



Meeting of the

STRATEGIC DEVELOPMENT COMMITTEE

Thursday, 16 February 2012 at 7.30 p.m.

UPDATE REPORT

7 .3 UPDATE REPORT

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Agenda Item 7.3

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

16 February 2012 at 7.30 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
6.1	PA/11/02174	Wood	PA/11/02174
	PA/11/03468	Wharf,	Application to replace extant planning permission
	PA/11/03469	Preston's Road, London	PA/08/01215 dated 18th of May 2009 involving the following development
			PA/11/03468 Application to replace extant listed building consent dated 18th May 2009, reference PA/08/1218 involving the following works
			PA/11/03469 Application to replace extant conservation area consent dated 21st July 2009, reference PA/09/909:

Agenda Item number:	6.1
Reference number:	PA/11/02174 PA/11/03468 PA/11/03469
Location:	Wood Wharf, Preston's Road, London
Proposal:	<p>PA/11/02174 Application to replace extant planning permission PA/08/01215 dated 18th of May 2009 involving the following development:</p> <p>Hybrid application for comprehensive mixed-use redevelopment of Wood Wharf comprising:</p> <p>1) Outline Application (all matters reserved, save for access & layout) involving demolition of dwellings at Lovegrove Walk and the provision of commercial floorspace (B1), up to 1668 residential units (C3), and hotel (C1) contained in fourteen buildings; Retail (A1), financial services (A2), restaurants & cafes (A3), drinking establishments (A4) and takeaway establishments (A5); leisure & community uses (D1 & D2); associated infrastructure, including the creation of structures in Blackwall Basin and South Dock; principles of landscaping and public realm; means of access; bridge links; car, motorcycle and bicycle parking spaces, servicing; and electricity substation.</p> <p>2) Full Application Creation of canal and other engineering infrastructure.</p> <p>PA/11/03468 Application to replace extant listed building consent dated 18th May 2009, reference PA/08/1218 involving the following works:</p> <p>Partial demolition of a small section of the southern dock wall to Blackwall Basin, for the creation of a new canal between South Dock and Blackwall Basin and the introduction of piled foundations to anchor structures within the Basin and other associated works as part of a comprehensive mixed use redevelopment of Wood Wharf.</p> <p>PA/11/03469 Application to replace extant conservation area consent dated 21st July 2009, reference PA/09/909:</p> <p>Demolition of building to the west of Preston's Road and east of Canary Wharf in connection with the redevelopment of Wood Wharf pursuant to Planning Permission ref. PA/08/1215 dated 18th May 2009..</p>

1.0 Error

Paragraph 4.4 should read:

*The impact of the economic downturn has delayed the implementation of the scheme and the planning permission, even though the applicant had previously applied for and secured reserved matters approval for **three** of the office elements provided by the previous outline planning permission. The Government has recognised this type of situation and its effect*

on development and has legislated to allow for applications to extend the time limits for implementing planning permissions. This allows developers and local planning authorities, in appropriate circumstances, to keep planning permissions alive for longer, thereby enabling planning permissions to be more quickly implemented when economic conditions improve.

Paragraph 5.6 should read:

The following planning decisions are relevant to the application. It is not considered necessary to provide any further details of the outline planning permission, listed building consent and conservation area consent the subject of the current applications.

PA/09/00866 Details of scale, appearance and landscaping of building W01 pursuant to Condition C1 of planning permission Ref. PA/08/1215 dated 18th May 2009

PA/09/00867 Approval Reserved Matters (After OPP). Details of scale, appearance and landscaping of buildings W02 and W03 pursuant to Conditions G1 and H1 of planning permission Ref. PA/08/1215 dated 18th May 2009.

PA/09/00868 Approval Reserved Matters (After OPP). Details of the scale and appearance of building envelopes W12A (parts thereof) and W22 (parts thereof) pursuant to Conditions B1, F1, I1 & N1 of planning permission Ref. PA/08/1215 dated 18th May 2009.

The applicant has requested that these approval of details be followed through into the current application to replace the extant planning permission. This will be covered by varied reserved matters conditions

PA/10/00050 Non-material amendment (TCPA S96a) to the planning permission PA/08/1215 involving the inclusion of Scale Parameters for Building Envelopes W12, W12F, W12G, W12H, W12J and W12K into condition 8 of planning permission.

This non material amendment has been included within the current scheme proposals – and is covered in the list of drawings to be approved.

Paragraph 6.3 should read:

The outline part of the application relates to all aspects of the scheme, with the exception of the canal and other engineering infrastructure. Matters for detailed approval at this stage are access and layout with all other matters (being scale, appearance and landscaping) reserved for subsequent approval. This is with the exception in relation to buildings **W01**, W02, W03 (as shown on the plan below) which have had these reserved matters approved previously along with W12A (parts thereof) and W22 (parts thereof) covering details of scale and appearance. Whilst the applicant has requested that these reserved matters approvals are explicitly referred to in the corresponding planning conditions, this would not preclude the applicant from applying for alternative reserved matters should it elect to do so in the future

Paragraph 6.15 should read:

The following table summarises the proposed phasing and construction sequence:

Phase 1	<ul style="list-style-type: none"> • <i>Building W01 and Infrastructure</i> • <i>Montgomery Street Pedestrian Bridge</i> • <i>Main EDF Sub-Station</i> • <i>Buildings W07A, W07B, W07A/B and related basements and Infrastructure and W07C basement</i> • <i>Montgomery Street Vehicular Bridge</i> • <i>Creation of new access from Cartier Circle</i>
Phase 2	<ul style="list-style-type: none"> • <i>Buildings W02 and W03, Wood Wharf Square and Wood Wharf High Street (Buildings W11 and W12)</i> • <i>Temporary NHS Centre</i> • <i>Temporary Community Park</i>
Phase 3	<ul style="list-style-type: none"> • <i>Construction of office building W06</i> • <i>Construction of residential buildings W07C, W08 and W09 (including W13 basement and substructure construction)</i> • <i>Temporary Community Park facilities</i>
Phase 4	<ul style="list-style-type: none"> • <i>Construction of office buildings W04 and W05.</i> • <i>Construction of residential buildings W07D and W13</i> • <i>Construction of the new Canal and bridges, the final Community Park and the remaining Public Realm</i>

2.0 Additional information

Appendix 1 of this Update Report is a draft decision notice for PA/11/02174 which is subject to further detailed amendments at the discretion of the Head of Planning and Building Control. New conditions and those that have been substantively amended are highlighted for ease of reference.

3.0 Recommendation

Officer's recommendation remains as previously advised.

APPENDIX 1: UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL - Strategic Development Committee: 16 February 2012

Draft Decision Notice - PA/11/02174

Your ref:

My ref: PA/11/02174

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Town and Country Planning Act 1990 (as amended) Town and Country Planning (Development Management Procedure) Order 2010

Dear Sir/Madam,

CONDITIONAL PERMISSION FOR DEVELOPMENT

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Mulberry Place (AH) Anchorage House, PO Box 55739, 5 Clove Crescent, London, E14 1BY (020 7364 5241) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

Applicants are reminded of the need to comply with the provisions of Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official postal addresses. This should be carried out at least one month prior to the completion of the exterior works. Details of the development, including site and block plans should be sent to the Head of Building Control, Mulberry Place (AH) Anchorage House, PO Box 55739, 5 Clove Crescent, London, E14 1BY.

Your attention is drawn to the following statement of applicants' rights:-

1) Appeals to the Secretary of State

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you must do so within six months, or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. You must use a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 6372). The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

2) Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

3) Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,

Owen Whalley
Head of Planning and Building Control

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AA. Definitions and Interpretation

AA1. Where in these Conditions the following defined terms are used they shall have the following respective meanings: -

"Accessibility Statement" means the document entitled "Design and Access Statement Appendix 1 Accessibility Statement " (June 2008) submitted with the Planning Application;

"Affordable Housing Plan" means a strategy for the delivery of the Affordable Housing Units and to include the Developers' proposals for the delivery of Affordable Housing across the Development (including setting out the proportion and distribution of each tenure type and mix of Affordable Housing Unit sizes proposed within Phases 3 and 4) and the measures to secure delivery of those Affordable Housing Units.

"Affordable Housing Scheme" means a scheme pursuant to the Affordable Housing Plan and containing further details and mechanisms for the provision of the Affordable Housing Units within the Residential Phase to which the Affordable Housing Scheme relates;

"Affordable Housing Units" means those Residential Units to be constructed as part of the Development and made available as Affordable Housing.

"Approved Drawing" refers to the relevant drawing approved under Condition A4;

"Building W01" means the building to be constructed pursuant to the Development within building envelope "W01" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W02" means the building to be constructed pursuant to the Development within building envelope "W02" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W03" means the building to be constructed pursuant to the Development within building envelope "W03" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W04" means the building to be constructed pursuant to the Development within building envelope "W04" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W05" means the building to be constructed pursuant to the Development within building envelope "W05" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W06" means the building to be constructed pursuant to the Development within building envelope "W06" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W07A" means the building to be constructed pursuant to the Development within building envelope "W07A" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W07A/B" means the building to be constructed pursuant to the Development within building envelope "W07A/B" as identified within the Scale of Parameters Document and shown on

the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W07B" means the building to be constructed pursuant to the Development within building envelope "W07B" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W07C" means the building to be constructed pursuant to the Development within building envelope "W07C" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W07D" means the building to be constructed pursuant to the Development within building envelope "W07D" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W08" means the building to be constructed pursuant to the Development within building envelope "W08" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W09" means the building to be constructed pursuant to the Development within building envelope "W09" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W11" means the building to be constructed pursuant to the Development within building envelopes "W11" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building W12" means the building to be constructed pursuant to the Development within building envelopes "W12" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_BO_1305;

"Building W13" means the building to be constructed pursuant to the Development within building envelope "W13" as identified within the Scale of Parameters Document and shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Building" means any of Building W01 Building W02 Building W03 Building W04 Building W05 Building W06 Building W07A Building W07A/B Building W07B Building W07C Building W07D Building W08 Building W09 Building W11 Building W12 or Building W13 and "Buildings" shall be construed accordingly;

"Canal" means the canal to be constructed pursuant to the Development as shown on Approved Drawing 118236-03-101 Issue AA;

"Canal Area" means that part of the Site shown hatched green on the Phasing Plan SL-02;

"Canal Bridges" means Canal Bridge A, Canal Bridge B and Canal Bridge C;

"Canal Bridge A" means the bridge to be constructed over the Canal and shown numbered W18 on Approved Drawing RSHP_A_PMP_X_P_BO_1305;

"Canal Bridge B" means the bridge to be constructed over the Canal and shown numbered W19 on Approved Drawing RSHP_A_PMP_X_P_BO_1305;

"Canal Bridge C" means the bridge to be constructed over the Canal and shown numbered W20 on Approved Drawing RSHP_A_PMP_X_P_BO_1305;

“CHP” means combined heat and power;

“Class” means a use class specified in the Town and Country Planning (Use Classes) Order 1987;

“Community Park” means the Community Park shown indicatively within the Water Space and Public Realm Strategy Appendix 2: Open Space Assessment;

“Condition” refers to a condition imposed on this planning permission;

“Construction and Phasing Strategy” means the document entitled “Construction and Phasing Strategy”(June 2008) submitted with the Planning Application and amended by the Phasing Plan;

“Council” means the London Borough of Tower Hamlets;

“Cycle Routes” means the cycle routes to be provided within the Site and shown on Approved Drawings RSHP_A_PMP_X_P_00_1314 and RSHP_A_PMP_X_P_BO_1315;

“Design Guidelines” means the document entitled “Design Guidelines (Revision A) (September 2008)” submitted with the Planning Application;

“Development” means the development permitted by this planning permission;

“District Cooling Network” means the district cooling network connected to the surrounding dock water which is to serve the commercial buildings within the development;

“District Heating Network” means the district heating network which utilises heat rejected from the commercial buildings to serve the Residential Buildings;

“East-West Link” means the route connecting Preston’s Road to the east of the Site with Cartier Circle and Montgomery Street to the west of the Site;

“Eastern Area” means that part of the Development to the east of the Canal;

“Eastern Community Heating Network” means the community heating network which is to serve all Residential Units in the Eastern Area;

“Eastern Energy Centre” means the energy centre which is to supply all the heat for the Eastern Community Heating Network and which is to contain a natural gas fired fuel cell combined heat and power plant or conventional combined heat and power plant if technically suitable fuel cell is not commercially available in the initial phases;

“Ecological Area” means the ecological area shown as W21 on the Approved Drawing RSHP_A_PMP_X_P_00_1304;

“Energy Strategy” means the document entitled “Energy Strategy” (June 2008) submitted with the Planning Application; and the updated “Energy Strategy” (Dec 2011).

