed on the flood defence assets.
 - iii. Tracking diagrams which demonstrate the required working areas and turning circles of plant suitable for maintenance and/or replacement of the flood defence assets.
- b) No part of the development hereby permitted comprising part of a building or supporting structures shall be constructed within 9.5 meters of the landward side of the existing flood defence wall line. Notwithstanding this requirement, if the developer proposes to construct part of a building or supporting structures within 9.5 metres of the landward side of the existing flood defence wall line, then such construction shall not be commenced until a scheme is submitted and approved in writing by the LPA which will include either:
 - i. Justification and evidence that the proposed setback is acceptable.
 - ii. A detailed design, structural calculations and tracking diagrams for an 'engineered solution' based on Figure 8-9 'Proposed flood defence backstop solution' of the submitted FRA (Beckton Riverside Phase 1 Flood Risk Assessment, dated June 2025, reference 2317-BRL-06-XX-RP-C-0001, revision P09) which justifies a new minimum distance to replace the flood defence wall.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To ensure there is no detrimental impact to the structural integrity of the existing and/or proposed flood defences thereby reducing the risk of flooding.

18. Contaminated Land

Prior to the commencement of each phase a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, shall be submitted to, and approved in writing by the Local Planning Authority. This strategy will include the following components:

- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3-c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of

19. Long-term Monitoring

Prior to the commencement of the development, a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to, and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by, the Local Planning Authority.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures.

20. TfL Infrastructure Protection

- a) Prior to the commencement of the development (except for enabling works and site preparation works), no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the Local Planning Authority:
 - i. Prior to the commencement of the development, a base-line radio impact survey shall be undertaken and submitted to and approved in writing by Local Authority in conjunction with TfL Infrastructure Protection. This is to assess the impact of the development on the DLR Radio System signal levels. No development shall take place until a scheme of mitigation has been agreed in writing with TfL infrastructure Protection and implemented;
 - ii. Provide detailed design and Risk Assessment and Method Statement (RAMS) for all permanent and temporary works;

- iii. Demonstrate to TfL's satisfaction that the temporary and permanent works will not cause any ground movement impact on TfL assets in the vicinity;
 - iv. An assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration;
 - v. Before operation of any equipment likely to emit electromagnetic radiation, an EMC assessment shall be submitted to TfL Infrastructure Protection for their consideration and written approval;
 - vi. Provide a technical note to demonstrate if there is any potential for introducing new water paths around LU/DLR infrastructures due to the permanent and temporary works;
 - vii. Provide a technical note to demonstrate if the development will change the water table adjacent to LU/DLR infrastructures;
- b) Before the super-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the Local Planning Authority:
- i. Provide detailed design for all superstructure works (temporary and permanent);
 - ii. Site specific Risk Assessments and Method Statements (RAMS) for any activities (craneage, scaffolding, use of tall plant) which TfL may deem to be a risk to DLR. Individual RAMS should be issued a minimum of 11 weeks prior to the individual activity commencing;
 - iii. Regular radio impact survey reports shall be undertaken to assess the potential impact. Should the development be found to have caused degradation to the radio signal levels, the developer must fund for the changes required known as "infills". A radio survey shall also be undertaken once the development is completed;
 - iv. Tower Crane base design (including certification), Risk Assessment and Method Statement for siting, erection, lifting arrangements, operational procedure (including any radio communications), jacking up, derigging in addition to plans for elevation, loads, radius, slew restrictions and collapse radius have to be submitted to TfL Infrastructure Protection for review and approval. No cranes should be erected or dismantled until TfL Infrastructure Protection's approval has been obtained in writing;

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

Reason: To ensure that the development does not impact on existing and safeguarded transport infrastructure and operations.

21. Highway Condition Survey

Prior to commencement of each phase of the development, in conjunction with the Highways Authority, the developer shall carry out a thorough visual condition survey of the adopted highway relevant to the construction delivery routes defined in the CMP for the relevant phase and provide the Highway Authority with a digital record of the inspection.

Following the completion of the whole development, any damage to the existing public highway (including footways within the locality) caused by the construction works must be repaired to the appropriate Local Highway Authority standards and to the written satisfaction of the Highway Authority.

Reason: To provide an agreed record of the condition of the Highway prior to Commencement and ensure appropriate reinstatement is carried out to the satisfaction of the Highway Authority post construction of the development which is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

22. Site Waste Management Plan

Prior to the commencement of each phase of the development (except for enabling works, and site preparation works) a Site Waste Management Plan (SWMP) must be submitted to and approved in writing by the Local Planning Authority. The objectives of the management plan shall be to ensure all waste arising from construction works is managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials, in line with the waste hierarchy. The SWMP shall also detail the compliance and assurance requirements to be maintained on the site during all phases of works including site-preparation and remediation. The SWMP shall include as a minimum the following information:

- i. Classification of all waste including hazardous waste according to current legislative provisions;
- ii. Waste forecast to estimate the type and quantity of waste generated during the excavation and construction works and an indication of the destination of each waste type (i.e. onsite/offsite reuse, recycling, recovery, disposal);
- iii. Performance measurement and target setting (such targets shall be in accordance with any sustainability targets set of the development, such as BREEAM targets, and should be in line with national and local policy and guidance (e.g. the London Plan, LB Newham Local Plan)) against estimated waste forecasts;
- iv. Reporting of project performance on quantities and options utilised;
- v. Measures to minimise or design out waste generation;
- vi. Opportunities for re-use or recycling;
- vii. Provision for the segregation of waste streams on the site in appropriate storage containers that are clearly labelled and colour coded (e.g. using the Institution of Civil Engineers (ICE) waste stream colour coding guidance).

- Waste storage arrangements shall meet the waste Duty of Care requirements;
- viii. Licensing requirements for environmental permitting (or exemption) requirements for offsite waste management sites;
 - ix. An appropriate audit trail encompassing non-hazardous waste transfer notes and hazardous waste consignment notes, in line with waste Duty of Care requirements;
 - x. Measures to avoid fly tipping by others on lands being used for demolition/construction;
 - xi. Measures to provide adequate training and awareness through toolbox talks; and
 - xii. Returns policies for unwanted materials.

