1. The development shall be carried out in accordance with the following approved plans:

ASCP-DRM-ZZ-ZZ-DGA-0A-0010000 P0 – Site Location Plan Existing

ASCP-DRM-ZZ-ZZ-DGA-A-001010 P0 – Site Plan Existing

ASCP-DRM-ZZ-00-DGA-A-001040 P0 – Plan Existing-Ground Floor

ASCP-DRM-ZZ-01-DGA-A-001041 P0 – Plan Existing-L01

ASCP-DRM-ZZ-BS-DGA-A-001043 P0 – Plan Existing-Basement Level

ASCP-DRM-ZZ-ZZ-DGA-A-001060 P0 – Elevations – Existing Site

ASCP-DRM-ZZ-ZZ-DGA-A-001050 P0 – Demolition Plan

ASCP-DRM-ZZ-ZZ-DGA-A-002090 P01 – Phasing Plan

ASCP-DRM-ZZ-00-DGA-A-002050 P01 – Plan Sitewide-Ground Floor

ASCP-DRM-ZZ-01-DGA-A-002051 P03 – Plan Sitewide-Level 01

ASCP-DRM-ZZ-02-DGA-A-002052 P03 – Plan Sitewide-Level 02

ASCP-DRM-ZZ-03-DGA-A-002053 P02 – Plan Sitewide-Level 03

ASCP-DRM-ZZ-04-DGA-A-002054 P02 – Plan Sitewide-Level 04

ASCP-DRM-ZZ-05-DGA-A-002055 P03 – Plan Sitewide-Level 05

ASCP-DRM-ZZ-06-DGA-A-002056 P03 – Plan Sitewide-Level 06

ASCP-DRM-ZZ-07-DGA-A-002057 P02 – Plan Sitewide-Level 07

ASCP-DRM-ZZ-08-DGA-A-002058 P02 – Plan Sitewide-Level 08

ASCP-DRM-ZZ-09-DGA-A-002059 P02 – Plan Sitewide-Level 09

ASCP-DRM-ZZ-10-DGA-A-002060 P02 – Plan Sitewide-Level 10

ASCP-DRM-ZZ-11-DGA-A-002061 P02 – Plan Sitewide-Level 11

ASCP-DRM-ZZ-12-DGA-A-002062 P01 – Plan Sitewide-Level12

ASCP-DRM-ZZ-13-DGA-A-002063 P01 – Plan Sitewide-Level 13

ASCP-DRM-ZZ-14-DGA-A-002064 P01 – Plan Sitewide-Level 14

ASCP-DRM-ZZ-15-DGA-A-002065 P01 – Plan Sitewide-Level 15

ASCP-DRM-ZZ-16-DGA-A-002066 P01 – Plan Sitewide-Level 16

ASCP-DRM-ZZ-17-DGA-A-002067 P01 – Plan Sitewide-Level 17

ASCP-DRM-ZZ-18-DGA-A-002068 P01 – Plan Sitewide-Level 18

ASCP-DRM-ZZ-19-DGA-A-002069 P01 – Plan Sitewide-Level 19

ASCP-DRM-ZZ-RF-DGA-A-002070 P02 – Plan Sitewide-Roof Level

ASCP-DRM-ZZ-BS-DGA-A-002080 P01 – Plan Sitewide-Basement Level

ASCP-DRM-ZZ-00-DGA-A-002081 P01 – Plan Sitewide – Upper Ground Floor

ASCP-DRM-ZZ-00-DGA-A-002082 P01 – Plan Sitewide – Mezzanine

ASCP-DRM-AX-ZZ-DGA-A-002100 P01 - GA Plan-Building ABC-Ground Floor-L01

ASCP-DRM-AX-ZZ-DGA-A-002101 P01 - GA Plan-Building ABC-Ground Floor-L02-L03

ASCP-DRM-AX-ZZ-DGA-A-002102 P01 - GA Plan-Building ABC-L04-L05

ASCP-DRM-AX-ZZ-DGA-A-002103 P01 - GA Plan-Building ABC-L06-Roof

ASCP-DRM-AD-ZZ-DGA-A-002125 P01 – GA Plan-Building D-Ground Floor-L03

ASCP-DRM-AD-ZZ-DGA-A-002126 P01 - GA Plan-Building D-L04-Roof

ASCP-DRM-AE-ZZ-DGA-A-002150 P01 – GA Plan-Building E-Ground Floor-L08

ASCP-DRM-AE-ZZ-DGA-A-002151 P02 - GA Plan-Building E-L09-Roof

ASCP-DRM-AF-ZZ-DGA-A-002175 P01 - GA Plan-Building F-All Levels

ASCP-DRM-PX-ZZ-DGA-A-002200 P02 - GA PLAN - BUILDING GK - GROUND FLOOR-L01

ASCP-DRM-PX-ZZ-DGA-A-002201 P01 - GA Plan-Building GK-L02-L04

ASCP-DRM-PX-ZZ-DGA-A-002202 P01 - GA Plan-Building GK-L05-L06

ASCP-DRM-PX-ZZ-DGA-A-002203 P01 - GA Plan-Building GK-L07-L08

ASCP-DRM-PX-ZZ-DGA-A-002204 P01 - GA Plan-Building GK-L09-L11

ASCP-DRM-PX-ZZ-DGA-A-002205 P01 - GA Plan-Building GK-Roof

ASCP-DRM-PH-ZZ-DGA-A-002225 P01 – GA Plan-Building H-

Ground Floor-L04

ASCP-DRM-PH-ZZ-DGA-A-002226 P01 - GA Plan-Building H-L05-Roof

ASCP-DRM-PJ-ZZ-DGA-A-002250 P01 – GA Plan-Building J-Ground-L05

ASCP-DRM-PJ-ZZ-DGA-A-002251 P01 - GA Plan-Building J-L06-L12

ASCP-DRM-PJ-ZZ-DGA-A-002252 P01 - GA Plan-Building J-L13-Roof

ASCP-DRM-ML-ZZ-DGA-A-002275 P01 – GA Plan-Building L-Ground Floor-L01

ASCP-DRM-ML-ZZ-DGA-A-002276 P01 - GA Plan-Building L-L02-Roof

ASCP-DRM-MM-ZZ-DGA-A-002300 P01- GA Plan-Building M-Ground Floor-L06

ASCP-DRM-MM-ZZ-DGA-A-002301 P01 – GA Plan-Building M-L07-L15

ASCP-DRM-MM-ZZ-DGA-A-002302 P01 – GA Plan-Building M-L16-Roof

ASCP-DRM-MN-ZZ-DGA-A-002325 P01 – GA Plan-Building N-Ground Floor-L03

ASCP-DRM-MN-ZZ-DGA-A-002326 P01 - GA Plan-Building N-L04-Roof

ASCP-DRM-MP-ZZ-DGA-A- 002350 P01 – GA Plan-Building P- Basement-Upper Ground Floor