“Environmental Statement” means the document entitled “Environmental Statement” (June 2008) submitted with the Planning Application and Environmental Statement Addendum (2011);

“Estate Management Strategy” means the document entitled “Estate Management Strategy” (June 2008) submitted with the Planning Application;

“Hotel” means the hotel to be provided pursuant to the Development;

"Infrastructure" means any substructure or basement works required to construct buildings within Phase 1 above 12.75 AOD and referenced in Condition A2, but for the avoidance of doubt shall not constitute the implementation of Buildings W11 and W12.

"Loop Road" means the road providing access into the Site from Cartier Circle as shown marked in Purple on illustrative Plan 2B;

"Main EDF Sub-Station" means the Sub-Station shown marked W25 on Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Montgomery Street Footbridge" means the footbridge connecting the Site with Montgomery Street and numbered W14 on Approved Drawing RSHP_A_PMP_X_P_B0_1305;

"Montgomery Street Vehicular Bridge" means the bridge for pedestrian and vehicular use connecting Montgomery Street with Buildings W07A and W07A/B and W07B and numbered W16 on Approved Drawing RSHP_A_PMP_X_P_B0_1305;

"Pavilion Building" means the building shown marked W25 on Approved Drawing RSHP_A_PMP_X_P_X_1300;

"Pedestrian Access Areas" means the areas shown indicatively on Approved Drawings RSHP_A_PMP_X_P_00_1314 and RSHP_A_PMP_X_P_B0_1315;

"Phase 1" means Phase 1 of the Development as shown on Phasing Plan SL-01 and prescribed by Condition A2;

"Phase 2" means Phase 2 of the Development as shown on Phasing Plan SL-02 and prescribed by Condition A2;

"Phase 3" means Phase 3 of the Development as shown on Phasing Plan SL-03 and prescribed by Condition A2;

"Phase 4" means Phase 4 of the Development as shown on Phasing Plan SL-04 and prescribed by Condition A2;

"Phase 1 Public Access Areas" means the Montgomery Street Footbridge, Montgomery Street Vehicular Bridge and such of the Pedestrian Access Areas, Cycle Routes and Roads as are within or to be provided as part of Phase 1;

"Phase 2 Public Access Areas" means the Wood Wharf Square, the Temporary Community Park, the Temporary Play Space and the Temporary East-West Link and such of the Pedestrian Access Areas, Cycle Routes and Roads as are within or to be provided as part of Phase 2;

"Phase 3 Public Access Areas" means the Public Play Space, the Temporary Park, the Temporary Play Space and such of the Pedestrian Access Areas, Cycle Routes and Roads as are within or to be provided as part of Phase 3;

"Phase 4 Public Access Areas" means the Community Park, the Public Play Space, the Canal Bridges, the Ecological Area and such of the Pedestrian Access Areas, Cycle Routes and Roads as are within or to be provided as part of Phase 4;

"Phasing Plan" means the phasing plans attached to this permission and numbered SL-01, SL-02, SL-03 and SL-04;

"Planning Application" means the planning application to which this planning permission relates;

- "Play Space Strategy" means the document entitled "Water Space and Public Realm Strategy Appendix 1 Play Space Strategy" (June 2008) submitted with the Planning Application;
- "Private Play Space" means a total area of not less than 233 square metres of recreational space to be provided within the Development as formal child play space in accordance with the Play Space Strategy;
- "Public Play Space" means a total area of not less than 2,289 square metres of recreational space to be provided within the Development as formal child play space in accordance with the Play Space Strategy;
- "Private Residential Amenity Space" means such area including any balcony, garden and / or landscaped area within the curtilage of a Residential Unit which area is not accessible by members of the public and is to be used as private amenity space for that Residential Unit;
- "Residential Units" means the residential units to be provided pursuant to the Development;
- "Retail Unit" means a unit to be provided pursuant to the Development for purposes within the use Class A1 to A5.
- "Roads" means the roads to be provided pursuant to the Development;
- "Temporary Community Park" means the temporary area of Community Park adjacent to Blackwall Basin and shown on Phasing Plan SL-02;
- "Scale of Parameters" means the document entitled "Details of Scale Parameters" (June 2008) submitted with the Planning Application;
- "Temporary East-West Link" means the temporary route connecting Preston's Road to the east of the Site with Cartier Circle and Montgomery Street to the west of the Site;
- "Temporary Park" means the temporary area of public open space, including Temporary Play Space, adjacent to South Dock and shown on Phasing Plan SL-03;
- "Temporary Play Space" means the temporary recreational space to be provided within the Temporary Park and Temporary Community Park as formal child play space.
- "Trigeneration" means the combined cooling, heating, and power plant (CCHP) which is to serve the respective Commercial Building;
- "Water Space and Public Realm Strategy" means the document entitled "Water Space and Public Realm Strategy" (June 2008) submitted with the Planning Application;
- "Waste Strategy" means the document entitled "Waste Strategy"(June 2008) submitted with the Planning Application;
- "Way Finding Strategy" means a strategy and programme for the provision and erection of signage/signposting or other way markers to improve legibility and links within the Site and from the Site to surrounding areas including key destinations and local services and facilities;
- "Western Area" means that part of the Development to the west of the Canal;
- "Western Community Heating Network" means the community heating network which is to serve all Residential Units and the Hotel in the Western Area;

"Western Energy Centre" means the energy centre which is to supply all the heat for the Western Community Heating Network and which is to contain a natural gas fired fuel cell combined heat and power plant or conventional combined heat and power plant if technically suitable fuel cell is not commercially available in the initial phases;

"Wood Wharf Square" means the public square marked "Wood Wharf Square" and hatched in orange on illustrative Plan 2B;

AA2. References in these Conditions to "gross internal area" are measured in accordance with the RICS Code of Measuring Practice (Fifth Edition), unless otherwise specified;

AA3. References to any statutory provision including any statutory instrument shall include any equivalent provision in any statute or statutory instrument re-enacting, replacing, amending or modifying the same;

AA4. References to the site are references to the site shown on the Approved Drawing RSHP_A_PMP_X_P_X_1300.

SCHEDULE

Full Planning Permission

Location: Wood Wharf, Preston's Road, London

Proposal: Hybrid application for comprehensive mixed-use redevelopment of Wood Wharf comprising:

1) Outline Application (all matters reserved, save for access & layout)

- Demolition of dwellings at Lovegrove Walk;
- Commercial floorspace (B1), up to 1668 residential units (C3), and hotel (C1) contained in fourteen buildings;
- Retail (A1), financial services (A2), restaurants & cafes (A3), drinking establishments (A4) and takeaway establishments (A5);
- Leisure & community uses (D1 & D2);
- Associated infrastructure, including the creation of structures in Blackwall Basin and South Dock;
- Principles of landscaping and public realm;
- Means of access;
- Bridge links;
- Car, motorcycle and bicycle parking spaces, servicing; and
- Electricity substation.

2) Full Application

- Creation of canal and other engineering infrastructure.

Date:

Reference: PA/11/2174

Application Received on: 18 August 2011

Application Registered on: 18 August 2011

Reason(s) for Grant:

This application was granted for the following reason(s):

The Local Planning Authority has considered the particular circumstances of these applications against the Council's approved planning policies contained in the London Plan (2011), Tower Hamlets Core Strategy (2010), saved policies within the London Borough of Tower Hamlets Unitary Development Plan 1998 (UDP), Wood Wharf Masterplan Supplementary Planning Guidance (2003) (WWSPG), the Council's Interim Planning Guidance (2007) (IPG), Managing Development Plan Document (Proposed Submission Version) 2012, the Council's Planning Contributions Supplementary Planning Document (2012), the draft London World Heritage Sites – Guidance on Settings Supplementary Planning Guidance and Government Planning Policy Guidance and other material considerations.

- The site is an appropriate location to secure the comprehensive redevelopment of a brownfield site within an identified Opportunity Area for a major mixed-use sustainable development of a scale and quality commensurate with Canary Wharf in accordance with Policies 2.10, 2.13, 2.15, 3.3, 3.4 and 4.3 of the London Plan (2011), saved Policy DEV3 of the Unitary

Development Plan (1998) and policy IOD17 of the Interim Planning Guidance Isle of Dogs Area Action Plan which seeks to provide a mix of uses. The proposed mix of uses accords with the site allocation (Site 16) as outlined in the Managing Development DPD (proposed submission version) 2012 which sets out preferred uses for the site being Employment (B1 and B2), Retail and Leisure (A1, A2, A3, A4 and A5), Residential (C3) and Public Open Spaces.

- The proposal seeks to create a sustainable urban quarter comprising new residential and working communities, supported by a quality environment which brings these two aspects together as a sustainable extension of the Isle of Dogs community in accordance with the WWSPG, policies SP01, and SP02 of the Council's Core Strategy (2011) policies CP1, CP2 and CP46 of the Council's Interim Planning Guidance, policy IOD1 of the Interim Planning Guidance Isle of Dogs Area Action Plan, PPS1 and PPS3, which require all new developments to contribute to creating and maintaining sustainable communities where people want to live, work and visit. The development accords with the vision for Canary Wharf as set out in LAP 7 & 8 of the adopted Core Strategy.
- Core Strategy's vision for Canary Wharf stating that Canary Wharf should enhance its global role as a competitive financial district by expansion to provide a substantial amount of new jobs. The Core Strategy looks to focus larger floor-plate offices and intensify floorspace in Preferred Office Locations namely Canary Wharf (Policy SP06). The proposal continues to accord with the national, regional and local planning policies and supports the Mayor's aspirations within the Isle of Dogs Opportunity Area as set out in the London Plan (2011), namely policies 2.10, 2.13, 2.15 and the Council's policies contained within the Core Strategy (2011) SP06, SP07 and the Development Management DPD (proposed submission version) 2012, policies DM15 and DM16.
- The scheme will consolidate the northern part of the Isle of Dogs as an important global financial and legal centre, whilst also facilitating locally-based employment, training and local labour opportunities for the local community. The full scope of the development falls within a POL (Preferred Office Location). The scheme therefore accords with policy 2.10, 4.1, 4.2, 4.3, 4.12 of the London Plan (2011), saved policies EMP1 and CAZ1 of the Unitary Development Plan (1998), the WWSPG, Core Strategy (2011) policies SP06, SP07 and Development Management DPD (proposed submission version) 2012 policies DM15 and DM16, which seek to develop London's regional, national and international role whilst safeguarding and enhancing the number and range of jobs available for local residents.
- The hotel use will help support the northern part of Isle of Dogs role as a leading centre of business activity and in this respect will support London's world city status in accordance with policies 1.1 and 2.10 of the London Plan (2011) the WWSPG, Core Strategy (2011) policies SP01, SP06 and draft Development Management DPD (proposed submission version) 2012, policy DM7
- The full scope of the development falls within Canary Wharf Major Centre. The provision of retail (A1), financial services (A2), restaurants & cafes (A3), drinking establishments (A4) and takeaway establishments (A5) and the social and community facilities (D1 and D2) are acceptable in line with policies 2.15 of the London Plan (2011), policy SP01, as contained within the Core Strategy (2010) and PPS4 which seek to protect and enhance the major town centre status of the area, promoting a complementary mix of uses.
- The proposed location of the residential uses within the Isle of Dogs Major Centre in this instance will not have a detrimental impact upon the global financial role of the northern part of the Isle of Dogs in accordance with 4.3 of the London Plan (2011) which seeks a mix of uses in office locations.