The demolition and construction shall thereafter be carried out in accordance with the approved SWMP.

Reason: To ensure that the construction of the development minimises its environmental impacts, in terms of waste generation and waste management, and to ensure that the Local Planning Authority is satisfied that the impact of the construction would be appropriately mitigated.

23. Piling Method Statement

No piling shall take place until a Piling Method Statement has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The submitted Piling Method Statement should include details of:

- i. The depth and type of piling to be undertaken;
- ii. The methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to sub-surface sewerage infrastructure; and
- iii. The programme for the works.

Any piling must be undertaken in accordance with the terms of the approved piling statement.

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

24. Piling and Foundation Works Risk Assessment

Piling and other intrusive groundworks using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reasons: Piling and other intrusive groundworks using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating

preferential pathways, and to ensure that the proposed piling and other intrusive groundworks do not harm groundwater resources.

25. Water Main

No buildings or piling shall take place within 5 metres of a water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

Prior to above ground works

26. Environmental Noise – Residential

- a) Prior to the commencement of any above-ground works on the development hereby permitted a noise report, including an external environmental noise survey and identification of noise mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority demonstrating:
 - i. good acoustic design of the development in line with the current ProPG: Planning and Noise, New Residential Development (May 2017);
 - ii. internal noise levels of the units comply with the requirements specified in BS8233 and WHO Community Noise guidance;
 - iii. external amenity areas have been designed according to BS8233 and ProPG.
 - iv. overheating has been considered in line with Building Regulation Approved Documents O: Overheating
 - v. the impact of neighbouring industrial uses/operational plant has been assessed in line with BS4142.
- b) Following detailed design and prior to its installation, details of all noise, ventilation and overheating mitigation measures, demonstrating compliance with Part A of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme as approved shall be installed prior to first occupation of the development hereby permitted and permanently maintained thereafter.

Reason: To protect the internal and external amenity of future occupants of the development.

27. Bird Hazard Management Plan

Prior to the commencement of Above Ground Works of each relevant phase of development, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The submitted plan shall include details of:

Monitoring of any temporary or permanent standing water within the development site;

- a) Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds.
- b) The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

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

28. Foul Water and Discharge Points

No Above Ground Works within a phase shall take place until, details are submitted to and approved in writing by the local planning authority illustrating a strategy that includes the discharge of foul water, clearly indicating the intended point(s) of discharge.

Prior to first occupation of a phase, confirmation must be provided to the Local Planning Authority in respect of either:

- a) All foul water network upgrades required to accommodate the additional flows associated with the relevant phase have been completed; or
- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development within the relevant phase to be occupied.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place in the relevant phase other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

29. Car Park Design and Management Strategy

- a) Prior to the commencement of Above Ground Works in the first phase, a site-wide Car Parking Design and Management Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL. Prior to commencement of each subsequent phase the Strategy shall be revised to include that phase and submitted to and

approved in writing by the LPA in consultation with TfL. Each strategy shall include the following details:

- i. Confirmation that no general parking provision is to be provided and enforcement arrangements to ensure that no such parking takes place.
- ii. The number of disabled persons' parking spaces and/or operational parking spaces that are to be provided within that phase. Sufficient justification is to be provided to support any operational car parking proposed.
- iii. Demonstration that sufficient spaces will be provided such that at the outset one disabled person's parking space can be made available to a minimum of three per cent of residential dwellings in that phase, how the demand for disabled persons' parking for the non-residential uses will be met, and how any additional demand which arises could be met.
- iv. Details of internal circulation and swept paths of the spaces.
- v. Details of the distances and routes from the spaces to the residential units.
- vi. Details of the allocation of disabled persons' car parking spaces, such allocation to be only to holders of a disabled persons' "Blue Badge" or to the providers of medical or domiciliary care to such a person and that no space is tied to a particular dwelling.
- vii. Details of mobility scooter parking and charging facilities.
- viii. Demonstration that at least 20% of parking spaces to have active electric vehicle charging points and all remaining spaces to have passive provision, and details of how passive provision will be brought into active use on request at no direct cost to the person making that request.
- ix. Details of monitoring of the allocation of spaces, use, and enforcement activity for unauthorised parking on the site for any previous phase.

Other than the provision of disabled persons' car parking spaces, no car parking is permitted for the commercial uses.

- b) Prior to the occupation of a phase, the car parking provision for the relevant phase shall be implemented in full, in accordance with the Car Parking Management Strategy approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To manage car parking across the development and to ensure the provision of adequate inclusive parking facilities.

30. Materials and Detailed Design

No Above Ground Works within a phase shall take place until details and a schedule of materials and products of all external facing materials to be used in the construction of the building hereby approved for the relevant phase, along with material sample boards and/or full-size mock-ups, have been submitted to

and approved in writing by the Local Planning Authority. The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Detailed drawings in plan, section and elevation as appropriate, including drawings of:

- a) Bay studies for each building including key junctions/bonds between materials/finishes (1:20 @ appropriate paper size)
- b) Details of glazing and curtain walling systems including any manifestation (1:20 @A3)
- c) Ground floor frontages including entrances, glazing and signage zones, infill panels on plant rooms/bike stores etc. shopfronts or commercial/workspace frontages (1:50 @ appropriate paper size)
- d) Parapets, roof edges, rooftop plant and associated screening, lift over runs etc. (1:20 @A3)
- e) Elevational location of all joints e.g. structural, movement, panels (1:100 @ appropriate paper size)
- f) Head, jamb and sill details, including profiles, for typical openings and all ground floor entrances and doors to balconies / terraces (1:20 @A3)
- g) Details of key architectural metalwork / screens / gates (1:20 @A3)
- h) Details of balconies and terraces including floor finishes (1:20 @A3)
- i) Balustrade details (1:20 @A3)
- j) Details of soffits and canopies (1:20 @A3).