ASCP-DRM-MP-ZZ-DGA-A-002351 P02 - GA Plan-Building P-L01-L06

ASCP-DRM-MP-ZZ-DGA-A-002352 P02 - GA Plan-Building P-L07-Roof

ASCP-DRM-MQ-ZZ-DGA-A-002375 P01 – GA Plan-Building Q-Ground Floor-L01

ASCP-DRM-MQ-ZZ-DGA-A-002376 P01 - GA Plan-Building Q-L02-Roof

ASCP-DRM-MR-ZZ-DGA-A- 002400 P01 - Combined Plans-Building LMNPQ and Morrisons-Basement-Ground Floor

ASCP-DRM-MR-ZZ-DGA-A- 002501 P01 - Combined Plans-Building LMNPQ and Morrisons-L01

ASCP-DRM-ZZ-ZZ-DSC-A-003000 P01 - Sections-Sitewide-East West-01

ASCP-DRM-ZZ-ZZ-DSC-A-003020 P01 - Sections-Sitewide-North South-01

ASCP-DRM-AX-ZZ-DSC-A-003400 P01 - Sections-Building-ABC-01

ASCP-DRM-AD-ZZ-DSC-A-003410 P01 - Sections-Building-D-01

ASCP-DRM-AE-ZZ-DSC-A-003420 P01 - Sections-Building-E-01

ASCP-DRM-AF-ZZ-DSC-A-003430 P01 - Sections-Building-F-01

ASCP-DRM-PG-ZZ-DSC-A-003440 P01 - Sections-Building-G-01

ASCP-DRM-PH-ZZ-DSC-A-003450 P01 - Sections-Building-H-01

ASCP-DRM-PK-ZZ-DSC-A-003460 P01 - Sections-Building-K-01

ASCP-DRM-PJ-ZZ-DSC-A-003470 P01 - Sections-Building-J-01

ASCP-DRM-ML-ZZ-DSC-A-003480 P01 - Sections-Building-L-01

ASCP-DRM-MM-ZZ-DSC-A-003490 P01 - Sections-Building-M-01

ASCP-DRM-MN-ZZ-DSC-A-003500 P01 - Sections-Building-N-01

ASCP-DRM-MP-ZZ-DSC-A-003510 P01 - Sections-Building-P-01

ASCP-DRM-MQ-ZZ-DSC-A-003520 P01 - Sections-Building-Q-01

ASCP-DRM-ZZ-ZZ-DGA-A-004000 P01 - Elevations-Sitewide-01

ASCP-DRM-ZZ-ZZ-DGA-A-004001 P02 - Elevations-Sitewide-02

ASCP-DRM-ZZ-ZZ-DGA-A-004002 P01 - Elevations-Sitewide-03

ASCP-DRM-ZZ-ZZ-DGA-A-004003 P01 - Elevations-Sitewide-04

ASCP-DRM-ZZ-ZZ-DGA-A-004005 P01 - Elevations-Sitewide-05

ASCP-DRM-AX-ZZ-DGA-A-004400 P01 - Elevations-Building ABC-01

ASCP-DRM-AD-ZZ-DGA-A-004410 P01 - Elevations-Building D-01

ASCP-DRM-AE-ZZ-DGA-A-004420 P01 - Elevations-Building E-01

ASCP-DRM-AF-ZZ-DGA-A-004430 P01 - Elevations-Building F-01

ASCP-DRM-PJ-ZZ-DGA-A-004440 P01 - Elevations-Building J-01

ASCP-DRM-PJ-ZZ-DGA-A-004441 P01 - Elevations-Building J-02

ASCP-DRM-PH-ZZ-DGA-A-004442 P01 - Elevations-Building H-01

ASCP-DRM-PX-ZZ-DGA-A-004450 P01 - Elevations-Building GK-01

ASCP-DRM-PG-ZZ-DGA-A-004454 P01 - Elevations-Building G-01

ASCP-DRM-PK-ZZ-DGA-A-004455 P01 - Elevations-Building K-01

ASCP-DRM-ML-ZZ-DGA-A-004460 P01 - Elevations-Building L-01

ASCP-DRM-MM-ZZ-DGA-A-004470 P01 - Elevations-Building M-01

ASCP-DRM-MM-ZZ-DGA-A-004471 P01 - Elevations-Building M-02

ASCP-DRM-MN-ZZ-DGA-A-004480 P01 - Elevations-Building N-01

ASCP-DRM-MP-ZZ-DGA-A-004490 P02 - Elevations-Building P-01

ASCP-DRM-MQ-ZZ-DGA-A-004500 P01 - Elevations-Building Q-01

ASCP-DRM-MR-ZZ-DGA-A-004510 P01 - Elevations-Morrisons-01

P21673-00-001-GIL-0100 P02 - Ground Floor General Arrangement Plan

P21673-00-001-GIL-0101 P02 - Ground Floor General Arrangement Plan Sheet 1 of 2

P21673-00-001-GIL-0102 P02 - Ground Floor General Arrangement Plan Sheet 2 of 2

P21673-00-001-GIL-0110 P02 - Upper Levels General Arrangement Plan

P21673-00-001-GIL-0111 P02 - General Arrangement Plan Sheet 1 of 2

P21673-00-001-GIL-0112 P02 - General Arrangement Plan Sheet 2 of 2

P21673-00-001-GIL-0120 P02 - Ground Floor Softworks Plan Sheet 1 of 2

P21673-00-001-GIL-0121 P02 - Ground Floor Softworks Plan Sheet 2 of 2

P21673-00-001-GIL-0130 P02 - Upper Levels Softworks Plan Sheet 1 of 2

P21673-00-001-GIL-0131 P02 - Upper Levels Softworks Plan Sheet 2 of 2

P21673-00-001-GIL-0140 P01 - Tree Pit and Trench Plan

P21673-00-001-GIL-0400 P01 - Typical Planting Cross Sections

P21673-00-001-GIL-0401 P02 - Typical Tree Pits

P21673-00-001-GIL-0500 - Planting Schedule Stage 2

ASCP-DRM-ZZ-ZZ-LSH-A-000210 – Proposed accommodation schedule; P03

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.

Permission is subject to the following Pre-Commencements Condition(s)

3. The phasing of the Development shall be carried out in accordance with a Phasing Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement, and shall be accompanied by information to identify whether it results in any change to the likely significant effects identified in the Environmental Statement (July 2024 and addendum December 2024). Any approved Phasing Plan should define the physical extent of each phase and the sequence of construction of the phases. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide a coordinated approach to the delivery of the Development, including the associated infrastructure and the Public Realm and in the interests of proper planning.

4. a) Prior to the commencement of any phase of the development, a Phase 2 intrusive site investigation and associated risk assessment for that phase shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

b) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors (such as from the removal of the petrol tanks), a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in

writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to the Local Planning Authority for approval in writing.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning Policy Framework 2024.

5. Prior to the demolition of the existing building fronting Rye Lane, details of a scheme of works to the exposed flanks of the Jones and Higgins clocktower building and 43 Rye Lane shall be submitted and approved in writing by the Local Planning Authority. The scheme of works shall include the following:

i) a condition survey of the exposed flanks prepared by a suitably qualified specialist;

ii) a schedule and specification of proposed repairs and restoration works; and

iii) details and specifications for finishing works including any art works proposed.