- The proposal provides an acceptable amount of affordable housing and mix of units, as demonstrated through viability assessment. As such, the proposal is in line with PPS3, policies 3.8, 8.10, 3.11, 3.12, 3.13 of the London Plan (2011), saved policy HSG7 of the Council's Unitary Development Plan (1998), policies HSG2 and HSG3 of the Council's Interim Planning Guidance (2007); policy SP02 of the Core Strategy Development Plan Document (2010); and DM3 of the Managing Development DPD (proposed submission version) 2012 which seek to ensure that new developments offer a range of housing choices.
- The proposal is in line with the London Plan and Council's policy which seek to maximise the development potential of sites. The density of the scheme is considered appropriate for this Opportunity Area, where it is not considered to result in unacceptable impacts commonly associated with overdeveloped sites, in line with policy 2.13, 3.3, 3.4 of the London Plan (2011), saved policies DEV1, DEV2 and DEV 3 of the Unitary Development Plan (1998) the WWSPG, policies SP02 of Core Strategy (2010) which seek to ensure development proposals achieve the maximum intensity of use that is compatible with the local context, good design principles and all infrastructure.
- The development will provide new public realm, public open space, child play space and enhanced pedestrian linkages through the site as appropriate in accordance with policies 3.5, 3.6, 7.1 and 7.5 of the London Plan (2011) and in line with saved policy HSG16 of the Council's Unitary Development Plan (1998), policy SP02, SP04, SP09 of the Core Strategy and policies DM4 and DM10 of the Managing Development DPD (proposed submission version) 2012 and PPS3 which seek to improve amenity and liveability for residents whilst creating a more attractive environment for those who live and work here.
- The proposed layout and access of the development, including the [indicative] building envelopes (such as height, scale, bulk and general design intent) is considered to be acceptable in accordance with policy 7.7 of the London Plan (2011) and will enhance the character and appearance of the surrounding area, in accordance with saved policies: DEV1, DEV2 and DEV37 of the adopted Unitary Development Plan (1998), policies SP10 and SP12 of the Core Strategy (2010); and DM24 and DM26 of the Managing Development DPD (proposed submission version) (2012) which seek to ensure buildings and places are of high quality design and suitably located. The development falls within a Canary Wharf sub-area which is considered to be acceptable for tall buildings as defined in Core Strategy policy SP10.
- The development would form a positive addition to London's skyline, without causing unacceptable harm to local or long distant views in accordance with the London Mayor's London View Management Framework (July 2010), London Plan (2011) policies 7.11, 7.12, Policies DM26 and DM28 of the Council's Development Management DPD (proposed submission version) 2012 and the draft London World Heritage Sites – Guidance on Settings Supplementary Planning Guidance (2011) which seeks to ensure development does will not adversely impact on the visual integrity UNESCO World Heritage Site status of Maritime Greenwich and which seeks to ensure tall buildings are appropriately located and of a high standard of design whilst also seeking to protect and enhance important views.
- The safety and security of the scheme is acceptable in accordance with policies 7.2, 7.3, 7.13 of the London Plan (2011), policy DEV1 of the Unitary Development Plan (1998) and policy SP09 of the Council's Core Strategy (2011) and policy DM23 of the Council's Development Management DPD (proposed submission version) 2012 which require all developments to consider the safety and security of development without compromising the achievement of good design and inclusive environments.
- The new public realm will enhance pedestrian access and animate the dock edge in accordance with policies 6.10, 7.5 of the London Plan (2011), saved policies DEV1 of the

Unitary Development Plan (1998) and SP04, SP09 and vision for Canary Wharf as set out in LAP 7 & 8 of the adopted Core Strategy (2011) as well as policies DM10 and DM12 of the Development Management DPD (proposed submission version) which seek to protect and promote the vitality, attractiveness and historic interest of the docks, and to ensure that the design of waterside developments integrate successfully with the water space.

- The proposed development will not have a detrimental impact upon the Grade I listed Blackwall Basin and East Quay and West India Export Dock or their settings and would enhance the historic character and importance, subject to condition regarding related to the design, scope, construction and attachment to the listed dock wall of the proposed Eco Islands in accordance with PPS5, policy 7.8 of the London Plan (2011) policy SP10 of the Core Strategy (2010) and policies DM27 of the Development Management DPD (proposed submission version) 2012.
- The development has adequately considered the cumulative impact upon the surrounding public transport network, in line with policies 6.3 and 6.4 of the London Plan (2011), policy SP09 of the Core Strategy (2010) and saved policy T16 of the Unitary Development Plan 1998, Policy DM20 of the managing Development DPD (proposed submission version) 2012 and the WWSPG and which seek to ensure there are no detrimental impacts upon the public transport network.
- Transport matters, including parking, access and servicing, are acceptable and in line with saved policies T16 and T19 of the Council's Unitary Development Plan (1998), policy SP08 and SP09 of the Core Strategy Development Plan Document (2010) and DM20 and DM22 of the Managing Development DPD (proposed submission version) 2012, which seek to ensure developments minimise parking and promote sustainable transport options.
- Proposed residential accommodation will achieve a Code for Sustainable Homes Level 4 rating and all commercial development achieves a BREEAM 'Excellent' rating which ensures the highest levels of sustainable design and construction in accordance with Policy 5.2, 5.3 of the London Plan (2011) saved Policy DEV 5 of the Interim Planning Guidance, policy SP.11 of the Core Strategy (2010) and policy DM29 of the Development Management DPD (proposed submission version) 2012, which seek the highest standards of sustainable design and construction principles to be integrated into all future developments.
- The proposal will achieve 29.5% carbon dioxide savings against baseline emissions subject to fuel-cell technology being implemented or 21% if it is found to be unfeasible. The main renewable components provide around 7.6% carbon dioxide emissions savings. Whilst the proposed development is not meeting Core Strategy Policy SP11 it is broadly in compliance with policies 5.2 and 5.11 of the London Plan (2011). The development will also provide a linked energy network, subject to condition, in accordance with policy 5.6 of the London Plan (2011) and Development Management DPD (proposed submission version) 2012 (Site Allocation16) which seeks a district heating facility in this location.
- Contributions have been secured towards the provision of affordable housing, education, employment and training, community facilities, public transport, Crossrail, local highway network, improvements to connectivity and integration, leisure facilities, public open space improvements, social and community projects, car free agreement, health and development monitoring in line in line with Regulation 122 of Community Infrastructure Levy 2010, Government Circular 05/05, saved policy DEV4 of the Council's Unitary Development Plan (1998), and policy 8.2 of the London Plan (2011), policy SP13 of the Council's Core Strategy (2010) and the Councils Planning Obligations SPD (2012) .
- The proposed canal and other engineering infrastructure will provide increased waterspace, water-based recreation and entertainment opportunities in accordance with saved policy DEV1

of the Unitary Development Plan (1998), the WWSPG, policy SP04 of the Core Strategy (2010) and policy DM12 of the Development Management DPD (proposed submission version) 2012 which seek to provide promote the enhancement of the waterspace.

- The development has appropriately considered its potential impact within Coldharbour Conservation Area, and upon surrounding conservation areas, archaeology assets, listed buildings, dock cranes and world heritage sites in accordance with PPS5, policies 7.1, 7.4, 7.7 and 7.11 of the London Plan (2010), policies SP09 and SP10 of the Core Strategy (2010) and policies DM27 and DM28 of the Development Management DPD (proposed submission version) 2012 which seek to minimise any impact upon heritage assets.
- Vehicular, cycle and pedestrian routes to and through the site shall be secured to ensure equal and inclusive environments are maintained in accordance with policy 6.9, 6.10 and 7.2 of the London Plan (2011), saved policy DEV1 of the Unitary Development Plan, the WWSPG, policy SP08 of the Core Strategy (2011) and policies DM20, and DM23 of the Development Management DPD (proposed submission version) 2012.
- The development will operate in accordance with a number of appropriate environmental management strategies including air quality, construction management, contamination, light pollution, noise, TV reception, local infrastructure in terms of sewerage and water, flooding, waste management, car parking management, and recycling to ensure that the estate is operated sustainable with minimal impact upon the surrounding residents in accordance with policies London Plan policies 5.13, 5.14, 5.15, 5.21, policies SP05 and SP03 of the Core Strategy (2011) and DM9, DM13, DM14, DM25 and DM30 of the Development Management DPD (proposed submission version) 2012.
- The development will mitigate potential impacts upon the ecology and nature conservation area in accordance with 7.19 of the London Plan (2011), policy SP04 of the Core Strategy (2010) and policy DM11 of the Development Management DPD (proposed submission versions) 2012 which seek to protect and enhance biodiversity.
- On balance it is not considered that the proposal would give rise to undue impacts in terms of privacy, overlooking, sunlight and daylight, and noise upon the surrounding residents. Also, the scheme proposes appropriate mitigation measures to ensure a satisfactory level of residential amenity for the future occupiers. As such, the proposal is considered to satisfy the relevant criteria of saved policy DEV2 of the Council's Unitary Development Plan (1998), policy DEV1 of the Interim Planning Guidance (2007); policy SP10 of the of the Core Strategy Document (2010) and policy DM25 of the Managing Development DPD (proposed submission version (2012) which seek to protect residential amenity.
- Where the proposed demolition of the Lovegrove Walk houses form part of a comprehensive regeneration strategy for the site encompassing up to 1,668 residential units, the proposal is considered to be acceptable, due to a significant net increase in homes and therefore in accordance with policy 3.3 of the London Plan (2011), policy SP02 of the Core Strategy (2010) and policy DM3 of the Development Management DPD (proposed submission version) 2012.
- Consideration has been given to the objections made to the scheme, but none of these are considered sufficient to outweigh the reasons for granting planning permission, listed building consent and conservation area consent.

Conditions and Reasons:

General

Site wide

- A1. Submission of all reserved matters in respect of Phase 1 (including for the avoidance of doubt all Buildings within Phase 1) shall be made within 3 years from the date of this permission.

Submission of all reserved matters in respect of Phases 2, 3 and 4 (including for the avoidance of doubt all Buildings within such Phases) shall be made within 10 years from the date of this permission.

The development of each Phase must begin within 2 years from the date of the last reserved matter(s) approved in respect of that Phase.

Reason: To ensure the permission is carried out within a reasonable time period.

- A2. The Development shall be carried out in accordance with the following phasing programme in both content and the sequence in which the Phases and their constituent elements are carried out.

Phase 1:-

- Building W01 and Infrastructure
- Montgomery Street Pedestrian Bridge
- Main EDF Sub-Station
- Buildings W07A, W07B, W07A/B and related basements and Infrastructure and W07C basement
- Montgomery Street Vehicular Bridge
- Creation of new access from Cartier Circle

Phase 2:-

- Buildings W02 and W03, Wood Wharf Square and Wood Wharf High Street (Buildings W11 and W12)
- Temporary NHS Centre
- Temporary Community Park

Phase 3:-

- Building W06
- Buildings W07C, W08 and W09 (including Building W13 basement and substructure construction)
- Temporary Park

Phase 4:-

- Buildings W04 and W05
- Community Facility and the Health and Well Being Centre
- Buildings W07D and W13
- Community Park

- New Canal and Canal Bridges (W18 W19 and W20)

Each separate phase shall also include Public Access Areas applicable to that Phase. Such Public Access Areas shall be completed and made available for use in accordance with relevant conditions attached to this permission.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing and keeps within the impacts assessed in the Environmental Statement and to ensure that the provision of infrastructure and public realm is properly co-ordinated and comprehensively provided with the built development in accordance with the Wood Wharf Masterplan Supplementary Planning Guidance 2003, and site allocation 16 of the Managing Development DPD.

A3. Unless otherwise agreed in writing by the Local Planning Authority and without prejudice to any other conditions attached to this permission:

- a. Phase 2 shall not commence until Phase 1 Public Access Areas have been completed and made available for public use;
 - b. Phase 3 shall not commence until Phase 2 Public Access Areas have been completed and made available for public use;
- Phase 4 shall not commence until Phase 3 Public Access Areas have been completed and made available for public use.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing and keeps within the impacts assessed in the Environmental Statement and to ensure that the provision of infrastructure and public realm is properly co-ordinated and comprehensively provided with the built development in accordance with the Wood Wharf Masterplan Supplementary Planning Guidance 2003, and site allocation 16 of the Managing Development DPD.

A4. Prior to the commencement of the Development a detailed Construction and Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The said construction and phasing plan shall include all elements of infrastructure and buildings in each Phase in accordance with the phasing programme prescribed in Condition 2 and with the submitted Construction and Phasing Strategy.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing and keeps within the impacts assessed in the Environmental Statement, and to ensure that the provision of infrastructure and public realm is properly co-ordinated and comprehensively provided with the built development in accordance with the Wood Wharf Masterplan Supplementary Planning Guidance 2003, and site allocation 16 of the Managing Development DPD.