Details of materials and products, including finishes, of finishes, of:

- i. Façade and roof cladding materials
- ii. Brick and mortar type including mortar joint profile
- iii. Window / door types (including finishes, glass types and any manifestation)
- iv. Curtain wall (including finishes, glass types and any manifestation)
- v. Facing metalwork (e.g. balustrades, service doors, screens, gates)
- vi. All items which are fixed / integrated to the façade (e.g. fins/louvres, vent grilles, rainwater pipes, signage, bird/bat boxes)
- vii. Soffit and canopy materials
- viii. Balcony and terrace floor finishes

Samples of the above materials should be provided where appropriate.

Full-size mock-ups of typical upper and ground floor façades, at a size and extent to be agreed, shall be provided for approval by the Local Planning Authority.

Reason: To secure high-quality design and detailing and to ensure that materials will make an acceptable contextual response, resulting in the satisfactory appearance of the development

31. Landscape Design

- a) No Above Ground Works within a phase shall take place until full details of

- i. Hard and soft landscape works and means of enclosure of all un-built, open areas; and
- ii. Public routes and areas of public realm

for the relevant phase have been submitted to and approved in writing by the Local Planning Authority. This shall include the adjacent street, areas surrounding buildings, upper storey terraces, gardens, and roof spaces.

- b) Hard landscape details shall include:
 - i. Details of proposed finished levels or contours including any alterations in existing ground levels and excavations.
 - ii. means of enclosure and boundary treatments and any associated access points
 - iii. vehicle parking layouts including details of petrol and oil interceptors and charging points where applicable
 - iv. other vehicle and pedestrian access and circulation areas including cycle storage & details of pedestrian crossing points
 - v. hard surfacing materials (including samples which shall be permeable as appropriate), including dimensions, bonding and pointing
 - vi. minor artefacts and structures e.g. external furniture, play equipment, refuse or other storage units, signage, lighting, planters (fixed and moveable), bollards and hostile vehicle mitigation
 - vii. location of proposed and existing functional services above and below ground including service trenches, drainage, power (such as in ground power units, operating controls and feeder pillars), communications cables, pipelines etc. indicating lines, manholes, and supports to ensure no conflicts with tree and planting pits and integration of access covers with paving/surfacing layout.
- c) Soft landscape details shall include:
 - i. Planting plans
 - ii. schedules of plants, noting species, plant sizes including girth and clear stem dimensions of trees and proposed numbers/densities where appropriate
 - iii. written specifications (including cultivation and other operations associated with plant and grass establishment)
 - iv. all planting systems including tree pits and planting beds demonstrating volume of growing medium and any measures for protection of planting beds during establishment period
 - v. details of green roofs
 - vi. biodiversity enhancements
 - vii. implementation programme
- d) Details of the following shall also be provided:
 - i. Details of riparian life-saving equipment (such as life buoys, grab chains access ladders etc.) in line with the PLA's 'A Safer Riverside' guidance for development on and alongside the river must be submitted to the local planning authority and approved in writing
 - ii. Details have been submitted and approved in writing by the Local Planning Authority to demonstrate how Active Design principles have been met

- iii. Details of how the recommendations of the Counter Terrorism Security Advisor have been considered and implemented have been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, biodiversity and character of the area.

32. Landscape Management Plan

No Above Ground Works within a phase shall take place until a landscape management plan for the relevant phase, including an implementation plan, long term design objectives and management responsibilities for all landscaped areas (other than small, privately owned, domestic gardens) and schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in by the Local Planning Authority.

Each landscape management plan must consider biosecurity issues in relation to plant replacement and sustainability in relation to water usage and irrigation. Each landscape management plan shall be carried out as approved.

Reason: To ensure the landscape is maintained to a high standard and to protect the visual amenity of the area.

33. Landscape Implementation

All hard and soft landscape works within a phase shall be carried out in accordance with the landscape details approved under condition 31 above by no later than the end of the planting season following completion of the relevant phase or prior to the first occupation of the relevant phase, whichever is sooner.

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

Reason: To ensure that the landscaping is carried out within a reasonable period, to ensure new planting becomes established and to maintain a high quality of visual amenity within the area.

34. Boundary Treatments

No Above Ground Works within a phase shall take place until plans, sections and elevations indicating the positions, design, materials and type of boundary treatment to be erected including Secured by Design considerations, and any access points and access control measures for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure satisfactory boundary treatments on the interests of visual amenity within the area.

35. Lighting Strategy

No Above Ground Works within a phase shall take place until an external lighting scheme, including illumination of the building, public realm, private communal areas and private gardens, for the relevant phase has been submitted to and approved in writing by the Local Planning Authority.

Each lighting scheme shall include:

- i. functions of proposed lighting and the uses it supports e.g. for recreation facilities
- ii. a lux plan showing both proposed and existing retained light sources
- iii. details of time limits on lighting and hours of operation
- iv. details of how the lighting scheme will mitigate any potential biodiversity impacts arising from the installation or operation of the proposed lighting
- v. details of fixtures, any supporting structures (i.e. columns, posts, etc.) and systems of control such as timers and sensors.

The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure there is an appropriate level of residential amenity and appropriate features to conserve and enhance the amenity of neighbours and wildlife habitats.

36. Wayfinding and Signage

No Above Ground Works within a phase shall take place until details of a signage strategy for the site including wayfinding, street signage and traffic related signage has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include locations and details of fittings and supporting structures. The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure good wayfinding for the site.

37. Play Spaces

No Above Ground Works within a phase shall take place until details of the proposed children's play strategy including location and equipment for the relevant phase has been submitted to and approved in writing by the Local Planning Authority.

These shall include:

- i. boundary treatments and access points
- ii. details of age provision and age appropriate equipment in relation to supporting child yield figures

- iii. associated planting and street furniture
- iv. security considerations including lighting, proximity to roads, natural surveillance from adjacent properties, access from family accommodation
- v. risk and safety testing of imaginative and innovative play proposals

The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To provide adequate amenities for future occupiers.