The development shall be carried out in accordance with the details thereby approved, prior to the occupation of Buildings A, B and C.

Reason: In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the locally listed building in accordance with the National Planning Policy Framework (2023); Policy HC1 (Heritage conservation and growth) of the London Plan (2021); Policy P20 (Conservation areas) and Policy P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan (2022).

6. a) Prior to the commencement of any development works on a particular phase (including enabling and preparatory works but excluding demolition above ground slab level), a detailed unexploded ordnance (UXO) Risk Assessment for that phase shall be submitted to and approved in writing by the Local Planning Authority. The risk assessment shall identify the risk of encountering UXO on the site and shall set out detailed mitigation measures, including:

o The UXO risk mitigation strategy to be employed during all stages of development, including any specialist surveys, detection, monitoring, or clearance activities; and

o Health and safety procedures, emergency protocols, and the appointment of suitably qualified UXO specialists where required.

b) The development shall thereafter be carried out fully in accordance with the approved UXO Risk Assessment and mitigation measures for that phase, and no ground intrusive works shall take place unless and until the approved UXO risk mitigation strategy is in place and actively implemented.

c) A written confirmation that the UXO mitigation strategy has been fully implemented and that no UXO hazards remain shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the relevant phase of the development.

Reason:

To ensure that any potential risks associated with unexploded ordnance are appropriately assessed, mitigated and managed to safeguard construction workers, site users, neighbouring properties, and controlled waters, in accordance with the requirements of the Environmental Impact Assessment Regulations (2017, as amended), Policy P56 (Protection of Amenity) of the Southwark Plan 2022, and the National Planning Policy Framework (2024).

7. Prior to works commencing on a particular phase, including any demolition, an Arboricultural Method Statement for that phase shall be submitted to and approved in writing by the Local Planning Authority

a) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to the Local Planning Authority for approval in writing. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

b) Cross sections shall be provided to show surface and other changes to levels, special engineering, foundation or construction details and any proposed activity within root protection areas or the influencing distance (30m) of local trees required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. All approved tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); NHBC 4.2.13 Tables for Foundations Near Trees

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021); Polices G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

8. Prior to works commencing on a particular phase, full details of the proposed tree planting as set out within the approved tree planting schedule (ref. P21673-00-001-GIL-0500) shall be submitted to the Local Planning Authority for approval in writing. This must include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Details of a landscape management plan, responsibilities and maintenance schedules for the new trees shall be submitted to the Local Planning Authority for approval in writing. This shall include an irrigation schedule for all trees to ensure successful establishment.

For stem girths of up to 20cm the maintenance schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

All tree planting shall be carried out in accordance with the approved details and times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces); BS 8545:2014 Trees: from nursery to independence in the landscape; BS: 5837 (2012) Trees in relation to demolition, design and construction; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf);

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first

suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason: So that the Council may be satisfied that the proposed tree planting scheme in accordance with the National Planning Policy Framework (2023) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

9. No development shall take place on a particular phase, including any works of demolition, until a written Construction Environment Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use best endeavours to minimise off-site impacts, and will include the following information:

o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

o Site perimeter continuous automated noise, dust and vibration monitoring;

o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures and location of specific activities on site;

o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters and residents liaison meetings;

o A commitment to adopt and implement the Institution of Civil Engineer Demolition Protocol and Considerate Contractor Scheme;

o Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site and location of lay off areas;

o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and

o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

o Southwark Council's Technical Guide for Demolition & Construction at https://www.southwark.gov.uk/construction;

o Section 61 of Control of Pollution Act 1974;

o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';

o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';

o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';

o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';

o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;

o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and

o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (https://nrmm.london).

All demolition and construction work for that phase shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66

(Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

10. Before any work hereby authorised begins on a particular phase (excluding demolition to slab level and site investigation works), the implementation of a programme of archaeological evaluation **and mitigation** works for that phase shall be secured in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

11. Before any work hereby authorised begins on a particular phase, (excluding demolition to slab level, archaeological evaluation and site investigation works) a detailed scheme for that phase showing the complete scope and arrangement of the basement and foundation design and all associated subterranean groundworks, including the construction methods, shall be submitted to and approved in writing by the Local Planning Authority. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The development shall only be carried out in accordance with the approval given.

Reason: In order that the applicants record buildings of archaeological interest to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

12. a) Prior to commencement of development on a particular phase (excluding demolition and site investigation works), a Public Engagement Programme for that phase shall be submitted to and approved in writing by the Local Planning Authority. (LPA). The programme shall set out:

1) How the field work areas will be hoarded to provide opportunities for passers-by to safely view the excavations;

2) Detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the

historic setting of the site, which will be located on suitably visible public parts of the temporary site hoarding;

3) Details of at least one event, such as a heritage trail, that will be held during the field work phase (as a minimum this should state the date/time, duration, individuals involved and advance promotional measures for the event, and provide an outline of the content of the event);

b) Prior to the commencement of the fieldwork phase, the hoarding shall be installed in full accordance with the LPA-approved details referred to in parts a.1 and a.2 of the condition, and the hoarding shall remain as such and in place throughout the fieldwork phase.

c) During the fieldwork phase, the event (referred to in part a.3) shall be carried out.

d) Before first occupation of any part of the development, detailed drawings (artwork, design, text and materials, including their location and a full specification of the construction and materials) for the public interpretation and presentation display materials celebrating the historic setting of the site, in some form of permanent display case or signage to be installed within a publicly-accessible part of the development hereby approved. The approved display case or signage shall be installed in accordance with the approval and shall not be replaced other than with a display case or signage of similar specification and bearing the same information.

Reason: To promote the unique setting of the application site and provide information on the special archaeological and historical interest of this part of Southwark, in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

13. Prior to the first use of any premises to be used as drinking establishments a detailed noise impact assessment for that use shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the commencement of these activities, including any necessary mitigation measures.

Reason:

To safeguard the amenity of neighbouring residents in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66

(Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

14. Prior to works commencing on a particular phase, an updated overheating assessment and scheme of mitigation for that phase shall be submitted to the Local Planning Authority for approval in writing. This should provide TM52 modelling results reflecting the detailed design for a non-actively cooled scenario to demonstrate that passive measures are maximised to mitigate overheating and to assist in reducing active cooling demands as far as possible. Mitigation measures shall be installed as approved and permanently maintained thereafter.

Reason:

In order to ensure opportunities for reducing relying on active cooling have been maximised and increase resilience to climate change, and to comply with Southwark Plan 2022 policy P69 (Sustainability standards) and London Plan Policy SI4 (Managing Heat Risk) and to ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024

15. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system and drainage from the basement incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Drainage Impact Assessment prepared by Walsh (dated December 2024). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details..

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

16. No piling shall take place on a particular phase until a Piling Method Statement for that phase (detailing the depth and type of piling to be

undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling for a particular phase must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan for that phase.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. In the interests of protecting key water supply assets having regard to the close proximity of the proposed development to, and thus its potential impact on, underground water utility infrastructure, in accordance with: the National Planning Policy Framework 2024; and Policy SI5 (Water Infrastructure) of the London Plan (2021).