A5. The Development shall not be to be carried out otherwise than in accordance with the following approved drawings:

- Details of Layout Drawings

RSHP_A_PMP_X_P_X_1300	(Contextual Layout Plan)
RSHP_A_W12_P_1301A	(High Street Bridge)
RSHP_A_W12_S_302A	(High Street Bridge)
RSHP_A_W12_P_1301B	(Cross Street Connections)
RSHP_A_W12_S_1302B	(Cross Street Connections)

RSHP_A_PMP_X_P_00_1304	(Upper Ground Level)
RSHP_A_PMP_X_P_B0_1305	(Lower Ground Level)
RSHP_A_PMP_X_P_B1_1306	(Basement Level B1)
RSHP_A_PMP_X_P_B2_1307	(Basement Level B2)
RSHP_A_PMP_X_P_00_1309	(Open Space Upper Ground Level)
RSHP_A_PMP_X_P_B0_1310	(Open Space Lower Ground Level)
RSHP_A_PMP_X_P_B3_1311	(Basement Level B3)
RSHP_A_PMP_X_P_00_1314	(Routes Plan – Upper Ground Level)
RSHP_A_PMP_X_P_B0_1315	(Routes Plan – Lower Ground Level)

- Details of Access Drawings

6400/AR/001	Access Details – Upper Ground Level
6400/AR/002	Access Details – Upper Ground Level (Cartier Circle)
6400/AR/003	Access Details – Upper Ground Level (Cartier Circle Layout)
6400/AR/004	Access Details – Upper Ground Level (Wood Wharf Square)
6400/AR/005	Access Details – Lower Ground Level
6400/AR/006	Access Details – Lower Ground Level (Preston's Road Access)
6400/AR/007	Access Details – Lower Ground Level (Preston's Road Access Layout)
6400/AR/008	Access Details – Lower Ground Level (Montgomery Street Access)
6400/AR/009	Access Details – Lower Ground Level (Montgomery Street Access Layout)
6400/AR/0010	Access Details – Basement Level B1
6400/AR/0011	Access Details – Basement Level B2
6400/AR/0012	Access Details – Basement Level B3

- Details of Canal and other engineering infrastructure drawings

118236-03-101 Issue AA	Proposed Canal Layout Plan
118236-03-102 Issue AA	Typical Canal Sections
118236-03-103 Issue AA	W18 Bridge over Canal
118236-03-104 Issue AA	W19 Bridge over Canal
118236-03-105 Issue AA	W20 Bridge over Canal
118236-03-106 Issue AA	Details of Canal Walls over the Utilities Drop Chamber
118236-03-107 Issue AA	Southern Canal Entrance
118236-03-108 Issue AA	Northern Canal Entrance
118236-03-109 Issue AA	Community Park Canal Beach
118236-03-110 Issue AA	Canal Capping Details
118236-03-111 Issue AA	Illustrative Utilities Chamber Details
118236-03-112 Issue AA	Illustrative Attenuation Tank
118236-03-101 Issue AA	Eco-Island Details

A6. Subject to Condition A9 unless otherwise agreed in writing by the Local Planning Authority the total quantum of built floorspace for the Development shall not exceed the floorspace for individual land uses comprising:-

Use	Floorspace (sqm)(Gross Internal Area)
Office (B1)	453,444
Retail (A1 – A5)	19,488
Leisure and community uses (D1 and D2)	4,984
Hotel (C1)	26,325

Reason: to ensure that the Development is carried out in accordance with the plans and other submitted details and to ensure the Development keeps within the parameters

assessed pursuant to the Environmental Impact Assessment for the Development.

- A7 Subject to Condition A9 unless otherwise agreed in writing by the Local Planning Authority the total quantum of residential units across the Development shall not exceed 1668.

Reason: to ensure that the Development is carried out in accordance with the plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.

- A8. Subject to Condition A9, unless otherwise agreed in writing by the Local Planning Authority, the Scale of Parameters for the Development shall be as follows:-

Primary Use	Minimum Height*	Minimum Length	Minimum Width				
W01	Office	134.45	126.05	81.000	58.500	57.000	47.000
W02/03	Office	194.25	188.05	69.000	59.000	135.000	124.000
W04	Office	141.85	129.25	57.000	47.000	57.000	47.000
W05	Office	125.05	116.65	45.000	35.000	57.000	47.000
W06	Office	199.90	183.85	45.000	35.000	57.000	47.000
W07A	Hotel	134.45	114.45	27.000	15.000	39.500	25.000
W07A/B	Hotel	33.00	23.00	33.500	23.500	14.500	9.500
W07B	Residential	206.02	186.02	33.500	20.000	33.500	20.000
W07C	Residential	160.25	140.25	45.000	30.000	26.000	15.000
W07D	Residential	119.30	99.30	40.000	25.000	26.000	15.000
W08	Residential	124.55	78.00	56.542	30.000	22.000	14.000
W09	Residential	69.45	23.80	21.000	14.000	99.500	93.500
W10	Amenity Deck	9.15	7.50	37.856	35.061	127.030	121.923
W11A	Retail	17.75	16.75	8.500	7.300	15.000	13.651
W11B	Retail	17.75	16.75	8.500	6.750	15.000	13.100
W11C	Retail	17.75	16.75	14.000	13.000	41.500	40.500
W11D	Retail	17.75	16.75	8.500	6.750	31.500	25.874
W11E	Retail	17.75	16.75	8.500	7.500	27.500	26.386
W11F	Retail	17.75	16.75	8.500	5.250	11.750	6.654
W12A	Retail	12.75	12.75	28.250	26.000	195.500	193.000
W12B	Retail	12.75	12.75	63.250	41.250	48.500	47.000
W12C	Retail	12.75	12.75	63.250	41.250	70.500	67.500
W12D	Retail	12.75	12.75	63.250	41.250	64.500	60.500
W12E	High Street Bridge	12.75	12.75	13.500	9.000	13.000	11.000
W12F	High Street Bridge	12.75	12.75	13.500	9.000	33.900	20.149
W12G	High Street Bridge	12.75	12.75	13.500	9.000	11.750	9.750
W12H	High Street Bridge	12.75	12.75	13.500	9.000	4.000	2.000
W12J	Cross Street Connections	12.75	12.75	13.500	9.000	28.000	6.000
W12K	Cross Street Connections	12.75	12.75	13.500	9.000	31.000	6.000
W13	Residential	69.45	42.70	48.432	27.000	20.000	14.000
W22	West Side Basements	12.75	5.50	240.424	238.465	305.910	295.500
W23	East Side Basements	6.00	5.50	101.700	100.211	153.250	133.973
W25	Electrical Substation	15.65	12.63	77.170	40.500	18.600	6.250
W27	Park Pavilion	12.00	9.00	18.500	12.500	12.000	6.000
Other Structures							
Number							
W14	Bridge	10.23	6.00	143.223	143.223	15.104	9.409
W15	Waterside Boardwalks & Island	6.00	5.00	87.623	80.498	116.411	112.648
W16	Bridge	11.50	6.00	137.570	123.301	98.264	26.094
W17	Waterside	12.75	5.50	57.606	53.606	262.930	258.800

	Boardwalks & Island						
W18	Bridge	7.00	6.00	39.218	33.783	13.381	6.400
W19	Bridge	7.00	6.00	20.715	20.715	15.000	6.400
W20	Bridge	7.00	6.00	19.397	16.892	15.697	3.000
W21	Floating Islands	6.00	5.00	62.568	50.668	113.603	105.486
W24	High Street Canopy	28.75	21.15	23.500	15.000	230.000	109.625

Note: * Levels are National Ordnance Datum Level

Reason: to ensure that the Development is carried out in accordance with the plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.

A9 No application for the approval of any deviation from the floorspace figures prescribed by Condition A6 or the quantum of residential units prescribed by Condition A7 or the Scale of Parameters prescribed by Condition A8 shall be made unless;

1. It is demonstrated that the deviation is unlikely to give rise to any new or significant environmental effects in comparison with the Development as approved by this Permission and assessed in the Environmental Statement; or
2. Where any such variation would be likely to have significant environmental effects the application for variation is accompanied by an Environment Statement assessing the likely significant effects of the variation.

Reason: to ensure that the Development is carried out in accordance with the plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development or that any amendments have been properly environmental assessed as necessary.

A10. Unless otherwise agreed in writing by the Local Planning Authority, the Development shall be carried out in accordance with the Design Guidelines.

Reason: To ensure the comprehensive redevelopment of Wood Wharf is appropriately implemented in accordance with the Design Guidelines and site allocation 16 of the Managing Development DPD.

A11. Prior to the commencement of the Development, a Way Finding Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Development shall not be carried out otherwise than in accordance with the approved strategy.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy SP09, SP10 of the Core Strategy (2010), and policy DM23 of the Managing Development DPD.

A12 Development of the site shall not begin until an impact study of the existing water supply infrastructure has been submitted to the local planning authority, in consultation with Thames Water, for written approval. The study should determine the magnitude of any new additional capacity required in the system and suitable water supply infrastructure reinforcements required to support the development.

The works identified shall be carried out prior to the occupation of the relevant phased buildings within the development in accordance with a programme agreed to in writing by the Local Planning Authority.

A13 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”.

Reason - The existing water supply infrastructure has insufficient capacity to meet the additional demands for the Development. Reinforcements are therefore required to support the Development to ensure it is acceptable. The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community pursuant of policy 5.14 of the London Plan and SP03 and SP05 of the Core Strategy, and DM13 of the Managing Development DPD.

A14 Prior to the commencement of any works on site, an Ecology and Nature Conservation Strategy, detailing all ecological enhancement and mitigation measures required (including all mitigation measures identified within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority.

All works on site shall be carried out in accordance with the details thereby approved within the Ecology and Nature Conservation Strategy and with the Ecology and Nature Conservation Plan for each relevant Phase.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, and policy SP04 of the Core Strategy, and policy DM11 of the Managing Development DPD.

A15 Unless otherwise agreed in writing by the Local Planning Authority, all building, engineering, demolition or other operations in relation to the construction phase of the Development shall be carried out only between the hours of 8am and 6pm Mondays to Fridays and between the hours of 8am and 1pm Saturdays and shall not be carried out at any time on Sundays or Public Holidays.

This Condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

Reason: To safeguard the amenity of adjacent residents and the area generally and to meet the requirements of policies SP02 of the Core Strategy and DEV50 of the Unitary Development Plan (1998) and policy DM25 of the Managing Development DPD.

A16 The levels of measured ground borne vibration arising from any works or activities associated with the construction phase of the Development shall not exceed 1mm/sec PPV at any occupied residential building and 3mm/sec PPV at any commercial building in any orthogonal direction unless otherwise agreed in writing by the Local Planning Authority.

This Condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

Reason: To ensure that the impact of the works and any concurrent works in the locality do not adversely affect the amenities of neighbouring occupiers in accordance with policies DEV2 and DEV50 of the Unitary Development Plan 1998 and policies DEV1 and DEV10 of the Interim Planning Guidance (2007), and policy DM25 of the Managing Development DPD.

- A17 Any hammer driven piling or impact breaking out of materials carried out in relation to the construction phase of the Development shall be carried out only between the hours of 10am and 4pm Mondays to Fridays and shall not take place at any time on Saturdays, Sundays or Public Holidays.

This Condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

Reason: To protect the quality of the surrounding area from nuisance in accordance with policies DEV2 and DEV50 of the Unitary Development Plan 1998 and policies DEV1 and DEV10 of the Interim Planning Guidance (2007), and policy DM25 of the Managing Development DPD.

- A18 Noise emissions from the site, including vehicle movements to and from the site, when taken in conjunction with noise from other sites within the area shall not exceed the construction phase target noise levels of 75 dB(A), 10 hours (Monday – Friday) 08:00 – 18:00hr, 5hrs (Saturday) 08:00 – 13:00hr, at 1 metre in front of any facade of any occupied or residential building, unless otherwise agreed in writing by the Local Planning Authority.

This Condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

Reason: To ensure that the Development and any concurrent developments in the locality do not give rise to noise and nuisance to neighbouring occupiers in accordance with policies DEV2 and DEV50 of the Unitary Development Plan 1998 and policies DEV1 and DEV10 of the Interim Planning Guidance (2007), and policy DM25 of the Managing Development DPD.

- A19 Any electrical and mechanical plant must not exceed 10dBA below current ambient noise level. The new plant shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent buildings. A report demonstrating compliance with this condition must be submitted to and approved in writing by the Local Planning Authority before the substation or plant for each building on/to which the equipment is erected/attached prior to the first use/occupation of the relevant Building. The development shall not be carried out otherwise than in accordance with the details thus approved.

This condition shall apply unless alternative arrangements are agreed (in advance of the relevant works) in writing by the Council under Section 61 of the Control of Pollution Act 1974.

Reason: To safeguard the amenity of the occupiers of adjoining residential properties and the area generally by preventing noise and vibration nuisance in accordance with saved policies DEV2 and DEV50 of the Unitary Development Plan 1998 and policies DEV1 and DEV10 of the Interim Planning Guidance (2007), and policy DM25 of the Managing Development DPD.

- A20 An Air Quality Strategy, addressing the construction and operation of the site and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the Development.

The Development shall be carried out in accordance with the details approved within the

Environmental Statement as well as the detailed Air Quality Plan for each relevant Phase.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy 7.14 of the London Plan and policy SP03 of the Core Strategy, and policy DM9 of the Managing Development DPD.

- A21 A Wind Microclimate Strategy, addressing the comprehensive operational environment for the site (including all mitigation measures identified within the Environmental Statement), shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the Development.

The Development shall be carried out in accordance with the details thereby approved within the Wind Microclimate Strategy, as well as the detailed Wind Microclimate Assessment approved for each relevant Building within each Phase.

Reason: To safeguard the amenity of the occupiers of the development and the surrounding area generally in accordance with policy 7.7 of the London Plan and policies SP10 of the Core Strategy, and policy DM25 of the Managing Development DPD.

- A22 The life time of the flood defences under the existing bridge between Cartier Circle and Canary Wharf Estate shall be 120 years.

Reason: To protect the stability of the flood defences so as to prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- A23 All planting within 5 metres of the docks shall be of locally native plant species only, of UK genetic origin, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora 7.19 of the London Plan, policy DEV57 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy and DM11 of the Managing Development DPD.

- A24 Unless otherwise agreed in writing by the Local Planning Authority, no Building other than Building W09 or other obstruction shall be erected over or within 3 metres of any public sewer. Any public sewers which are proposed to be within 3 metres of any Building shall be relocated in consultation with Thames Water prior to the commencement of the Development.