38. Living Roofs

No Above Ground Works in a phase shall take place until details of green and brown roofs in the areas indicated on the approved drawings for the relevant phase have been submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a) a detailed scheme of maintenance including irrigation system
- b) details of associated ecological enhancements such as deadwood habitat, bird boxes, etc.
- c) details of access and safety precautions during maintenance operations
- d) sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials & substrate used and showing a variation of substrate depth with peaks and troughs
- e) full details of planting species and density
- f) details of interfaces with all rooftop mechanical elements or structures

The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

39. Active Travel Zone Assessment

Prior to the commencement of Above Ground Works in a phase, an Active Travel Zone (ATZ) daytime and night-time assessment for the relevant phase both within and outside the red line boundary shall be undertaken. The findings shall be submitted to and approved in writing by the Local Planning Authority in consultation with TfL.

Any necessary mitigation and improvement work to the surrounding active travel routes shall be agreed in writing by the Local Planning Authority and implemented prior to the first occupation of the relevant phase of development.

ATZ assessments will need to conform to the most up-to-date TfL guidance at the point of submission.

Reason: To ensure that key active travel links serving the site and surrounding area are adequately maintained and enhanced.

40. Air Source Heat Pumps

Prior to the commencement of any Above Ground Works in a phase, full details of the Air Source Heat Pumps to be included in the relevant phase of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To maximise the use of low carbon infrastructure within the site.

41. Wind Microclimate

Prior to commencement of Above Ground Works in a phase, details of the wind mitigation measures including any screening or other measures around balconies or communal amenity areas and how the design of blocks respond to micro-climate issues, for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the wind conditions within outdoor amenity areas hereby approved are acceptable.

42. Means of Evacuation

Prior to the commencement of Above Ground Works in a phase, details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the buildings within the relevant phase. Each phase shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: In the interests of fire safety and the safety of residential occupiers.

43. Full Fibre Connectivity Infrastructure

Prior to the commencement of Above Ground Works in a phase, detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the relevant phase.

The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.

Prior to first occupation

44. Water Network Upgrades

Prior to first occupation of a phase, confirmation shall be provided to the Local Planning Authority in writing evidencing that in respect of the relevant phase either:

- a) All water network upgrades required to accommodate the additional demand to serve the development in the relevant phase have been completed; or
- b) A development and infrastructure phasing plan for that phase has been agreed with Thames Water to allow the phase to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place in the relevant phase other in accordance with the agreed development infrastructure phasing plan.

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

45. Verification Report

Prior to first occupation of a phase, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

46. Emergency Flood Management Plan

Prior to the first occupation of a phase, a detailed Emergency Flood Management Plan confirming the provision of safe access, egress and/or safe refuge must be prepared in accordance with Environment Agency Flood risk emergency plans for new development.

Reason: To ensure that safe access and egress routes that are accessible for users of all vulnerabilities are available in the case of flooding.

47. Landscape and Ecological Management Plan

Prior to first occupation of a phase, a Landscape and Ecological Management Plan (LEMP) for the relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP for each phase shall include the following:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures;
- i) How it relates to existing or future phases of the development to ensure a long-term site wide implementation plan

Each LEMP shall also set out how contingencies, and/or remedial action will be identified, agreed and implemented if monitoring shows that the conservation aims and objectives of the LEMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

48. Refuse Management Strategy

Prior to the first occupation of a phase, a Refuse Management Strategy (RMS) which includes full details of the proposed design and location of facilities for the storage of refuse and recyclable materials, for both residential and non-residential uses (including the means of access for refuse vehicles and any dropped kerb/level access provisions), shall be submitted for the relevant phase and approved in writing by the Local Planning Authority.

The RMS shall also identify pull distances between storage facilities and servicing bays, which shall not exceed the distances outlined within the Waste Management Guidelines for Architects and Property Developers.

Each phase of development shall only be constructed in accordance with the approved details and retained thereafter.

Reason: To ensure practical and sustainable management of refuse and recycling without any detriment to the surrounding environment or amenity.

49. Workplace and Residential Travel Plan

No phase of the development shall be occupied unless and until a site-wide Workplace and Residential Travel Plan in accordance with TfL guidance has been submitted to and approved in writing by the Local Planning Authority. No subsequent phase shall be occupied until the Travel Plan has been revised as

appropriate for that subsequent phase, including monitoring and reporting of Travel Plan actions and outcomes for each previous phase.

The approved Travel Plans shall then be adhered to at all times.

Reason: To mitigate the adverse transportation impacts of the development and encourage and support the use of sustainable modes of transportation.

50. Cycle Parking Details

Prior to occupation of each phase, a report demonstrating that cycle parking and associated supporting and security features for that phase has been implemented as approved through the reserved matters application for that phase shall be submitted and approved in writing by the Local Planning Authority. Cycle parking and associated supporting and security features shall be retained and maintained in good working order for the lifetime of the development.

Reason: To ensure that reasonable provision for cycle parking is made and retained to support and encourage cycling.

51. Delivery and Servicing Plan

No building or other part of the development shall be first occupied unless and until a Delivery and Servicing Plan (DSP) for that specific building or part has been submitted to and approved in writing by the local planning authority in consultation with TfL. The DSP should provide details of:

- a) The expected type and expected frequency of service vehicles including waste removal and for all uses
- b) The hours within which they would arrive and depart
- c) Details on the potential impact and mitigation on neighbouring developments
- d) The intended locations for loading and unloading of vehicles and associated waiting and turning areas and associated controls and enforcement necessary to ensure they are only used for such purposes; and
- e) Access routes and show clear vehicle sweep paths based on up-to-date information in relation to overall vehicle movements associated with the development.

The relevant building or part of the development shall only be implemented in accordance with the approved details and thereafter retained.

Reason: To ensure that vehicle movements associated with the use hereby permitted remains consistent and that the use shall not represent any unacceptable level, type, location or timing of vehicle movements such that the safety of pedestrians and cyclists and the efficiency of bus operations shall be unduly prejudiced, nor that residential amenity will be unduly affected and nor that the operation of adjacent highways will be unduly affected.