17. Prior to the commencement of any demolition or strip out works relating to a particular phase of development, an Asbestos Survey for that phase shall be submitted to and approved in writing by the Local Planning Authority. This must either demonstrate with evidence that the existing buildings were built post-2000, or must include details of an intrusive asbestos survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason: To ensure that risks from potential asbestos are appropriately managed, in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

18. Details of the biodiversity green roofs for each phase of development shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of superstructure relevant to that phase. The biodiversity green roofs shall be:

- Intensive green roof or vegetation over structure, substrate minimum settled depth of 150mm or extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - to meet the requirements of GRO Code 2014.

- Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on minimum 75% wildflower planting, and no more than a maximum of 25% sedum coverage).

-The biodiversity green roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

-The biodiversity roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity as well as contributing to the Urban Greening Factor requirements of the London Plan (2021) with the aim of attaining as close to the minimum score of 0.4 for residential developments and 0.3 for commercial developments in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

19. Before any above grade work to the superstructure relevant to each phase of development begins, details of how the impact of the development on television, radio and other telecommunications services will be assessed, the method and results of surveys carried out, and the measures to be taken to rectify any problems identified shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until any such approved mitigation measures have been implemented.

Reason: In order to ensure that any adverse impacts of the development on reception of properties in the area is identified and resolved satisfactorily in accordance with the National Planning Policy Framework (2024); Policy D9 (Tall buildings) of the London Plan (2021); and Policy P17 (Tall buildings) of the Southwark Plan (2022).

20. a) The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this

location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019 (or any replacement document). Suitable acoustic treatments shall be used to ensure compliance with the above standard.

b) Prior to the occupation of the relevant phase of development, a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

21. Prior to the commencement of demolition work within the Conservation Area, evidence of submission of a gateway 2 application to the Building Safety regulator for Phase 2 shall be submitted to the Local Planning Authority for approval in writing.

Reason: To ensure that there would be no harmful gap in the conservation area in the event that the existing building is demolished in accordance with policy P20 ‘Conservation areas’ of the Southwark Plan (2022).

22. (a) Prior to commencement of development within a particular phase, S38/S278 highways works specifications for that phase shall be submitted to the Local Planning Authority and approved in writing. These specifications shall include but not limited to detailed scaled plans and drawings, samples of materials to be used, estimated costs and phasing of delivery. Section 38/278 Highways works comprise the following unless otherwise agreed with the Local Planning Authority:

- Pre-commencement joint highway condition survey of streets and drainage gullies;

<u>Hanover Park</u>

- Vehicle access junctions to be at least 25m centre to centre.

- Any narrow sections of pavement must be widened to at least 2.4m using land on the development side (if appropriate) and these strips of land to be offered for adoption to become public highway.
- Resurface the full width of the carriageway from the junction with Rye Lane to its end.
- Delivery of one single spaced stop and one double spaced stop in the eastbound direction.
- Installation of drainage gullies and connection pipes at the higher side of any raised intersection tables or entry features.
- Repaving of the footway fronting the development site using 750mm x 600 x 75mm Yorkstone or Sandstone paving slabs for the heritage section and 750mm x 600 x 80mm silver grey granite slabs for the town centre section and install new 300mm wide silver grey granite kerbs.
- Tree planting and species to be in accordance with Southwark Streetscape Design Manual.

<u>Rye Lane</u>

- Repave the footway fronting the development site using 750mm x 600 x 75mm Yorkstone or Sandstone paving slabs and 300mm silver grey granite kerbs.
- Repave the footway fronting the development site using 750mm x 600 x 75mm Yorkstone or Sandstone paving slabs and 300mm silver grey granite kerbs.

<u>McKerrell Road</u>

- Resurface the full width of the carriageway.
- Proposed refuse truck turning area to be offered for adoption.
- Repave the footway fronting the development site using 750mm x 600 x 75mm silver grey paving slabs. General - All footways should have a clear passing width of a minimum of 2.4 metres.

(b) The Section 38/278 highways works as approved under part (a) of this condition shall not commence until a Section 38/278 Highways Agreement has been entered into with the Council and/or TfL (as the case may be).

c) The Section 38/278 Highways Works approved under part (a) of this condition shall be completed prior to occupation of that Phase of Development.

Reason: In the interests of highway safety, in accordance with policies P49 ‘Public transport’, P50 ‘Highway impacts’, P51 ‘Walking’ and P53 ‘Cycling’ of the Southwark Plan (2022).

Permission is subject to the following Grade Condition(s)

23. Prior to the commencement of any above-grade works on a particular building (excluding lift cores and structures to first floor level), 1m x 1m sample panels of brickwork cladding including special features, brick bond and mortar colour and minimum 30cm x 30cm samples of all other cladding materials including metal canopies, railings and balconies, door and window finishes and feature trims, for that building shall be presented on site, and a comprehensive contextualised schedule of cladding finishes shall be submitted to the Local Planning Authority for approval in writing

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

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (Dec 2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

24. Notwithstanding the details shown on the approved plans, prior to the commencement of above grade works on a particular phase (excluding superstructure works), full details of the cycle parking facilities for that phase, which shall comply with the London Plan 2021 and London Cycling Design standards, together with a cycle parking management plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and the cycle parking shall provided prior to the occupation of the relevant phase and retained as such thereafter.

Reason: To promote sustainable travel and to ensure compliance with Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework 2024; Policy T5 (Cycling) of the London Plan (2021) and Policy P53 (Cycling) of the Southwark Plan (2022).

25. Before any work above grade hereby authorised begins on a particular phase (excluding demolition, site clearance and excavation), further details of wind Computational Fluid Dynamics including mitigation measures outlined in the Wind Microclimate Study Annex 2 (located in Volume 3 of

the Environmental Statement, document ref. AC18 and subsequent addendum, document ref. AC18A) shall be carried out and the details submitted to and approved by the Local Planning Authority prior to the occupation of that phase. The development shall be carried out in accordance with the approved mitigation measures and maintained as such in perpetuity.

Reason: So that the Council may be satisfied with the details of the landscaping scheme and to ensure that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved in accordance with the National Planning Policy Framework 2024, policy D9 ('Tall Buildings) of the London Plan (2021) and policies P14 ('Design quality'), P17 ('Tall Buildings') and P56 ('Protection of amenity') of the Southwark Plan (2022).

26. Prior to the commencement of above grade works of each phase of development, details of the play equipment to be installed within that phase shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units in that phase. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development regardless of tenure, in perpetuity.

Reason:

To ensure that there would be adequate play facilities to serve the development, in accordance with Policy P15 of the Southwark Plan (2022) and Policy S4 of the London plan (2021).

27. Prior to the installation of any ground floor shopfront within a phase or building, a Signage Strategy for that phase or building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all installed signage (including any new/replacement signage) shall be implemented in accordance with the approved Signage Strategy.

The Signage Strategy shall include details of:

- dimensions and locations of the advertisement zones;

- materials;
- awnings (if any); and
- mode and level of any illumination.