Reason: To ensure appropriate access to physical infrastructure is maintained and to prevent potential pollution of the water environment in accordance with policies U2 and U3 of the Unitary Development Plan 1998 and SP04 of the Core Strategy.

- A25 Unless otherwise agreed in writing by the Local Planning Authority, external artificial lighting within 5 metres of the bank top (bank top is defined as the point at which the bank meets adjoining land levels) shall be directed away from the docks and shall be focused with cowlings.

Reason: To minimise the impact of light spill from the new development into the docks and adjacent habitat in accordance with policy 7.19 of the London Plan, policy DEV57 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy, and policy DM12 of the Managing Development DPD.

- A26. During the construction phase of the Development no solid matter shall be stored within 10 metres of the banks of the docks, locks and canal and thereafter no storage of materials shall be permitted in this area, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent solid materials entering the waterways and causing pollution in accordance with policies 5.22 and 5.14 of the London Plan, policy DEV46 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy and policy DM12 of the Managing Development DPD.

- A27. Unless otherwise agreed in writing by the Local planning Authority, no works shall be carried out under this permission on any land within Phases 2, 3 or 4 unless and until all parties with any legal or equitable interest in the following land have entered into an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (and other appropriate powers) in the terms set out in the proposed Section 106 Agreements annexed to this permission for that area of land, and title to such area of land has been properly deduced to the Council.

Description of Land in respect of which parties with an interest need to enter into a Section 106 Agreement as aforesaid; -

Building envelope W01 (title number EGL 246846)

Building envelope WO4 (title number EGL 209356)

Building envelope W05 (title numbers EGL 218032 and EGL 424830)

Land comprised within the proposed Community Park and Temporary Community Park (title numbers EGL 245663, EGL 253261, EGL 259177, EGL 263972, EGL 264058, EGL 272826, EGL 331345, EGL 246438, EGL 258381.

Land at Cartier Circle (title numbers EGL 202810 and EGL 200721)

Reason: to ensure the comprehensive provision of mitigating infrastructure and housing measures appropriate for the Development in accordance with the Wood Wharf Master Plan, site allocation 16 in the Managing Development DPD without which planning permission would not have been granted.

- A28. All buildings of 150 metres or taller in height shall be equipped with aircraft obstacle lighting at the highest corners of each of the buildings, in steady red lights of medium intensity.

Reason: In the interests of safety and the operation of London City Airport, as the development is taller than 150 metres pursuant of policy DM26 of the Managing Development DPD.

- A29. Prior to commencement of any works on site, details of the piling works and arrangements or any other foundation designs using penetrative methods shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: To prevent any deep foundation works from contaminating controlled ground waters in accordance with policy DEV69 of the Unitary Development Plan (1998) and SP04 of the Core Strategy, and policy DM30 of the Managing Development DPD. Also, to ensure the development will not have a detrimental impact upon the structural integrity of the Jubilee Line underground tunnel

A30. The maximum number of vehicular parking/motorcycle spaces within the Development shall be as follows:

	Office	Retail/Public	Residential	Hotel	Total
Vehicular Spaces	270	93	443	23	829
Motorcycle Spaces	69	25	60	5	159

Prior to the commencement of development, a phasing programme for the delivery of the Vehicular and Motorcycle Spaces within the Development shall be submitted to and approved by the Local Planning Authority and shall not be carried out otherwise than in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

All vehicular parking and motorcycle spaces referred to in this Condition shall be provided and permanently retained for use by occupiers and users of the floorspace to which those spaces are allocated in accordance with this Condition.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09 and policy DM22 of the Managing Development DPD.

A31. A minimum of 20% car parking spaces shall be equipped with electric charging points with an additional 20% passive provision as part of a parking strategy to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09 and policy DM22 of the Managing Development DPD.

A32. Unless otherwise agreed by the Local Planning Authority, a minimum number of bicycle parking space are to be provided within the Development, as follows:

	Office	Retail/Public	Residential	Hotel	Total
Bicycle Spaces	1326	50	1668	20	3064

All bicycle parking referred to in this Condition shall be provided and permanently retained for use by occupiers and users of the floorspace to which those spaces are allocated in accordance with this Condition.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2, and DM22 of the Managing Development DPD.

A33. No commencement of development until the Local Planning Authority is satisfied that adequate provision has been made for taxi drop-off and pick-up to service the development.

Reason: To mitigate against illegal drop-off/pick-up to smooth traffic flow, and to ensure provision meets the needs of the development in accordance with London Plan policy 6.11, 6.13 and Core Strategy policy SP09.

A34. No works shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The Development

shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority, in consultation with English Heritage

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with PPS5 and DM27 of the Managing Development DPD.

- A35. No works shall take place until a detailed design and method statement for the foundation design and all new ground works has been submitted to and approved in writing by the Local Planning Authority, in consultation with English Heritage. The Development shall be carried out in accordance with the approved details.

Reason: Important archaeological remains may exist on this site. Accordingly, further information is required to ensure that potential damage to the archaeological resource is minimised, in accordance with PPS5 and DM27 of the Managing Development DPD.

- A36. No works shall take place until a scheme of investigation has been approved in writing by the Local Planning Authority, in consultation with English Heritage, to include a programme of recording and historic analysis which considers building structure, architectural detail and archaeological evidence, and implementation of that scheme has been secured.

Reason: Important structural remains are present on the site. Accordingly the planning authority wishes to secure the provision of historic building recording prior to development, in accordance with PPS5 and DM27 of the Managing Development DPD.

- A37 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- a) Detailed drawings of all proposed structures (associated with the current application) anchored or fixed within the Blackwall Basin (including full plans and sections) at a scale of 1:10.

Before any work is undertaken in pursuance of this consent to anchor or fix any structures (associated with the current application) within the Basin, structural engineers' drawings and a method statement indicating the proposed method of ensuring the safety and stability of the listed fabric, shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage. The relevant work shall be carried out in accordance with such structural engineer's drawings and method statement thus approved.

Reason: to ensure the design, scope, construction and attachment to the listed dock wall of the proposed Eco Islands will not have a detrimental impact upon the Grade I listed Blackwall Basin and East Quay and West India Export Dock or their settings, thereby ensuring that the works to the Grade I listed building accords with PPS5, and Policy DM27 of the Managing Development DPD (proposed submission version) and Policy SP10 of the Council's Core Strategy (2010).

- A38. Prior to the commencement of the Development, full particulars of the District Cooling Network, including feasibility, shall be submitted to and approved in writing by the Local Planning Authority in consultation with British Waterways and the Greater London Authority. In accordance with the Energy Strategy, where the capacity, extent and/or feasibility of the

District Cooling Network are found to be appropriate, the Development shall be carried out in accordance with the details as approved.

In the event that the capacity, extent and/or feasible of the proposed District Cooling Network proves to be inappropriate, full particulars of the distributed Trigeration systems shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the details as approved.

Reason: To ensure consistency with policy 5.1-5.9 of the London Plan and policies SP11 of the Core Strategy and DM29 of the Managing Development DPD.

- A39. Prior to the commencement of the Development, full particulars of the District Heating Network, shall be submitted to and approved in writing by the Local Planning Authority. In accordance with the Energy Strategy, where the capacity and the extent of the District Heating Network are found to be appropriate, the Development shall be carried out in accordance with the details as approved.

Reason: To ensure consistency with policy 5.5 and 5.6 of the London Plan and policy SP11 of the Core Strategy and DM29 of the Managing Development DPD.

- A40. Prior to the commencement of the Development, full particulars of the provision of photovoltaic panels across the development shall be submitted to and approved in writing by the Local Planning Authority. In accordance with the Energy Strategy, where the provision of photovoltaic panels covers an area of 4,000sq.m, the Development shall be carried out in accordance with the details as approved as a minimum.

Reason: To ensure consistency with policy 5.5 and 5.6 of the London Plan and policy SP11 of the Core Strategy and DM29 of the Managing Development DPD.

- A41. Not more than 70% of the Residential Units on the Western Area shall be occupied until the Western Energy Centre has been installed and made operational and, unless otherwise agreed with the Local Planning Authority, all other boiler plants serving existing Residential Units within the Western Area shall be removed. Thereafter, the Western Energy Centre shall serve all the Residential Units and the Hotel in the Western Area using the Western Community Heating Network, and provision must be made to ensure the Western Community Network can connect to a district heating network should one become available in the future.

Reason: To ensure consistency with policy 5.5 and 5.6 of the London Plan and policy SP11 of the Core Strategy and DM29 of the Managing Development DPD.

- A42. Not more than 70% of the Residential Units on the Eastern Area shall be occupied until the Eastern Energy Centre has been installed and made operational and, unless otherwise agreed with the Local Planning Authority, all other boiler plants serving existing Residential Units within the Eastern Area shall be removed. Thereafter, the Eastern Energy Centre shall serve all the Residential Units in the Eastern Area using the Eastern Community Heating Network, and provision must be made to ensure the Eastern Community Network can connect to a district heating network should one become available in the future.

Reason: To ensure consistency with policy 5.5 and 5.6 of the London Plan and policy SP11 of the Core Strategy and DM29 of the Managing Development DPD.

- A43. The Western Energy Centre and the Eastern Energy Centre shall each have combined heat and power plant installed with a combined capacity of up to 800kWe.

Prior to the installation and operation of the Western Energy Centre and the Eastern Energy Centre respectively, full particulars of the respective Energy Centre shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Greater London Authority. The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure consistency with the energy reduction strategies identified in the Energy Strategy and with policies in accordance with policy 5.5 and 5.6 of the London Plan and policy SP11 of the Core Strategy and DM29 of the Managing Development DPD.

- A44. Prior to the commencement of Phases 3 and 4, the Affordable Housing Plan shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed by the Council, the Development shall not be carried out otherwise than in accordance with the approved plan.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing and to ensure the Affordable Housing is properly co-ordinated and comprehensively provided within the built development in accordance with policy 3.11 of the London Plan and policies SP02 of the Core Strategy and DM3 of the Managing Development DPD.

- A45. No works shall take place until a scheme identifying the extent of the contamination and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed has been submitted to and approved in writing by the Local Planning Authority. Details of the scheme shall include:

- I. A detailed 'desk study report'.
- II. A proposal to undertake an intrusive investigation at the site based on the findings of the desk study.
- III. A detailed 'site investigation report' to investigate and identify potential contamination (including water pollution potential).
- IV. Proposals for any necessary remedial works to contain treat or remove any contamination.

The Development shall not be carried out otherwise than in accordance with the approved scheme.

Reason: To ensure development on previously contaminated land does not activate or spread contamination in accordance with the requirements of policy 5.21 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM30 of the Managing Development DPD.

Phase 1

Phase Wide

- B1. Where the Development requires, reserved matters comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) for all Development within Phase 1, excluding Buildings W01, W07A and W07A/B and W07B, and the Montgomery Street Footbridge and the Montgomery Street Vehicular Bridge, shall be submitted to and approved in writing by the Local Planning Authority before Phase 1 is commenced. Phase 1 shall not be carried out otherwise than in accordance with the reserved matters so approved by this condition or reserved matters approvals PA/09/00866 and PA/09/00868, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- B2. Prior to commencement of Phase 1, a Landscape Plan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works within Phase 1 (including the Phase 1 Public Access Areas), including, but not being limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens/canopies, entrances, seating, signage and litter bins.

The Landscape Plan shall also include:

- I. A planting scheme and maintenance schedules for all landscaped areas within Phase 1 and the Phase 1 Public Access Areas;
- II. Details of management responsibilities; and;
- III. A programme for delivery for all the landscaped areas within Phase 1 and Phase 1 Public Access Areas, referable to occupation of Buildings, Residential Units or floorspace within Phase 1.

All works to provide and complete all landscaped areas within Phase 1 and the Phase 1 Public Access Areas shall be carried out in accordance with the approved Landscape Plan, including the approved programme for delivery. Without prejudice to any other condition regulating delivery of any Public Access Area within this permission, not more than the level of floorspace, number of Residential Units or the relevant Building specified in the programme for delivery as approved by the Local Planning Authority shall be occupied until the relevant landscaped areas and the relevant Phase 1 Public Access Areas have been completed in accordance with the approved details and (in the case of the Phase 1 Public Access Areas) are open for public use. Thereafter, all landscaping and the Phase 1 Access Areas shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition B15).

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM23 of the Managing Development DPD.

- B3. Prior to commencement of any works within Phase 1, a detailed access statement in relation to such Phase containing full particulars, including, but not being limited to, the following,

shall be submitted to and approved in writing by the Local Planning Authority:

- Levels,
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented prior to the occupation of any part of any Building within Phase 1.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- B4. Full particulars of the bicycle parking accommodation to be provided within the pedestrian-level accessible areas in Phase 1, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Phase 1.

The works to provide the bicycle parking accommodation shall be carried out in accordance with the approved details prior to the occupation of those Buildings within Phase 1 to which the bicycle parking relates or in accordance with an alternative programme agreed in writing by the Local Planning Authority.