52. Community Safety – Secured by Design

No building within the development shall be occupied unless and until a full Secured by Design report and certificate has been submitted to and approved in writing by the Local Planning Authority in relation to that building.

The submitted Secured by Design report shall confirm that the relevant building within the development has achieved Secured by Design accreditation, or as a minimum to encompass the principles and practices of Secured by Design.

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

Reason: To create safer and more sustainable communities.

53. PV Panels

Prior to the first occupation of a phase containing buildings, a drawing showing details of any photovoltaic panels to be provided at roof level within the relevant phase shall be submitted and approved in writing by the Local Planning Authority

The details submitted should demonstrate that the roof's potential for a PV installation has been maximised and also outline any constraints to the provision of further PV panels.

Reason: To maximise the use of renewable energy infrastructure within the site.

54. Whole Life Carbon

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

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

55. BREEAM

Prior to the first occupation of a building or phase containing commercial floorspace, a BREEAM pre-assessment relating to all commercial floorspace within the relevant building or phase, which targets a rating of 'Excellent', shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the development is designed and constructed to improve environmental performance and adapt to the effects of climate change over time.

56. Urban Greening Factor

Prior to the first occupation of each phase of development, evidence must be submitted to the Local Planning Authority to confirm the Urban Greening Factor

(UGF) that can be achieved within that phase and how it contributes to the overall site wide target of 0.48 as defined in the Design and Access Statement and Landscape Strategy dated June 2025.

This evidence for each phase must be submitted and approved in writing by the Local Planning Authority.

The measures set out in that evidence for achieving the relevant UGF of at least 0.4 shall thereafter be retained.

Reason: In the interests of improving urban greening and biodiversity within the site.

57. Flood Warning and Evacuation Plan

Prior to first occupation of each phase of development, a Flood Warning and Evacuation Plan (FWEP) should be prepared providing further detail, including consideration of the identified risk of reservoir flooding.

Reason: To safeguard occupiers in the event of flood and in accordance with the mitigation measures identified in the Environmental Impact Assessment.

58. Circular Economy – Post Completion Report

Prior to the final occupation of a building or phase, a Post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved in writing by the local Planning Authority.

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

59. Non-residential Uses – Amenity Safeguarding

Prior to first operation of a café, restaurant, hot food takeaway, public house or drinking establishment use hereby permitted, a report, identifying:

- the grease trap or grease digester system to be installed within any commercial kitchen, including full manufacturer's specifications;
- any kitchen extraction system or other mechanical plant associated with the commercial operation of any such unit, including full specifications of all filtration, noise, vibration and odour control systems,
- sound insulation between residential and non-residential use, demonstrating compliance with International Organization for Standardization Noise Rating curves (NR):
 - NR 25 in bedrooms (2300 to 0700)
 - NR 30 in all habitable rooms (0700 to 2300)
 - If there is a distinguishable tone the NR curves should be reduced to NR 20 and NR 25 respectively.

Noise Rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies 31.5 Hz to 8 kHz; and

- that at all times the operational plant on site shall not give rise to a BS4142 rating level greater than 10 dB below the background noise level at the nearest or worst affected property.

Where it is considered impractical to meet this noise standard the report should detail mitigation measures taken to reduce noise to a minimum shall be submitted to and approved in writing by the Local Planning Authority.

The approved schemes shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted and permanently maintained thereafter.

Reason: To protect the amenity of future occupants and/or neighbours.

Miscellaneous

60. Glint and Glare Assessment

No solar photovoltaic panels shall be fixed in place until the developer has completed a "Glint and Glare Assessment" which has been submitted to and approved in writing by the Local Planning Authority in consultation with London City Airport. Installation, operation, and maintenance of the solar photovoltaic panels shall thereafter be in accordance with the approved "Glint and Glare Assessment", which is approved by London City Airport.

Reason: London City Airport requires a glint and glare assessment to determine the full impact on Air Traffic Control facilities and pilots.

61. Fixed Plant Machinery

Prior to the installation of any mechanical plant within a phase, an acoustic report demonstrating that at all times the operational plant within the relevant phase including any back-up generator shall not give rise to a BS4142 rating level greater than 10 dB below the background noise level at the nearest or worst affected property, shall be submitted to and approved in writing by the Local Planning Authority.

1. Each acoustic report shall also assess vibration impacts from any back-up generator.

The fixed plant machinery as approved shall be installed and thereafter maintained in accordance with the approved details.

Reason: To protect the amenity of future occupants and/or neighbours.

62. On-site Generation

Should the applicant provide reasonable justification to the Council as to the necessity of on-site generation, emissions from any on site life safety generators shall not exceed the Emission Limit Value (ELV) for nitrogen oxides of 190mg/Nm³ at temperature and pressure of 273.15K and 101.3kPa with a

correction for the water vapour content of the waste gases to dry gas, standardised to oxygen concentration of 15% and a standard ELV for particular matter of 10mg/Nm³ at temperature and pressure of 273.15K and 101.3kPa with a correction for the water vapour content of the waste gases to dry gas, standardised to oxygen concentration of 15%.

On first commissioning of each on-site generator, the applicant shall undertake an MCERTS test of the generator to demonstrate compliance with the standard specified above. A report of the test shall be presented to and approved by the Council. The generator shall not be used until and unless the generator in question meets the specified standard.

There shall be no other on-site generation.

Reason: To protect the amenity of residential occupiers, and in the interest of local air quality.

63. Testing of On-site Generators

Before on-site generators are first installed, a scheme of testing shall be submitted to and approved by the Council. Once approved the agreed scheme shall be implemented.

Reason: To protect the amenity of residential occupiers, and in the interest of local air quality.

64. Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

65. Decommission of Investigative Boreholes

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

Reasons: The submitted planning application indicates that boreholes have been

installed at the site and that further boreholes will need to be installed at the development site to investigate groundwater resources. If these boreholes are not decommissioned correctly, they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality, and to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies.