Reason: To ensure that high quality, consistent and coordinated signage is installed across all non-residential frontages within the development hereby approved, in accordance with: the National Planning Policy Framework 2024; Policies D4 (Delivering Good Design), D8 (Public Realm) and D9 (Tall Buildings) of the London Plan (2021); and Policies P14 (Design Quality) and P43 (Outdoor Advertisements and Signage) of the Southwark Plan (2022).

28. Prior to commencement of above ground superstructure works on a particular phase, detailed plans demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans and maintained as such in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework 2024; Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan (2021) and Policy P44 (Broadband and digital infrastructure) of the Southwark Plan (2022).

29. Prior to the commencement of any above-grade works on a particular building (excluding lift cores and structures to first floor level) scale 1:5 and scale 1:100 contextual drawings of the following elements for that building shall be submitted to and approved in writing by the Local Planning Authority:

a) heads cills and jambs of all openings

b) parapet and edge

c) special features including balconies and entrance porticoes

d) connections with existing buildings.

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

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (Dec 20234); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

30. Notwithstanding the detail shown on approved drawings or documents, prior to installation of any facade of each relevant buildings

i) Building M
ii) Building J
iii) Building H
iv) Building L

a) The specification of each facing materials to be used for each building referenced above shall be submitted as part of a Material Schedule to, and approved in writing by, the Local Planning Authority; and
b) unless otherwise agreed in writing by the Local Planning Authority, full scale mock-ups of the facades shall be presented on site (or near to the site) for each building referenced above and approved in writing by the Local Planning Authority (the detailed scope of mock up requirements to have been agreed with the Local Planning Authority in advance of them being constructed and presented on site).

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

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (Dec 2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

31. a) All of the dwellings hereby approved shall be constructed in order to achieve a reduction in potable water demand to a maximum of 105 litres per person per day.

(b) Prior to the commencement of works above the first floor slab (excluding cores) of a relevant phase or building of the development, a Design Stage Standard Assessment Procedure (SAP) Assessment and Water Efficiency calculations for that phase or building, prepared by suitably qualified assessors, shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the detailed design of each dwelling is in compliance with part (a).

(c) Following completion of a building an As Built SAP Assessment and post-construction stage Water Efficiency Calculations, prepared by suitably qualified assessors, shall be submitted to the Local Planning Authority for approval in writing to demonstrate full compliance with part (a) for each dwelling.

Reason: To comply with London Plan (2021) Policies SI 2 (Minimising greenhouse gas emissions) and SI 5 (Water Infrastructure) and Policies P67 (Reducing water use) and P70 (Energy) of the Southwark Plan (2022).

32. Prior to the commencement of any class E uses involving the cooking of food, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of extraction rate and efflux velocity of extracted air
- Full details of grease, particle and odour abatement plant
- The location and orientation of the extraction ductwork and discharge terminal
- A management servicing plan for maintenance of the extraction system to ensure that fumes and odours from the kitchen to do affect public health or residential amenity.

Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason:

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Chapter 12 (Achieving well-designed places) of the National Planning

Policy Framework (2024); Policy D13 (Agent of Change) of the London Plan (2021); Policy SI 1 (Air quality) of the London Plan (2021); P64 (Contaminated land and hazardous substances) P65 (Improving air quality) and P56 (Protection of Amenity) of the Southwark Plan

(2022).

33. Prior to the commencement of Superstructure works for each relevant Phase or Building, the post-construction tab of the Greater London Authority's (GLA) Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI 2 'Minimising greenhouse gas emissions' of the London Plan (2021).

34. a) Prior to the commencement of any above grade work (excluding demolition and superstructure works) on a particular phase, details of security measures for that phase which will target `Secured by Design' accreditation award from the Metropolitan Police) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to occupation of that phase, and retained as such thereafter.

b) Prior to the first occupation of the relevant phase, confirmation that Secure by Design certification for that phase has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 2024; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing Out Crime) of the Southwark Plan (2022).

35. Before any above grade work hereby authorised begins on a particular phase, detailed drawings of a hard and soft landscaping scheme for that phase showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the

approved details in the first planting season after completion of the development. Details shall include:

1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;

2) proposed parking, access, or pathway layouts, materials and edge details;

3) location, type and materials to be used for hard landscaping including specifications, where applicable for:

a) permeable paving

b) tree pit design

c) underground modular systems

d) sustainable urban drainage integration

e) use within tree Root Protection Areas (RPAs);

4) typical cross sections;

5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and

7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by

specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 (1989) Code of practice for general landscaping operations (excluding hard surfaces), BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

36. No less than four house sparrow terraces and six swift boxes shall be provided across the development site. Details shall include the exact location, specification and design of the bird boxes. The boxes shall be installed on mature trees or on buildings prior to occupation of the relevant phase.

Details of the house sparrow bird boxes and swift boxes to be provided in each phase of development shall be submitted to the Local Planning Authority and approved in writing prior to the completion of any superstructure works relevant to that phase.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022)

37. No less than six bat tubes, bricks or boxes shall be provided across the site and the details shall include the exact location, specification and design of the habitats. Details shall include the exact location, specification and design of the roost features and they shall be installed prior to occupation of the relevant phase.

Details of bat tubes, bricks or boxes relevant to each phase of development shall be submitted to the Local Planning Authority and approved in writing prior to the completion of any superstructure works relevant to that phase.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

Permission is subject to the following Pre-Occupation Condition(s)

38. Prior to the first occupation of a particular phase, a Car Parking Management Plan for that phase in accordance with the parking details shown on drawing numbers ASCP-DRM-ZZ-00-DGA-A-002050 P01 – Plan Sitewide-Ground Floor andASCP-DRM-ZZ-BS-DGA-A-002080 P01 – Plan Sitewide-Basement Levelshall be submitted to and approved in writing by the Local Planning Authority, and must include at least the following details:

(a) the proposed allocation of and arrangements for the management of parking spaces including disabled parking bays.

(b) the provision of active Electric Vehicle Charging Points (EVCP) in accordance with the adopted London Plan.

(c) the proposed operational hours, tariff structure and management of the supermarket car park.

(d) demonstration that the proposed parking provision is provided in accordance with the relevant design standards.The plan should ensure that the parking spaces provided are used efficiently and correctly and to ensure that relevant controls are in place to inform appropriate parking behaviour. The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

The car parking and EV charging points shall be provided prior to occupation of the relevant phase and retained as such thereafter.

Reason: Car parking management must be identified prior to the commencement of development to ensure that sufficient off-street parking

areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with the National Planning Policy Framework 2024; Policy T6 (Car parking) of the London Plan (2021); Policies P54 (Car parking) and P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan (2022).

39. Prior to the first occupation of phase 1 of the development, the underground car park shall be fitted with a mechanical extract ventilation and pollutant abatement system designed to maintain acceptable air quality levels both within the car park and at external discharge points near sensitive receptors. The system shall be designed to comply with:

o BS 7346-7:2013 "Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks"; and

o Building Regulations Approved Document F (Ventilation).