All bicycle parking referred to in this Condition shall be provided and permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2, and DM22 of the Managing Development DPD.

- B5. Prior to commencement of Phase 1, details of the proposed works to achieve access routes for emergency vehicles through Phase 1 shall be submitted to and approved in writing by the Local Planning Authority.

The approved works shall be carried out prior to the occupation of the relevant Buildings within Phase 1 (such Buildings to be determined by the Local Planning Authority when approving the details under this Condition) or in accordance with an alternative programme agreed in writing by the Local Planning Authority. The works shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To allow access by emergency vehicles in accordance with SP09 of the Core Strategy (2010) & DEV 3 of the Interim Planning Guidance (Oct 2007), and DM to safeguard London's resilience and ability to cope with emergencies and to preserve human life and the environment.

- B6. Prior to commencement of Phase 1, a detailed Demolition and Construction Environmental Management Plan (DCEMP) relating to demolition and construction works associated with such Phase, in accordance with the Phasing and Construction Strategy (including all mitigation measures identified within the Environmental Statement), shall be submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall also include full particulars regarding the feasibility of using the docks and river for the transportation of freight by water during the construction cycle (waste and bulk

materials). Details of the loading/unloading locations, means of securing barges to moorings, methods of transfer of materials and emergency measures for spillage shall also be included within the DCEMP.

Phase 1 shall only be implemented in accordance with the details and measures approved as part of the DCEMP, which shall be maintained and complied with throughout the entire demolition and construction period.

Reason: To encourage freight by water pursuant of DM21 of the Managing Development DPD which seeks sustainable transportation of freight, and safeguard the amenity of adjoining properties and the area generally by preventing noise, vibration and dirt nuisance and to ensure the adjacent strategic roads operate safely in accordance with London Plan policy 7.26, SP03 of the adopted Core Strategy (2010); 'saved' policy DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007), and DM25 of the Managing Development DPD which seek to protect residential amenity.

- B7. In accordance with the site wide contamination assessment [as submitted under Condition A40], if remediation works are required to contain, treat or remove any contamination from Phase 1, such works shall be carried out before any part of Phase 1 is occupied and a certificate or validation report stating that remediation has been completed, as agreed in writing with the Local Planning Authority, such certificate or validation report also to be prepared by a suitably qualified person and submitted to the Local Planning Authority for written approval. No part of Phase 1 shall be occupied until the certificate or validation report has been approved in writing by the Local Planning Authority.

Reason: To make sure that contaminated land is properly treated and made safe before development in accordance with PPS23; policies 5.21 of the London Plan (2011); SP04 of the Core Strategy (2010); saved policy DEV 51 of the Unitary Development Plan (1998), DEV 22 of the Interim Planning Guidance (2007), and DM30 of the Managing Development DPD which seek to protect public health.

- B8. A detailed Air Quality Plan, addressing the construction and operation of Phase 1 and any mitigation measures (including any operational plant and car park emissions and D1 stack height calculations), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each building within Phase 1.

The Development shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Air Quality Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy 7.14 of the London Plan and policy SP03 of the Core Strategy, and DM9 of the Managing Development DPD.

- B9. Details of the flood defence condition survey shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the Development. No part of Phase 1 shall be occupied until the particulars so approved have been completed.

Reason: To protect the stability and integrity of the flood defences to prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with policies SP04 of the Core Strategy and U2 and U3 of the Unitary Development Plan 1998.

- B10. Full particulars of the following shall be submitted to and approved in writing by the Local

Planning Authority prior to commencement of Phase 1:

- I. Surface/ foul water drainage plans/ works, and
- II. Surface water control measures
- III. Calculations of the surface water runoff rate for the 1 in 100 years critical storm event with 30% increase for climate change.

The Development shall not be carried out otherwise than in accordance the particulars so approved.

Reason: To protect and conserve water resources and to prevent increased risk of flooding and pollution of the water environment in accordance with policy 5.12 of the London Plan SP04 of the Core Strategy and policies U2 and U3 of the Unitary Development Plan 1998 and policies DEV5, DEV7 and DEV21 of the Interim Planning Guidance (2007), and DM13 of the Managing Development DPD.

- B11. Where pedestrian access is provided within, alongside and/or over the Blue Ribbon Network, details of riparian life saving equipment to include grab chains, access ladders and life buoys along the water's edge shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of Phase 1.

The approved equipment shall be provided in accordance with the approved details prior to the occupation of any Building within Phase 1 and shall be maintained for the life of Phase 1, unless any changes are first agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of pedestrians using the Blue Ribbon Network is provided for and maintained in accordance with policy 7.24, 7.25 of the London Plan and policy SP04 of the Core Strategy, and DM12 of the Managing Development DPD.

- B12. Prior to the commencement of each respective residential Building within Phase 1, a scheme detailing water efficiency measures, which shall seek to achieve the 105litres per person per day water target, shall be submitted to and approved in writing by the Local Planning Authority.

The water efficiency measures shall be provided in accordance with the approved details prior to the occupation of each Building within Phase 1 and shall be maintained for the life of the Development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: There is a high demand for limited water resources in this area. As such, it is therefore necessary to manage water use wisely in order to meet the needs of society and the environment, in accordance with policy 5.15 of the London Plan and DEV5 and DEV7 of the Interim Planning Guidance (2007), and DM13 of the Managing Development DPD.

- B13. Prior to the commencement of any works within Phase 1, an Ecology and Nature Conservation Plan, detailing all ecological enhancement works and mitigation measures within such Phase (including all mitigation measures identified within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall not be carried out otherwise than in accordance with the particulars so approved and in accordance with the approved Ecology and Nature Conservation Strategy.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, policy SP04 of the Core Strategy, policy DEV57 of the Unitary Development Plan 1998 and policies and DEV5 of the Interim Planning Guidance (2007), and DM11 of the Managing Development

DPD.

B14. Prior to commencement of Phase 1, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

Such scheme shall include details of how all pedestrian accessible areas (not including Buildings within such Phase) meet the requirements of "Secured by Design" and shall provide details of security management measures including, but not limited to, location of CCTV, lighting and car park security.

Such scheme shall also include a program for delivery of the measures proposed by reference to delivery of landscaped areas and the Phase 1 Public Access Areas pursuant to condition B2.

Phase 1 shall not be carried out otherwise than in accordance with the approved Security Management Scheme.

Reason: To ensure that the development is designed to maximise safety and security throughout the site and the surrounding area to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09 and SP10 of the adopted Core Strategy; DEV 1 of the Unitary Development Plan; DEV 4 of the Interim Planning Guidance, and D23 of the Managing Development DPD which seek to ensure safety and security of developments are optimised.

B15. Prior to commencement of Phase 1, a detailed Estate Management Plan for such Phase shall be submitted to and approved in writing by the Local Planning Authority, such Estate Management Plan to accord with the Estate Management Strategy. Unless otherwise agreed by the Local Planning Authority in writing, the Estate Management Plan shall include full particulars of, but shall not be limited to, the following:

- Servicing and Deliveries;
- Safety and security;
- Car parking;
- Landscaping/maintenance;
- Maintenance, cleaning and supervision of dockside areas and marine operations;
- Utilities, repairs and maintenance;
- Arts and events programmes;
- Refuse removal/recycling

The Estate Management Plan shall further include specific proposals for the management and maintenance (including appropriate repair and renewal) of the Phase 1 Public Access Areas and all facilities and equipment within such areas and shall include not only details of the physical management and maintenance of such Phase 1 Public Access Areas but also details as to how and by what type of organisation such management and maintenance is to be undertaken and how it will be funded.

The Development shall not be carried out or used or occupied otherwise than in accordance the approved Estate Management Plan and shall be managed and maintained in accordance with the said plan for the life of Phase 1, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive provision of this major development is appropriately managed to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09, SP10 and SP12 of the adopted Core Strategy, and DM14, DM20-25 of the

Managing Development DPD.

- B16. Full particulars of the Lighting Scheme for Phase 1 shall be submitted to and approved in writing by the Local Planning Authority.

Such scheme shall also include a program for delivery of the lighting measures proposed by reference to delivery of landscaped areas and the Phase 1 Public Access Areas pursuant to condition B2.

Phase 1 shall not be carried out otherwise than in accordance with the Design Guidelines and the approved Lighting Scheme.

Reason: To protect the quality of the surrounding area from nuisance and to minimise light lost to the sky to ensure the adjacent strategic roads operate safely in accordance with policies SP03 of the adopted Core Strategy (2010); DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007) which seeks to protect residential amenity, and DM25 of the Managing Development DPD

- B17. Full particulars of the electric vehicle re-charging points to be provided within Phase 1 and a programme for installation and maintenance shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of Phase 1. The said recharging points shall be installed and maintained in accordance with the approved particulars and programme for installation.

Reason: To encourage more sustainable forms of transport and to reduce carbon emissions in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09, and DM20, DM22 of the Managing Development DPD.

- B18. Prior to any occupation of the Retail Units within Phase 1, full particulars (including but not limited to use, location, shop fronts, operating hours, sizes) shall be submitted to and approved in writing by the Local Planning Authority. No part of the Retail Units within Phase 1 shall be carried out or occupied other than in accordance with the particulars so approved.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998) and policies DEV1 and DEV10 of the Council's Interim Planning Guidance (2007). Also to ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, and DM1 & DM25 of the Managing Development DPD

- B19. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage prior to commencement of any works in Phase 1. The relevant work shall be carried out in accordance with such approved details:

a) An assessment of any impact of construction on the dock walls within Phase 1 shall be prior to commencement of any works in Phase 1.

b) The assessment shall include details of protective measures required during the construction phase of the Development. Phase 1 shall not be carried out otherwise than in accordance with the details so approved.

c) Detailed drawings of all proposed structures (associated with phase 1) anchored or fixed within the Blackwall Basin (including full plans and sections) at a scale of 1:10.

Before any work is undertaken in pursuance of this consent to anchor or fix any structures (associated with phase 1) within the Basin, structural engineers' drawings and a method statement indicating the proposed method of ensuring the safety and stability of the listed fabric, shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage. The relevant work shall be carried out in accordance with such structural engineer's drawings and method statement thus approved.

Reason: to ensure the design, scope, construction and attachment to the listed dock wall of the proposed Eco Islands will not have a detrimental impact upon the Grade I listed Blackwall Basin and East Quay and West India Export Dock or their settings, thereby ensuring that the works to the Grade I listed building accords with PPS5, and Policy DM27 of the Managing Development DPD and Policy SP10 of the Council's Core Strategy (2010).

- B20. The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before Phase 1 is commenced.

Reason: To prevent pollution of the water environment in accordance with policies 5.22 and 5.14 of the London Plan, policy DEV46 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy and DM12 and DM30 of the Managing Development DPD.

- B21. Prior to the commencement of Phase 1, full particulars of the car club service, allocation of vehicular spaces to be made available for such use within this Phase and the management and maintenance of such spaces, shall be submitted to and approved in writing by the Local Planning Authority.

The Development shall not be carried out other than in accordance with the particulars so approved. Thereafter, the car club spaces shall be managed and maintained in accordance with the approved particulars (and in accordance with the Estate Management Plan approved under Condition B15).

Reason: To encourage the provision of more sustainable forms of transport other than private vehicular trips in accordance with policy SP09 of the Core Strategy, and DM22 of the Managing Development DPD.

- B22. Prior to the commencement of Phase 1, details of a Sustainability Scheme shall be submitted to and approved in writing by the local planning authority and must follow the appropriate guidance and methodology, relevant at the time of the application. The scheme shall demonstrate that Be Lean, Be Clean and Be Green measures have been maximised. The scheme shall detail energy calculations, demonstrating the development achieves a minimum reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations.

The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Dwelling Emission Rate (DER).
- (b) The proposed space heating, hot-water and cooling systems including evidence to demonstrate they have been chosen to minimise CO2 emissions.
- (c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented prior to the first occupation of the building and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

Building W01

- C1. Reserved matters for Building W01 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W01 is commenced. Building W01 shall not be constructed otherwise than in accordance with the particulars so approved, under this condition or under reserved matters approval PA/09/00866.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- C2. Reserved matters comprising Scale, Appearance (including samples and full particulars of all of the materials proposed) and Landscaping (where necessary) for the Montgomery Street Footbridge shall be submitted to and approved in writing by the Local Planning Authority. The Montgomery Street Footbridge shall not be constructed other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the Development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1, DEV2, DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM24-28 of the Managing Development DPD.

- C3. Building W01 shall not be occupied until the Montgomery Street Footbridge has been completed in accordance with the details approved pursuant to Condition C2 and is open for public use.