66. Finished Floor Levels

The development shall be carried out in accordance with the submitted Breach analysis document (Appendix A, drawing 2317-BRL-09-XX-SK-C-0001 P03, dated 17/12/24 of Flood Wall Breach Analysis, ref 2317-BRL-07-XX-RP-C-0001) and the mitigation measures it details.

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

67. SuDs Infiltration

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters.

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

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants.

Reserved Matters requirements

68. Energy Hierarchy

Each Reserved Matters Application shall demonstrate:

- a) A minimum of 10% domestic Be Lean reduction in regulated CO2 emissions compared to a 2021 Building Regulations compliant development
- b) A minimum of 15% non-domestic Be Lean reduction in regulated CO2 emissions compared to a 2021 Building Regulations compliant development
- c) Details demonstrating that the applicant has considered and minimised the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. This should cover the parameters set out in guidance and include confirmation of the quality assurance mechanisms that will be considered as part of the strategy.

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction.

69. Overheating Strategy

Each Reserved Matters Application shall be accompanied by an overheating strategy for the domestic element of the part of the development that is the subject of the relevant application demonstrating compliance with CIBSE TM59 and Part: O requirements. As part of the overheating strategy, it must be demonstrated that any active cooling provision is lower than the notional in (MJ/m²).

Each Reserved Matters Application should also undertake a Dynamic Overheating Analysis to assess the overheating risk for any naturally ventilated non-domestic spaces. This should follow the CIBSE TM52 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario. The applicant should also investigate the risk of overheating the DSY 2 & 3 weather files.

Each overheating strategy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that overheating is considered holistically in order to protect the amenity of future occupants and/or neighbours.

70. Fire Statement

Each Reserved Matters application shall be accompanied by a Fire Statement in the form of an independent fire strategy produced by a third party suitably qualified assessor. The statement should detail how the phase will function in terms of:

- a) The buildings' construction: methods, products and materials used, including manufacturers' details;
- b) The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;
- c) Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
- d) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
- e) How provision will be made within the site to enable fire appliances to gain access to buildings; and
- f) Ensuring that any potential future modifications to buildings will take into account and not compromise the base build fire safety/protection measures.

The development shall be implemented in accordance with the approved Fire Statement for each phase and retained as such for the lifetime of the development.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users.

71. Odour Impact Assessment and Mitigation Strategy

Any reserved matters application which includes residential, education or hospital uses within an area of Adverse Odour Risk (i.e. an Odour Zone exceeding 30µg/m³ and above as outlined within the Odour Impact Assessment (May 2024)) must be supported by a revised odour modelling assessment.

The assessment shall include odour mitigation measures strategy to address any adverse odour risk.

Reason: To ensure sensitive uses within an area with an Adverse Odour Risk have the appropriate mitigation measures implemented.

Compliance and monitoring

72. Height Limit on Buildings and Structures – Part 1

No permanent building or structure proposed for the development from the mid-point to the southern site boundary hereby permitted shall exceed 50.94m Above Ordnance Datum (AOD).

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding London City Airport and endanger aircraft movements and the safe operation of the aerodrome. Any buildings over the height limit would be subject to further in-depth safeguarding analysis to confirm acceptability of impact on airport operations.

73. Height Limit on Buildings and Structures – Part 2

No permanent building or structure proposed for the development from the mid-point to the northern site boundary hereby permitted shall exceed 50.94m AOD rising to 60m AOD on a 1:20 slope.

Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding London City Airport and endanger aircraft movements and the safe operation of the aerodrome. Any buildings over the height limit would be subject to further in-depth safeguarding analysis to confirm acceptability of impact on airport operations.

74. Items Fixed to the Façade

No items other than those shown on the approved plans (including, but not limited to, rainwater pipes, flues, grills, vents, CCTV units, lighting, alarms, or cable run

boxes) shall be installed on any public facing elevation without written consent from the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance of the development.

75. Accessible and Adaptable Units

A minimum of 10% of all residential units hereby approved shall be provided as wheelchair easily adaptable accommodation (Part M4(3)) for residents who are wheelchair users unless otherwise agreed in writing by the Local Planning Authority, with the remaining 90% of units achieving Building Regulations requirement M4(2)- 'accessible and adaptable dwellings'.

Reserved matters applications that include such accommodation shall demonstrate that these minimum targets will be achieved on a phase-by-phase basis.

Reason: To ensure that there is an adequate provision of accessible and adaptable dwellings.

76. Hours of Operation

The operations on site shall only be carried out in accordance with the following:

No construction or building works shall be carried out on the site except between the hours of 08:00 and 18:00 on Monday to Friday, between 08:00 to 13:00 on Saturdays, and at no time on Sundays, Statutory Holidays and Bank Holidays.

Deliveries of construction and demolition materials to and from the site by road shall take place between the hours of 08:00 and 18:00 Monday to Friday, between 08:00 to 13:00 on Saturday and at no time on Sundays, Statutory Holidays and Bank Holidays.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

77. Restriction of Use

In the event of any activity being undertaken within each phase of the development which would fall under Class E (a), (b) and (d) and Sui Generis use (drinking establishments) these premises shall not be used by the public for the purposes hereby permitted:

- Before 06:00hrs and after 23:00hrs on Monday to Saturday; and
- Before 06:00hrs and after 22:30hrs on Sundays, Statutory Holidays and Bank Holidays

All deliveries and collection (including refuse) must be made between 08:00hrs and 21:00hrs and at no other time.

Reason: In the interests of residential amenity.

78. Considerate Constructors Scheme

The Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of

- i. The membership;
- ii. Contact details;
- iii. Working hours as stipulated under the Control of Pollution Act 1974; and
- iv. Certificate of Compliance.

Should be clearly displayed on the site so that they can be easily read by passing members of the public, and those details shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.

Reason: To mitigate the impact of construction work upon the levels of amenity that neighbouring and future occupiers should reasonably expect to enjoy.

79. Ecology – During Construction

All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately, and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Planning Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity.

80. Condition Monitoring Tracker Spreadsheet

Each application for the approval of details submitted pursuant to this permission shall include a Monitoring Tracker Spreadsheet detailing an up-to-date summary of all details submitted and/or approved under this permission.