The system shall ensure that:

o The average concentration of carbon monoxide (CO) within the car park does not exceed 50 parts per million over any eight-hour period.

o Peak carbon monoxide concentrations do not exceed 100 parts per million for periods not exceeding 15 minutes.

o Emissions from any mechanical extract shall be fitted with appropriate filtration technology capable of significantly reducing pollutants, including Nitrogen Dioxide (NO2) and particulate matter (PM), prior to discharge into the external environment.

Where natural ventilation is proposed, it must be demonstrated that permanent openings at car park level provide an aggregate free area equal to at least 1/20th of the floor area, with at least half located on two opposing walls.

Prior to first occupation of that phase, a compliance report confirming the installation and performance of the ventilation and filtration system shall be submitted to and approved in writing by the Local Planning Authority. The ventilation and filtration system shall thereafter be permanently retained, operated, and maintained in accordance with the approved details.

Reason:

To ensure that the underground car park is adequately ventilated and that emissions of carbon monoxide, nitrogen dioxide, and particulates do not harm human health or local air quality, in accordance with Policy SI 1 (Improving Air Quality) of the London Plan (2021), Policies P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan (2022), and the National Planning Policy Framework (2024)

40. Prior to the occupation of a particular phase of the development, a detailed Delivery and Servicing Management Plan (DSMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority, and must include the following:

(a) strategy for deliveries and collections;

(b) details for management and receipt of deliveries for the residential properties and commercial units;

(c) measures to minimise the number of servicing trips overall, including off-site consolidation and encouraging 'last mile' deliveries via ultra-low emission methods ;

(d) measures to encourage deliveries and servicing by electric vehicle, cycle, foot and other non-private vehicular means;

(e) cleaning and waste removal, including arrangements for storage of waste and refuse collection;

(f) operation and management of the deliveries and servicing of the proposed Supermarket;

(g) details of delivery and servicing timing restrictions to reduce the potential impact of the proposed development during typical highway network peak hours and to avoid potential conflict with other road users; and

(h) monitoring and review of operations.

The approved DSMP shall be implemented on or before first occupation of the relevant phase and shall remain in place for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the impacts of delivery and servicing on the local highway network and general amenity of the area are satisfactorily mitigated in accordance with the National Planning Policy Framework (2023), Policies T4 (Assessing and mitigating transport impacts) and T7 (Deliveries, servicing and construction) of the London Plan (2021) and

Policies P14 (Design quality), P18 (Efficient use of land), P50 (Highways impacts) of the Southwark Plan (2022).

41. Prior to occupation of phase 1 of the development, details of the access routes to ground level including distances and gradient from the basement car parking in phase 1 shall be submitted to and approved in writing by the relevant Local Planning Authority. The development shall be carried out in accordance with the approved plans and maintained as such in perpetuity.

Reason: To ensure the disabled parking bays would be accessible, in accordance with: the National Planning Policy Framework 2024; Policies Policy D4 (Delivering Good Design) and D5 (Inclusive Design), D8 (Public Realm) and T2 (Healthy Streets) of the London Plan (2021); and Policies P13 (Design of Places), P14 (Design Quality), P50 (Highways impacts), P51 (Walking), P53 (Cycling) of the Southwark Plan (2022).

42. Prior to the first occupation of the relevant phase, a completed schedule of site supervision and monitoring of the arboricultural protection measures for that phase as approved in the tree protection condition 7 shall be submitted to the Local Planning Authority and approved in writing. This condition may only be fully discharged upon completion of the relevant phase, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work – recommendations or replacement documents.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with the National Planning Policy Framework (2023) Chapters 7 (Ensuring the vitality of town centres), 8 (Promoting healthy and safe communities), 11 (Making effective use of land), 12 (Achieving well-designed places), Chapter 14 (Meeting the challenge of climate change), and chapters 15 & 16 (Conserving and enhancing the natural and historic environment); Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

43. Before the first occupation of any ground floor premises within a particular phase, a Flood Warning and Evacuation Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority.

The Flood Warning and Evacuation Plan shall:

- State how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services;
- state how occupants will be made aware of the plan itself;
- provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood;
- state the measures that will be implemented to provide appropriate refuge, as well as safe and efficient evacuation for occupiers, in a flood event; and
- provide details of any flood mitigation and resilience measures designed into the scheme post-permission additional to those secured at planning application approval stage.

The approved Flood Warning and Evacuation Plan shall be implemented in accordance with the approved details prior to the occupation of the relevant phase and for the lifetime of the development.

Reason: To ensure that a strategy is in place that will reduce the risk to occupiers in the event of a flood, given that part of the site is at risk of surface water flooding, in accordance with: the National Planning Policy Framework 2024; Policy SI12 (Flood Risk Management) of the London Plan (2021); P68 (Reducing Flood Risk) of the Southwark Plan (2022); and Southwark's Strategic Flood Risk Assessment 2017.

44. Details of the means of enclosure for all site boundaries for each phase shall be submitted to the Local Planning Authority and approved in writing prior to the occupation of the development. The development shall be carried out in accordance with the details approved and the boundary treatment shall be provided prior to the occupation of the building and maintained as such thereafter.

Reason: In the interests of visual and residential amenity in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places),

Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of amenity) of the Southwark Plan (2022)

45. The windows on the southern elevation of Building D shall be obscure glazed and non-opening and shall be retained as such hereafter.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Building E from undue overlooking in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

46. No dwelling within a particular phase shall be occupied until a drainage verification report for that phase prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Drainage Impact Assessment prepared by Walsh (ref: AC24A dated December 2024) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company. The development shall be carried out in accordance with the details thereby approved.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

47. The windows on the northern elevation of Building N (up to 1.7m in height within the affected room) shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing. These shall be top-hung opening only.

Reason: In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Building from undue overlooking in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

48.

Before the first occupation of any phase of the development, a Final External Lighting Strategy for that phase providing details of all external lighting (including design, power and position of luminaries, light intensity contours and any dim-down and turn-off times) for each building, realm and external communal amenity spaces shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2021). The development shall not be carried out otherwise than in accordance with any such approval given, prior to the occupation of the relevant phase.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the Southwark Plan (2022) Policy P16 (Designing out crime); Policy P56 (Protection of amenity), and the National Planning Policy Framework 2024.

49. Prior to occupation of Building E, details of privacy measures for the residential windows on the northern, eastern and western elevations of the building at levels 01 to 08 only shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the details thereby approved, prior to the occupation of this Building

Reason: These windows would be in close proximity to each other and mitigation measures to limit overlooking would be required, in order to protect the privacy and amenity of the occupiers and users of the adjoining premises in Building E in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) of the Southwark Plan (2022).

50. Prior to first occupation of any commercial unit within a particular phase an outdoor commercial space strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following details:

(a) the extent of all external 'spill out' spaces for the commercial units across the phase;

(b) the furniture, barriers, bollards, planters to be used to demarcate the 'spill out' zones, and confirmation of whether they are to be fixed to the ground, moveable, and whether they are to be taken in each night;

(c) the remaining widths of the public realm and routes adjacent to each spill out zone for pedestrians, cyclist and emergency vehicles.

(d) The siting of and access to publicly accessible toilets within the development.