Reason: In the interest of providing a comprehensive, accessible and well connected development in accordance with policy SP08, SP09 and SP10 of the Core Strategy and policies DEV2 and DEV3 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD

- C4. Prior to commencement of Building W01, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W01 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy SP08, SP09 and SP10 of the Core Strategy, DEV1 of the Unitary Development Plan (1998), and policies DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- C5. Prior to the commencement of Building W01, samples and full particulars of all of the external materials proposed for Building W01 shall be submitted to and approved in writing by the Local Planning Authority. Building W01 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007) and DM24 of the Managing Development DPD.

- C6. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Council prior to the commencement of Building W01. Building W01 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed by the Local Planning Authority in writing.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- C7. Where Building W01 is to be developed with separate systems of drainage for foul and surface water, Building W01 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W01 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- C8. Building W01 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W01.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- C9. Building W01 shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W01. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W01 is in accordance with the policies at the time of the subsequent application.

Building W01 shall not be constructed otherwise than in accordance with the details thus

approved.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5 which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments, and DM29 of the Managing Development DPD.

- C10. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W01 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W01. Building W01 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- C11. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W01 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W01.

Building W01 shall not be carried out otherwise than in accordance with the approved details and no part of Building W01 shall be occupied until such part of Building W01 has been completed in accordance with the approved details. Thereafter, the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14 of the Managing Development DPD.

- C12. Prior to commencement of Building W01, a security management scheme for such Building shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W01 meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W01 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- C13. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for Building W01, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning

Authority prior to the occupation of Building W01.

Building W01 shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24-25 of the Managing Development DPD.

- C14. Prior to the commencement of Building W01, details of a Sustainability Scheme shall be submitted to and approved in writing by the local planning authority and must follow the appropriate guidance and methodology, relevant at the time of the application. The scheme shall demonstrate that Be Lean, Be Clean and Be Green measures have been maximised. The scheme shall detail energy calculations, demonstrating the development achieves a minimum reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations.

The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Dwelling Emission Rate (DER).
- (b) The proposed space heating, hot-water and cooling systems including evidence to demonstrate they have been chosen to minimise CO2 emissions.
- (c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented prior to the first occupation of the building and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- C15. Prior to the commencement of Building W01, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority. The CHP plant shall be installed in accordance with the approved details prior to occupation of Building W01 and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29

of the Managing Development DPD.

- C16. Prior to the occupation of Building W01, samples and full particulars of all of the materials proposed for the Main EDF Sub-Station shall be submitted to and approved in writing by the Local Planning Authority. The Main EDF Sub-Station shall not be constructed otherwise than in accordance with the details thus approved.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- C17. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W01 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W01.

Building W01 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25-26 of the Managing Development DPD.

Building W07A and W07A/B

- D1. Reserved matters for Buildings W07A and W07A/B comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Buildings W07A and W07A/B is commenced and Buildings W07A and W07A/B shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- D2. Buildings W07A and W07A/B shall not be occupied until the Montgomery Street Vehicular Bridge has been completed in accordance with the details approved under Condition E2 and is open for public use.

Reason: In the interest of providing a comprehensive, accessible and well connected development in accordance with policy SP08, SP09, SP10 and SP12 of the Core Strategy, and DM20, DM23 of the Managing Development DPD

- D3. Prior to the commencement of Buildings W07A and W07A/B samples and full particulars of all of the external materials proposed for Buildings W07A and W07A/B shall be submitted to and approved in writing by the Local Planning Authority. Buildings W07A and W07A/B shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- D4. Prior to commencement of Buildings W07A and W07A/B, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:
- details of entry systems and the location, number and size of lifts;
 - way-finding systems (signage); and
 - details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Buildings W07A and W07A/B is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- D5. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Council prior to the commencement of Buildings W07A and W07A/B. Buildings W07A and W07A/B shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- D6. Where Buildings W07A and W07A/B is to be developed with separate systems of drainage for foul and surface water, Buildings W07A and W07A/B shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Buildings W07 and W07A/B shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- D7. Buildings W07A and W07A/B shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Buildings W07A and W07A/B.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- D8. Buildings W07A and W07A/B shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07A and W07A/B. This report

shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W07A and W07A/B is in accordance with the policies at the time of the subsequent application.

Building W07A And W07A/B shall not be constructed otherwise than in accordance with the details thus approved.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5 which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments, and DM29 of the Managing Development DPD.

- D9. Full particulars of 'green' and/or 'brown' roofs on Buildings W07A and W07A/B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Buildings W07A and W07A/B. Buildings W07A and W07A/B shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy.

- D10. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Buildings W07A and W07A/B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Buildings W07A and W07A/B.

Buildings W07A and W07A/B shall not be carried out otherwise than in accordance with the approved details and no part of Buildings W07A and W07A/B shall be occupied until such part of Buildings W07A and W07A/B has been completed in accordance with the approved details. Thereafter, the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007).

- D11. Prior to commencement of Buildings W07A and W07A/B, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Buildings W07A and W07A/B meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Buildings W07A and W07A/B and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007)

- D12. Details of the means of ventilation for the extraction and dispersal of cooking smells and

other fumes for Buildings W07A and W07A/B including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Buildings W07A and W07A/B.

Buildings W07A and W07A/B shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007).

- D13. Prior to commencement of Buildings W07A and W07A/B, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W07A and W07A/B shall not be constructed otherwise than in accordance with the details thus approved.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5 which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments, and DM29 of the Managing Development DPD.

- D14. Prior to commencement of Buildings W07A and W07A/B, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority. The CHP plant shall be installed in accordance with the approved details prior to occupation of Buildings W07A and W07A/B and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- D14 No development may commence on building W07A and W07A/B until details of the layout of the forecourt in front of the hotel are approved by the Local Planning Authority to ensure it is designed to enable a coach to drop-off and pick-up passengers from within the defined turning area and is capable of accommodating a 12-15 metre coach.

Reason: To mitigate against illegal drop-off/pick-up to smooth traffic flow, and to ensure

provision meets the needs of the development in accordance with London Plan policy 6.11, 6.13 and Core Strategy policy SP09 and DM22 of the Managing Development DPD.

- D16. 10% of the hotel units in Buildings W07A and W07A/B shall be designed to be wheelchair accessible or easily adaptable for guests who are wheelchair users. Details of the said units shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of Buildings W07A and W07A/B.

Buildings W07A and W07A/B shall not be constructed otherwise than in accordance with the details so approved.

Reason: To ensure provision is made for disabled people in accordance with Policy 7.2 of the London Plan and policy SP10 of the Core Strategy.

- D17. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Buildings W07A and W07A/B and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Buildings W07A and W07A/B.

Buildings W07A and W07A/B shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the approved site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25-26 of the Managing Development DPD.

Building W07B

- E1. Reserved matters for Building W07B comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended)) shall be submitted to and approved in writing by the Local Planning Authority before Building W07B is commenced and Building W07B shall not be carried out otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- E2. Reserved matters comprising Scale, Appearance (including samples and full particulars of all of the materials proposed) and Landscaping (where necessary) for the Montgomery Street Vehicular Bridge shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of Building W07B. The Montgomery Street Vehicular Bridge shall not be constructed otherwise than in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP08, SP09 and SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1, DEV2, DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM23-24 of the Managing Development DPD.

- E3. Building W07B shall not be occupied until the Montgomery Street Vehicular Bridge has been completed in accordance with the details approved under Condition E2 and is open for public use.

Reason: In the interest of providing a comprehensive, accessible and well connected development in accordance with policy SP08, SP09, SP10 and SP12 of the Core Strategy, and DM20, DM23 and site allocation 16 in the Managing Development DPD.

- E4. Prior to commencement of Building W07B, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:
- details of entry systems and the location, number and size of lifts;
 - way-finding systems (signage); and
 - details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W07A and W07A/B is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- E5. Prior to the commencement of Building W07B, samples and full particulars of all of the external materials proposed for Building W07B shall be submitted to and approved in writing by the Local Planning Authority. Building W07B shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24-27 of the Managing Development DPD.

- E6. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07B. Building W07B shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- E7. Where Building W07B is to be developed with separate systems of drainage for foul and surface water, Building W07B shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Building W07B shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- E8. Building W07B shall not be occupied until details of a flood warning system have been

submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W07B.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- E9. Prior to commencement of Building W07B details of a Code for Sustainable Homes pre-assessment, where the development shall seek to achieve a Code Level 4 rating, has been submitted to and approved in writing by the local planning authority. This pre-assessment will demonstrate accordance with the policies at the time of the subsequent reserved matters application.

The measures approved in the pre-assessment shall be implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5 which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments, and DM29 of the Managing Development DPD

- E10. Full particulars of 'green' and/or 'brown' roofs on Building W07B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07B. Building W07B shall not be carried out other than in accordance with the particulars so approved:

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy.

- E11. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W07B shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07B.

Building W07B shall not be carried out other than in accordance with the approved details and no part of Building W07B shall be occupied until such part of Building W07B has been completed in accordance with the approved details. The works facilities and arrangements in relation to refuse and recycling shall thereafter be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14, DM25 of the Managing Development DPD.

- E12. Prior to commencement of Building W07B, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W07B meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W07B and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- E13. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes for use classes A3 – A5 for Building W07B, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W07B.

Building W07B shall not be occupied with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM25 of the Managing Development DPD.

- E14. Prior to commencement of Building W07B, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W07B shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5 which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments, and DM29 of the Managing Development DPD

- E15. The reserved matters application for Building W07B under Condition E1 shall be accompanied by full particulars for approval in writing by the Local planning Authority to ensure all residential units in Building W07B meet the minimum space standards set out in Table 3.3 of the London Plan, that there will be no single aspect units in areas that fall within Noise Exposure Category C or D and will meet the other Housing Design Guide standards as far as is practicable. In addition GLA must be consulted on this reserved matters application in this regard.

Reason: to ensure compliance with London Plan policy 3.5 and Core Strategy policy SP02 and DM4 of the Managing Development DPD which seek quality in the design of new housing development.

E16. a) No development of Building W07B shall take place until a scheme detailing how each approved dwelling will comply with lifetime homes standards has been submitted to and approved in writing by the Local Planning Authority.

b) The lifetime homes standards shall be in accordance with 'Meeting Part M and Designing Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and shall include a statement setting out how the standards have been met and, if necessary to depart or modify the standards, a justification and explanation of how the aims of the standard are still achieved.

c) The development shall be carried out in accordance with the approved lifetime homes standards and retained thereafter, unless a variation is agreed in writing by the Local Planning Authority.

d) Prior to the first occupation of any residential unit hereby permitted, a statement setting out that it has been built in accordance with the lifetime homes standards approved by the Local Planning Authority shall be submitted to the Local Planning Authority.

Reason: To ensure the provision of accessible housing in accordance with the requirements of Tower Hamlets Core Strategy policy SP02(6), and DM4 of the Managing Development DPD.

E17. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W07B and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07B.

Building W07B shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998) and DM25-26 of the Managing Development DPD.

E18. The reserved matters application for Building W07B under Condition E1 shall be accompanied by full particulars for approval in writing by the Local planning Authority of the measures to be implemented to ensure habitable rooms along the eastern façade of Building W07B seek to achieve the minimum ADF daylight criteria within the BRE 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' document.

Building W07B shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the Development is designed to maximise access to sunlight and daylight in accordance with policy SP02, SP10 of the Core Strategy, DEV2 of the Unitary Development Plan (1998) and DEV1 of the Interim Planning Guidance (2007), and DM4 and DM25 of the Managing Development DPD.

E19. Prior to commencement of Building W07B, and in accordance with Condition E1, a statement (and where appropriate supporting documents) shall be submitted to an approved by the Local Planning Authority demonstrating that the level of Private Residential Amenity Space to be provided seeks to comply (both in quantitative and qualitative terms) with the applicable planning policies (i.e. the relevant Development Plan) relating to the provision of Private Residential Amenity Space.

If the provision of Private Residential Amenity Space does not accord with applicable planning policies, a statement (and where appropriate supporting documents) justifying any departure from such policies shall be submitted to and approved in writing by the Local Planning Authority.

Building W07B shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the development makes adequate provision for housing amenity space for new homes in accordance with SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007), and DM4 of the Managing Development DPD.

Phase 2

Phase Wide

- F1. Where the Development requires, reserved matters comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended)) for all Development within Phase 2, excluding buildings W02 and W03, shall be submitted to and approved in writing by the Local Planning Authority before Phase 2 is commenced. Unless otherwise agreed in writing by the Local Planning Authority, Phase 2 shall not be carried out otherwise than in accordance with the particulars so approved by this condition or under reserved matters approval PA/09/00868.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- F2. Prior to commencement of Phase 2, a Landscape Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works planned within Phase 2 (including the Phase 2 Public Access Areas but excluding the Temporary Community Park which shall be regulated by Condition F19), including but not limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens / canopies, entrances, seating, signage and litter bins.