Reason: To ensure that all parts of the Development are adequately and appropriately managed, maintained and controlled so that they are of a standard sufficient to ensure that the Development is somewhere that people would wish to live, work and stay and in the interests of public transparency.

Reserved Matters Applications

The following matters shall be included as part of each application for the approval of the relevant Reserved Matters submissions:

1. A statement summarising the quantum of development being proposed as part of the relevant Phase, including: the type and quantum of accommodation to be provided in that Phase of the development;
 - the quantum, tenure and location of affordable housing to be provided in that Phase of the development;
 - the area, location of public open space, public realm, public routes and landscaping to be provided in that Phase;
 - the quantum and location of car parking, car club spaces and EVCP's to be provided in that Phase;
 - the quantum and location of cycle parking and safeguarded areas for cycle hire docking stations to be provided in that Phase;
 - infrastructure, including the capacity of shared energy infrastructure for that Phase;
 - the principles of waste / refuse and servicing for that Phase;
 - the chargeable development(s) comprised in that Phase for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended), and
 - A cumulative assessment of the above topics against the parameters of the planning permission.
2. A statement and such other material as may reasonably be necessary to demonstrate that the Reserved Matters application accords with the Development Specification, Design Code and Parameter Plans approved in respect of the relevant Phase.
3. Where the relevant Reserved Matters application has been considered by the LBN Design Review Panel a statement summarising the comments received from the Design Review Panel and detailing how those comments have been taken into consideration and reflected in the relevant Reserved Matters application.
4. Details of layout, scale, size, appearance, means of access and materials to be used.
5. A letter from the Design Certifiers (Architect and Landscape Architect), as specified in the S106 Agreement, confirming that they support the proposed design of the Reserved Matters submission for the relevant Phase.
6. Where appropriate, a statement of participation with neighbouring and other affected residential and business owners and occupiers.
7. An inclusive access statement (which shall demonstrate compliance with the Part M4 of the building regulations and wheelchair housing provision where applicable). Further to this, in accordance with the need for M4 (3) adapted or 'wheelchair accessible homes', the Applicant shall undertake a needs

assessment on 10% of the number of Affordable Rented homes as to whether they shall be adapted to meet the needs of wheelchair users.

8. A series of development context drawings comprising plans, elevation and section drawings of 1:200, 1:500 or some other scale agreed with the Local Planning Authority which shows Development approved pursuant to all previous Reserved Matters approvals for the Development, or, if Development has not been so approved, which shows within 200 m of the subject Reserved Matters site:
 - development approved pursuant to any previous Reserved Matters applications; or,
 - where no such previous Reserved Matters applications have been approved, the maximum parameters of development permitted by this Outline planning permission.
9. A 1:1250 scale drawing on an OS base showing details of any Reserved Matters already approved in respect of the relevant Phase.
10. Full details of the number, design, location, and associated turning areas for the Development, of all car parking spaces including accessible parking spaces for Blue Badge holders.
11. Full details of the type and location of secure and covered cycle parking facilities, including supporting infrastructure including shower, lockers and changing facilities.
12. Full details of the type and location of secure and covered motorcycle and powered two wheeled vehicle parking facilities.
13. A Refuse Management Strategy (RMS) which includes full details of the proposed design and location of facilities for the storage of refuse and recyclable materials (including the means of access for refuse vehicles and any dropped kerb / level access provisions) and full details of the proposed design and location of the facilities within each unit for the separation and storage of waste and recyclable materials.
14. Details relating to the erection of a building(s) shall include the following:
 - a Design and Access Statement;
 - a Landscape Design Statement
 - a sunlight daylight assessment;
 - a sustainability statement; and
 - An energy statement.
15. A wind assessment relating to the relevant Reserved Matters Submission covering the following elements:
 - Details of the wind effects at entrances, balconies, and amenity locations (including thoroughfares between buildings) of every building of these Phases assessed for wind microclimate conditions; and;
 - Details of relevant mitigation measures.

16. An assessment of external amenity areas shall be completed in accordance with the guidance stipulated within the 'ProPG Planning & Noise: New Residential Development' guidance document including the production of an acoustic design statement, with reference to the relevant standards within the document in relation to that building.
17. Details of an independent fire strategy produced by a third party suitably qualified assessor setting out how the phase will function in terms of:
 - The buildings' construction: methods, products and materials used, including manufacturers' details;
 - The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;
 - Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
 - Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
 - How provision will be made within the site to enable fire appliances to gain access to buildings; and
 - Ensuring that any potential future modifications to buildings will take into account and not compromise the base build fire safety/protection measures.
18. An Energy Strategy which demonstrates how that phase will achieve the following:
 - A minimum of 10% domestic Be Lean reduction in regulated CO2 emissions compared to a 2021 Building Regulations compliant development
 - A minimum of 15% non-domestic Be Lean reduction in regulated CO2 emissions compared to a 2021 Building Regulations compliant development
 - Details demonstrating that the applicant has considered and minimized the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. This should cover the parameters set out in guidance and include confirmation of the quality assurance mechanisms that will be considered as part of the strategy.
19. An Overheating Strategy for the domestic element of the phase that demonstrates compliance with CIBSE TM59 and Part O requirements. The strategy must also:

Demonstrate that any active cooling provision is lower than the notional in (MJ/m²).

 - Provide a Dynamic Overheating Analysis to assess the overheating risk for any naturally ventilated non-domestic spaces which should follow the CIBSE

TM52 methodology for the London Design Summer Year 1 (DSY1) weather file: 2020s, High emission, 50% percentile scenario.

- The strategy should also investigate the risk of overheating the DSY 2 & 3 weather files.

The report should also provide details of any mitigation measures to be implemented which would ensure that buildings containing residential uses would meet the aforementioned standards.

20. Where a reserved matters applications seeks to deliver sensitive uses, include residential, education or hospital uses within an area of Adverse Odour Risk (i.e. an Odour Zone exceeding 30uE m3 and above, a revised odour modelling assessment must be provided in order to assess the acceptability of such uses within the setting of the Beckton STW.