The 'spill out' spaces shall be provided in accordance with the approved details prior to the occupation of the relevant phase of the development and maintained as such thereafter.

Reason: In the interest of public safety and fire safety, to secure the maximum area of useable public realm, to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity and the safe movement of pedestrians and cyclists in accordance with: the National Planning Policy Framework 2024; Policies D8 (Public realm), D12 (Fire safety),T2 (Healthy Streets), T4 (Assessing and mitigating transport impacts), T5 (Cycling) of the London Plan (2021); Policies P13 (Design of Places), P14 (Design Quality), P51 (Walking), P52 (Low Line routes) and P53 (Cycling) of the Southwark Plan (2022).

51. a) Before the first occupation of the non-residential uses within a particular phase, an interim BREEAM report/letter for that phase (together with any supporting evidence) from a licensed BREEAM assessor shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction t that the non-residential elements of the development will, once completed, be able to achieve at least 'Excellent' BREEAM standards.

b) Within six months of first occupation of the non-residential uses hereby permitted, a certified Post Construction Review (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the required 'Excellent' BREEAM standard has been met.

Reason: To ensure the proposal achieves high environmental standards and plays its role in reducing the extent of man-made climate change, in

accordance with: the National Planning Policy Framework 2024; Policy SI2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021); and Policies SP6 (Climate Emergency) and P69 (Sustainability Standards) of the Southwark Plan (2022).

52. Prior to the occupation of a particular phase or building, confirmation must be provided to the Local Planning Authority that either:- all water network upgrades required to accommodate the additional demand to serve that phase or building have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow that phase or building to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation of that phase or building shall take place other than in accordance with the agreed development and 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.

53. At least three months prior to occupation of a particular phase of the development, a waste management plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse stores, details of the separation of waste and collection arrangements, storage of bulky waste and any chute systems or waste compactors. The strategy shall include how the refuse trucks can safely enter and exit the basement as well as servicing yard including management measures to prevent encroachment into pedestrian safety circulation spaces. The waste and recycling strategy shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details, and the waste management facilities made available for use prior to the first occupation of the relevant phase and managed and operated in accordance with the approved strategy for all uses in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies SI 7 (Reducing waste and supporting the circular economy) and SI 8 (Waste capacity and net waste self sufficiency) of the London Plan (2021) and Policies P50 Highways

impacts, P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

54. Within one year of the completion of the archaeological work as approved under condition 10 , an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to the Local Planning Authority and approved in writing, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2024.

55. Unless superseded by an updated Fire Statement approved by the Health and Safety Executive at Gateway 2 or 3, the development hereby approved shall be carried out in accordance with the approved Fire Safety Strategy which comprises the following documents:

- Fire statement and strategy - AC13A
- Introba response to LFB comments - July 2025

Reason: To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2024; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan (2021).

56. Any deliveries to or collections from the non-residential parts of the development hereby approved shall only take place between the following hours, unless otherwise agreed in writing by the Local Planning Authority:

Supermarket use:

- 07:00 to 22:00 Monday to Saturday; and

- 09:00 to 22:00 on Sundays and Bank Holidays.

Other non-residential uses:

- 07:00 to 22:00 Monday to Saturday; and
- 09:00 to 20:00 on Sundays and Bank Holidays.

Reason: To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2024; Policy T7 (Deliveries, Servicing and Construction) of the London Plan (2021); and Policy P50 (Highways Impacts) of the Southwark Plan (2022).

57. The non-residential units (excluding workspace) shall not be open to the public outside the following hours:

06:00 - 23:00 Monday to Wednesday

06:00 - 00:00 Thursday and Friday

06:00 - 00:00 Saturday

08:00 - 23:00 Sunday and Bank Holiday

Reason: To safeguard the amenities of neighbouring residential properties in accordance with the National Planning Policy Framework 2024, and P56 Protection of amenity of the Southwark Plan (2022).

58. The residential communal terraces as set out on the Upper Levels General Arrangement Plan (ref. P21673-00-001-GIL-0110 P02) shall not be used outside the hours of 7am to 10pm daily.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with the National Planning Policy Framework 2024, and P56 Protection of amenity of the Southwark Plan (2022).

59. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

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

- Bedrooms 30 dB L Aeq T, 45dB LAFmax T

Daytime - 16 hours between 07:00-23:00

- Bedrooms 35dB LAeq T

- Living and Dining rooms - 35dB LAeq T

A report shall be submitted in writing to and approved by the Local Planning Authority (LPA) detailing acoustic predictions and mitigation measures to ensure the above standards are met prior to occupation of each phase. Following installation of the approved mitigation measures and prior to occupation of that phase, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework 2024; Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

60. The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. A report shall be submitted in writing to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met prior to occupation of each phase. The development shall be carried out in accordance with the approval given. Following installation of the approved mitigation measures and prior to occupation of that phase, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the Local Planning Authority for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise from activities within the commercial premises in accordance with the National Planning Policy Framework (2024); Policy P56 (Protection of amenity) and

Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

61. Notwithstanding the provisions of Class E (g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and any associated provisions of the Town and Country Planning General Permitted Development Order 2015 (as amended) (including any future amendment of enactment of those Orders) the ground floor flexible retail units fronting Rye Lane shall not be used for light industrial purposes, unless a formal application for planning permission is granted.

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of this case, the requirement to provide employment space on this site, activate the site frontage, protection of amenity and sufficient delivery and servicing provision without harming the surrounding and wishes to have the opportunity of exercising control over any subsequent alternative uses, in accordance with: the National Planning Policy Framework 2024; Policies SD7 (Town centres), S1 (Developing London's social infrastructure), E1 (offices), E2 (Providing suitable business space) and E9 (Retail, markets and hot food takeaways) of the London Plan (2021); and Policies P30 (Office and business development), P46 (Leisure, arts and culture), P47 (Community uses), P32 (Small shops), P35 (Town and local centres), P36 (Development outside town centres), P50 (Highways impacts) and P56 (Protection of amenity) and the NSP13 site allocation of the Southwark Plan (2022).

62. No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this condition, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason: In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: the National Planning Policy Framework 2024, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan (2022) and policy D4 ('Delivering good design') of the London Plan (2021).

63. With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved, shall be fixed or

installed on the elevations of the building, unless otherwise approved by the Local Planning Authority.

Reason: To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2024, Southwark Plan (2022) policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan (2021).

64. Notwithstanding the provisions of Schedule 2, Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted, unless otherwise approved by the Local Planning Authority.

Reason: To ensure no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework 2024; Policy D4 (Delivering Good Design) of the London Plan (2021); and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan (2022).

Residential units and building heights

65.

The development hereby permitted is limited to 867 dwellings, 10,712 sqm GIA for a new supermarket (including associated service yard, basement car park and ancillary space), 3812.7 sqm GIA of flexible retail, leisure, commercial and drinking establishment space and 2,725.3 sqm GIA of workspace. The maximum height shall be 70.3 m

Reason: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority and that the development is undertaken in accordance with the Environmental Statement.

66. No later than three months following practical completion of each phase of development, 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 by the Local Planning Authority in writing.