The assessment shall identify appropriate odour mitigation measures strategy to address any adverse odour risk.

Informatives

1. Enabling Works and Site Preparation Works

Enabling works and site preparation works comprise but are not limited to site preparation and temporary works; site clearance; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

They exclude works carried out by planning application reference: 24/00990/FUL relating to remediation and site preparation works including the raising of the flood defence level and creation of a flood defence bund and repair work to the existing River Wall.

2. Working with the Applicant

In dealing with this application, the Local Planning Authority (LPA) has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, the LPA has made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that the Applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. Approved Drawings

The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

4. Gas Infrastructure

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the

land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

5. CAA Crane Notification

Due to the site being within 6km of London City Airport the crane operator is required to submit all crane details such as maximum height, operating radius, name and phone number of site manager along with installation and dismantling dates to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system.

For notification, please follow the link via CAA website:

<https://www.caa.co.uk/commercial-industry/airspace/event-and-obstacle-notification/crane-notification/>

Once crane notification has been received from the CAA, London City Airport safeguarding team will assess and issue the necessary crane permit. No cranes should operate on site until a crane permit has been issued. Specific CAA guidance for crane lighting/markings is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking.

6. DOCO – Met Police

The applicant must seek the advice of the Metropolitan Police Service - Designing out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk

7. Water Pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

8. Contaminated Land

In dealing with contaminated land, the applicant shall have regard to:

- i. Land Contamination: risk management. Land contamination risk management (LCRM) - GOV.UK (www.gov.uk)
- ii. CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings
- iii. CIRIA report C735 - Good practice on the testing and verification of protection systems.

It is recommended that the Environment Agency is consulted about any issues with regard to the contamination and remediation of ground or surface water.

9. IK07 Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)

The proposed passenger/goods lift must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation IS NOT ADEQUATE. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance.

Note: Compliance with Planning Law does not automatically mean that you will comply with more specific Health and Safety Law requirements.

10. Licensing

It is probable that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment (music, dancing etc.), supply of alcohol and the provision of late-night refreshment. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003. Application forms can be obtained from the Licensing Team, Licensing & Regulations, Environment and Sustainable Transport, London Borough of Newham, Grassroots Community Resource Centre, Memorial Avenue, West Ham, London, E15 3DB telephone 0203 373 1925 email Licensing@newham.gov.uk. Application forms are also available on the Council website: <https://www.newham.gov.uk/business-licensing-regulation/premises-alcohol-entertainment-license/2>

11. Property Licensing

The Applicant should be advised that if properties are to be rented out they will need to contact the Property Licensing team 020 3373 1950 or propertylicensing@newham.gov.uk in this regard.

12. IK03 Food Law Requirements

The kitchen and other food areas of the premises need to comply in full with:

- EC 852/2004 as enforced by the Food Safety & Hygiene (England) Regulations 2013
- EC 178/2002 as enforced by the Food Safety & Hygiene (England) Regulations 2013
- Register Food premises. Regulation (EC) No. 852/2004 on the hygiene of foodstuff, Article 6(2) at least 28 days prior to opening. This form is accessible from Newham's website).
- All structural finishes and equipment must comply with the Industry Guide to Good Hygiene Practice: Catering 2016

This revised guide has been produced by the British Hospitality Association working with the Food Standards Agency and Food Standards Scotland. Copies can be purchased in various formats from the BHA website. Particular Requirements of the Hygiene Legislation Include:

- Sufficient internal and external hygiene refuse storage capacity. The external store should be capable of accommodating standard Council wheeled bins of a total capacity appropriate to the scale of the business. External bins should not be placed in a position where they are likely to cause an obstruction

- Provision of double sink and wash-hand basin in main food preparation area
- Hot water supply to all wash-hand basins and sinks should preferably be from a gas fired balanced flue instant water heater.
- Sufficient refrigeration and freezer capacity.
- Sufficient hot food storage/display/capacity (if applicable).
- Kitchen layout to facilitate separation of raw and cooked food handling and preparation.
- Adequate artificial lighting levels throughout, achieved by means of fluorescent tube lights, (minimum wattage 40 watts) fitted with diffusers.
- Sufficient general ventilation to all rooms
- Extraction ventilation to food preparation areas/rooms must be capable of maintaining at least 20 air changes per hour.
- Creation of a lobby between the WC and the food rooms
- All structural finishes, work surfaces and equipment to be of durable, smooth and impervious materials.

Further details in respect of food requirements are available from The London Borough of Newham, Housing and Public Protection, Food Safety Unit, tel.: 020 8430 2000 Ext. 37709, food@newham.gov.uk or www.newham.gov.uk

Compliance with Planning Law does not automatically mean that you will comply with these more specific Food law requirements.

13. Archaeological Investigative Works

Where appropriate, local planning authorities and the developer are advised to make investigative works open to and interpreted for the public and to include that as part of the WSI. Opportunities for public engagement, proportionate to the significance of the investigation, could, for example, include enabling participation in investigation, providing viewing platforms and interpretation panels, jointly designed open days in partnership with the local community, public talks and online forums as well as coverage in local media. Once analysed, the results and the knowledge gained may be communicated, in addition to formal publication and deposition of the archive, through displays, exhibitions and popular publications and might inform site design and public art.

14. Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills.

We endorse the use of water efficiency measures especially in new developments. Use of technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

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

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

15. Circular Economy - Post-construction monitoring report

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

16. Active Design

Consideration should be given to using the Active Design checklist in Sport England's Active Design Guidance to assess reserved matters planning applications.

17. Historic England Guidelines

Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.

18. Flood Risk Permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

19. DLR Assets

The applicant is advised to contact TfL Property team in relation the occupation of DLR assets prior to the commencement of the works.

20. Burning of Waste

No burning of waste shall be carried out within the site at any time.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, 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 GLA/2026/0250/S3. The Deputy Mayor 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.

insert signature

Allison Flight

Interim 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.

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 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 or 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.