Reason: To ensure the Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework 2024; and Policies GG6 (Increasing Efficiency and Resilience) and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan (2021); and Policy P62 (Reducing Waste) of the Southwark Plan (2022).

67. Except during emergency use, emergency/backup generators shall only run for purposes of testing. Testing shall not exceed one hour per month and shall take place during the hours of 09:00 to 17:00, Monday to Friday. The Rated sound level from emergency/backup plant shall not exceed +5dB on the Background sound level (LA90 15min) at the nearest noise sensitive premises. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

68 All of the proposed (867) dwellings shall either be in compliance with, or shall exceed the Gross Internal Area (GIA) as required by the Technical Housing Standards – Nationally Described Space Standard (2015).

Reason: In order to protect the living conditions of the future occupiers and in accordance with the National Planning Policy Framework (2024), Policy P15 (Residential design) of the Southwark Plan (2022), and the Technical Housing Standards – Nationally Described Space Standard (2015).

69. No phase or building within the development shall be occupied until a travel plan for the phase or building has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall be monitored and reviewed

in accordance with any targets within the plan, and such record made available upon request by the Local Planning Authority.

Reason: To ensure the safe and sustainable movement of traffic on neighbouring highways, in accordance with the National Planning Policy Framework 2024, Policies T1 (Strategic approach to transport), T3 (Transport capacity, connectivity and safeguarding) and T4 (Assessing and mitigating transport impacts) of the London Plan (2021) and Policies P49 (Public transport) and P50 (Highways impacts) of the Southwark Plan (2022).

70. Removal of bus station access

Prior to the commencement of Phase 2 of the development as shown on drawing number ASCP-DRM-ZZ-ZZ-DGA-A-002090 P01 (or as otherwise approved), a scheme for the control or the removal of vehicle access (for non TfL vehicles) between the Peckham Bus Station and the Aylesham Centre site shall be submitted to and approved in writing by the Local Planning Authority, and shall be carried out in accordance with the approved details prior to the occupation of phase 2.

Reason: To ensure that there would be no conflict between bus station users and servicing vehicles for the development, in accordance with policies P49 'Public transport' and P50 'Highways impacts' of the Southwark Plan (2022).

71. Servicing from bus station land

At no time shall any vehicles (other than TfL vehicles) or cycles serving or associated with the development be parked, loaded or unloaded at Peckham Bus station.

Reason: To ensure that there would be no conflict between bus station users and servicing vehicles for the development, in accordance with policies P49 'Public transport' and P50 'Highways impacts' of the Southwark Plan (2022).

72. Retail mix

No more than 350sqm of the flexible retail floorspace hereby permitted shall be used as drinking establishments (Sui Generis) and no more than 320 sqm of the flexible retail floorspace hereby permitted shall be used as workspace (use class E (g) [unless otherwise agreed in writing by the Local Planning Authority].

A minimum of 75% of the remaining flexible retail floorspace shall be used for class E (a-c) only, [unless otherwise agreed in writing by the Local Planning Authority].

Reason: The proposed development would result in a loss of retail floorspace within class E (a-c) which is contrary to policy P35 'Town and local centres' of the Southwark Plan (2022) and site allocation NSP74. A significant proportion of the new flexible retail floorspace should therefore be provided within use classes E (a-c).

Informative Notes to Applicant Relating to the Proposed Development

1. Supporting documents

The following documents were submitted in support of the application:

Design and Access Statement – AC02A

Design and Access Statement Executive Summary – AC02.1A

Basement Impact Assessment – AC03

Planning Statement - AC04

Planning Statement Addendum 01 – AC04A

Planning Statement Addendum 02 – AC04B

Business Relocation Strategy – AC05

Business Relocation Strategy Addendum – AC05A

Transport Assessment – AC06

Trasport Assessment Addendum – AC06A

Energy Statement and Overheating Assessment – AC07C

Sustainability Statement – AC08A

Whole Life Carbon Assessment – AC09A

Circular Economy Statement – AC10B

Circular Economy Template – AC10B

Demolition and Construction Environment Management Plan – AC11

Demolition and Construction Environment Management Plan Addendum – AC11A

Operational Waste and Recycling Strategy – AC12A

Fire Statement and Strategy – AC13A

Statement of Community Involvement – AC14

Statement of Community Involvement Addendum – AC14A

Early Engagement Strategy – AC14.1

Engagement Summary – AC14.2

Engagement Summary Addendum – AC14.2A

Financial Viability Assessment – AC15

Financial Viability Assessment Addendum – AC15A

Financial Viability Assessment Executive Summary – AC15.1A

Equalities Impact Assessment – AC16A

Internal Daylight Sunlight and Overshadowing Assessment - AC17

Internal Daylight Sunlight and Overshadowing Assessment Addendum – AC17A

Internal Daylight Addendum – 29 April 2025

Environmental Statement (Volumes 1,2,3 and NTS) – AC18

Environmental Statement (Volumes 1,2,3 and NTS) Addendum – AC18A

Flood Risk Assessment – AC19A

Health Impact Assessment – AC20

Health Impact Assessment Addendum – AC20A

Arboricultural Impact Assessment – AC21B

Preliminary Ecological Appraisal – AC22A

Biodiversity Net Gain Report – AC23B

Statutory Biodiversity Metric Calculation – 14 March 2025

Drainage Impact Assessment and Foul Water Drainage Strategy – AC24A

Aylesham Centre Erratum – AC25

Updated Ecology BREEAM Assessment Report – TR1035

Bus Station Active Travel Scheme – February 2025

Hanover Park Ilustrative Design – 285344-SK-088-1 Rev A

Peckham Bus Station Design Option 2 – 285344-SK-086-1 Rev A

2. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

3. CIL phasing - this planning permission is as a 'Phased Planning Permission' for the purposes of the CIL Regulations 2010 (as amended). 'Phased Planning Permission' has the meaning defined in the interpretation section of the Regulations at 2(1). Regulation 9(4) of the CIL Regulations 2010 (as

amended) states that in the case of a grant of Phased Planning Permission, each CIL Phase of the development is a separate chargeable development and will in turn attract its own CIL Liability. Notwithstanding the Phasing Plans referred to in Condition XX, The CIL Phases are to be defined by a separate CIL Phasing Plan submitted to the Local Planning Authority.

4. Biodiversity Net Gain Informative

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition").

This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted to and approved by Southwark Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Important Notes Relating to the Council's Decision

5. Conditions

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

6. Community Infrastructure Levy (CIL) Information

If your development has been identified as being liable for CIL you need to email Form 1: CIL Additional Information, Form 2: Assumption of Liability and Form 6: Commencement Notice to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.

Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.

To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

https://www.gov.uk/guidance/community-infrastructure-levy

All CIL Forms are available to download from Planning Portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

7. **Provisions for the Benefit of the Disabled**

Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:

i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].

ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].

iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

8. Other Approvals Required Prior to the Implementation of this Permission.

The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. Works Affecting the Public Highway

You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

10. Building Regulations.

You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. The Party Wall Etc. Act 1996.

You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with

neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].