The Landscape Plan shall also include the following:

- I. A planting scheme and maintenance schedules for all landscaped areas;
- II. Details of management responsibilities; and
- III. A programme for delivery for all the landscaped areas and the Phase 2 Public Access Areas referable to occupation of Buildings, Residential Units or floorspace within phase 2

All works to provide and complete all landscaped areas within Phase 2 and the Phase 2 Public Access Areas shall be carried out in accordance with the approved Landscape Plan, including the approved programme for delivery. Without prejudice to any other condition regulating delivery of any Public Access Area within this permission, not more than the level of floorspace, number of Residential Units or the relevant Building specified in the approved delivery programme shall be occupied until the relevant landscaped areas and the relevant Phase 2 Public Access Areas have been completed in accordance with the approved details and (in the case of the Phase 2 Public Access Areas) are open for public use. Thereafter all landscaped areas and the Phase 2 Public Access Areas shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition F15).

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM23 of the Managing Development DPD.

- F3. Prior to commencement of any works within Phase 2, a detailed access statement in relation to that Phase containing full particulars, including but not being limited to the following, shall be submitted to and approved in writing by the Local Planning Authority:

- Levels,
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before buildings W02 and W03 are brought into use.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- F4. Full particulars of the bicycle parking accommodation to be provided within the pedestrian-level accessible areas in Phase 2, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of Phase 2.

The works to provide the bicycle parking accommodation shall be carried out in accordance with the approved details prior to the occupation of those Buildings within Phase 2 to which the bicycle parking relates (such Buildings to be determined by the Local Planning Authority when approving the details under this Condition) or in accordance with an alternative programme agreed in writing by the Local Planning Authority.

All bicycle parking referred to in this Condition shall be provided and permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2, and DM22 of the Managing Development DPD.

- F5. Prior to commencement of Phase 2, details of the proposed works to achieve access routes for emergency vehicles through Phase 2 must be submitted to and approved in writing by the Local Planning Authority.

The approved works shall be carried out prior to the occupation of the relevant buildings within Phase 2 (such buildings to be determined by the Local Planning Authority when approving the details under this Condition) or in accordance with a programme agreed in writing by the Local Planning Authority. The works shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life and the environment in accordance with policy 7.13 of the London Plan. To allow access by emergency vehicles in accordance with SP09 of the Core Strategy (2010) & DEV 3 of the Interim Planning Guidance (Oct 2007) to safeguard London's resilience and ability to cope with emergencies and to preserve human life and the environment.

- F6. Prior to commencement of Phase 2, a detailed Demolition and Construction Environmental Management Plan (DCEMP) relating to demolition and construction works associated with such Phase, in accordance with the approved Phasing and Construction Strategy (including all mitigation measures identified within the Environmental Statement), shall be submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall also include full particulars regarding the feasibility of using the docks and river for the transportation of construction materials. Details of the loading/unloading

locations, means of securing barges to moorings, methods of transfer of materials and emergency measures for spillage.

Phase 2 shall only be implemented in accordance with the details and measures approved as part of the DCEMP, which shall be maintained and complied with throughout the entire demolition and construction period.

Reason: To encourage freight by water pursuant of DM21 of the Managing Development DPD which seeks sustainable transportation of freight, and safeguard the amenity of adjoining properties and the area generally by preventing noise, vibration and dirt nuisance and to ensure the adjacent strategic roads operate safely in accordance with London Plan policy 7.26, SP03 of the adopted Core Strategy (2010); 'saved' policy DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007), and DM25 of the Managing Development DPD which seek to protect residential amenity.

- F7. In accordance with the site wide contamination assessment [as submitted under Condition A40], if remediation works are required to contain, treat or remove any contamination from Phase 2, these works shall be carried out before Phase 2 is occupied and a certificate or validation report stating that remediation has been completed as agreed in writing with the Local Planning Authority, such certificate or validation report also to be prepared by a suitably qualified person and submitted to the Local Planning Authority for written approval. No part of Phase 2 shall be occupied until the certificate or validation report has been approved in writing by the Local Planning Authority.

Reason: To make sure that contaminated land is properly treated and made safe before development in accordance with PPS23; policies 5.21 of the London Plan (2011); SP04 of the Core Strategy (2010); saved policy DEV 51 of the Unitary Development Plan (1998), DEV 22 of the Interim Planning Guidance (2007), and DM30 of the Managing Development DPD which seek to protect public health.

- F8. A detailed Air Quality Plan, addressing the construction and operation of Phase 2 and any mitigation measures (including any operational plant and car park emissions and D1 stack height calculations), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each Building within Phase 2.

The Development shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Air Quality Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy 7.14 of the London Plan and policy SP03 of the Core Strategy, and DM9 of the Managing Development DPD.

- F9. Details of the flood defence condition survey shall be submitted to and agreed in writing by the Local Planning Authority. No part of Phase 2 shall be occupied until the particulars so approved have been completed.

Reason: To protect the stability and integrity of the flood defences to prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with policies SP04 of the Core Strategy and U2 and U3 of the Unitary Development Plan 1998.

- F10. Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of Phase 2.

- I. Surface/ foul water drainage plans/ works;
- II. Surface water control measures; and
- III. Calculations of the surface water runoff rate for the 1 in 100 years critical storm event with 30% increase for climate change.

The Development shall not be carried out otherwise than in accordance the particulars so approved.

Reason: To protect and conserve water resources and to prevent increased risk of flooding and pollution of the water environment in accordance with policy 5.12 of the London Plan SP04 of the Core Strategy and policies U2 and U3 of the Unitary Development Plan 1998 and policies DEV5, DEV7 and DEV21 of the Interim Planning Guidance (2007), and DM13 of the Managing Development DPD.

- F11. Where pedestrian access is provided within, alongside and/or over the Blue Ribbon Network, details of riparian life saving equipment to include grab chains, access ladders and life buoys along the water's edge shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of Phase 2.

The approved equipment shall be provided in accordance with the approved details prior to the occupation of any Building within Phase 2 and shall be maintained for the life of the Development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of pedestrians using the Blue Ribbon Network is provided for and maintained in accordance with policy 7.24, 7.25 of the London Plan and policy SP04 of the Core Strategy, and DM12 of the Managing Development DPD.

- F12. Prior to the commencement of each respective residential Building within Phase 2, a scheme detailing water efficiency measures, which shall seek to achieve the 105litres per person per day water target, shall be submitted to and approved in writing by the Local Planning Authority.

The water efficiency measures shall be provided in accordance with the approved details prior to the occupation of each Building within Phase 2 and shall be maintained for the life of the Development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: There is a high demand for limited water resources in this area. As such, it is therefore necessary to manage water use wisely in order to meet the needs of society and the environment, in accordance with policy 5.15 of the London Plan and DEV5 and DEV7 of the Interim Planning Guidance (2007), and DM13 of the Managing Development DPD.

- F13. Prior to the commencement of any works within Phase 2, an Ecology and Nature Conservation Plan, detailing all ecological enhancement works and mitigation measures within this Phase (including all mitigation measures identified within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority.

Phase 2 shall not be carried out otherwise than in accordance with the particulars so approved and in accordance with the site-wide Ecology and Nature Conservation Strategy.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, policy SP04 of the Core Strategy, policy DEV57 of the Unitary Development Plan 1998 and policies and DEV5 of the Interim Planning Guidance (2007), and DM11 of the Managing Development DPD.

- F14. Prior to commencement of the Development within Phase 2, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how all pedestrian accessible areas (not including Buildings within such Phase) meet the requirements of "Secured by Design" and shall provide details of security management measures including, but not limited to, location of CCTV, lighting and car park security.

Such scheme shall also include a program for delivery of the measures proposed by reference to delivery of landscaped areas and the Phase 2 Public Access Areas pursuant to condition F2.

Phase 2 shall not be carried out otherwise than in accordance with the approved Security Management Scheme.

Reason: To ensure that the development is designed to maximise safety and security throughout the site and the surrounding area to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09 and SP10 of the adopted Core Strategy; DEV 1 of the Unitary Development Plan; DEV 4 of the Interim Planning Guidance, and D23 of the Managing Development DPD which seek to ensure safety and security of developments are optimised.

- F15. Prior to commencement of Phase 2, a detailed Estate Management Plan for this Phase shall be submitted to and approved in writing by the Local Planning Authority, such Estate Management Plan to accord with the approved Estate Management Strategy. Unless otherwise agreed by the Local Planning Authority in writing, the Estate Management Plan shall include full particulars of, but not be limited to, the following:

- Servicing and Deliveries;
- Safety and security;
- Car parking;
- Landscaping/maintenance;
- Maintenance, cleaning and supervision of dockside areas and marine operations;
- Utilities, repairs and maintenance;
- Arts and events programmes;
- Refuse removal/recycling

The Estate Management Plan shall further include specific proposals for the management and maintenance (including appropriate repair and renewal) of the Phase 2 Public Access Areas and all facilities and equipment within such areas and shall include not only details of the physical management and maintenance of such Phase 2 Public Access Areas but also details as to how and by what type of organisation such management and maintenance is to be undertaken and how it will be funded.

The Development shall not be carried out or used or occupied otherwise than in accordance the approved Estate Management Plan and shall be managed and maintained for the life of Phase 2, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive provision of this major development is appropriately managed to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09, SP10 and SP12 of the adopted Core Strategy, and DM14, DM20-25 of the Managing Development DPD.

- F16. Full particulars of the Lighting Scheme for Phase 2 shall be submitted to and approved in

writing by the Local Planning Authority.

Such scheme shall also include a program for delivery of the lighting measures proposed by reference to delivery of landscaped areas and the Phase 2 Public Access Areas pursuant to condition F2.

Phase 2 shall not be carried out otherwise than in accordance with the Design Guidelines and the approved Lighting Scheme.

Reason: To encourage more sustainable forms of transport and to reduce carbon emissions in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09, and DM20, DM22 of the Managing Development DPD.

- F17. Full particulars of the electric vehicle re-charging points to be provided within Phase 2 and a programme for installation and maintenance shall be submitted to and approved by the Local Planning Authority prior to the commencement of Phase 2. The said recharging points shall be installed and maintained in accordance with the approved particulars and programme for installation.

Reason: To encourage more sustainable forms of transport and to reduce carbon emissions in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09, and DM20, DM22 of the Managing Development DPD.

- F18. Prior to any occupation of the Retail Units within Phase 2, full particulars (including but not limited to use, location, shop fronts, operating hours, sizes) shall be submitted to and approved in writing by the Local Planning Authority. No part of the Retail units within Phase 2 shall be carried out or occupied other than in accordance with the particulars so approved.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998) and policies DEV1 and DEV10 of the Council's Interim Planning Guidance (2007). Also to ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, and DM1 & DM25 of the Managing Development DPD.

- F19. Prior to occupation of Buildings W02 and W03, a Landscape Plan for the Temporary Community Park, including details of the Temporary Play Space, shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works including, but not being limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens / canopies, entrances, seating, signage and litter bins. The Landscape Plan shall further provide details of the proposed management and maintenance of the Temporary Community Park and all facilities and equipment within such Temporary Community Park, such details to include not only details of the physical management and maintenance of the Temporary Community Park but also details as to how and by what type of organisation such management and maintenance is to be undertaken and how it will be funded.

Buildings W02 and W03 shall not be occupied until the works to provide the Temporary Community Park has been completed in accordance with the approved Landscape Plan. Thereafter, the Temporary Community Park shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition F15) until such time as the Community Park has been completed in accordance with Condition N23.

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM08, DM10, DM11, DM12 of the Managing Development DPD.

- F20. In accordance with Condition F3, full particulars of the Temporary East-West Link shall be submitted to and approved in writing by the Local Planning Authority.

Buildings W02 and W03 shall not be occupied until the Temporary East-West Link has been completed in accordance with the approved details. Thereafter, the Temporary Community Park shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition F15) until such time as the East-West Link has been completed in accordance with Condition N24.

Reason: To ensure the site-wide access route through the site is provided in accordance with the Wood Wharf Masterplan and SP12 of the Core Strategy, and site allocation 16 in the Managing Development DPD.

- F21. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage prior to commencement of any works in Phase 2. The relevant work shall be carried out in accordance with such approved details:

a) An assessment of any impact of construction on the dock walls within Phase 1 shall be prior to commencement of any works in Phase 2.

b) The assessment shall include details of protective measures required during the construction phase of the Development. Phase 2 shall not be carried out otherwise than in accordance with the details so approved.

c) Detailed drawings of all proposed structures (associated with Phase 2) anchored or fixed within the Blackwall Basin (including full plans and sections) at a scale of 1:10.

Before any work is undertaken in pursuance of this consent to anchor or fix any structures (associated with Phase 2) within the Basin, structural engineers' drawings and a method statement indicating the proposed method of ensuring the safety and stability of the listed fabric, shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage. The relevant work shall be carried out in accordance with such structural engineer's drawings and method statement thus approved.

Reason: to ensure the design, scope, construction and attachment to the listed dock wall of the proposed Eco Islands will not have a detrimental impact upon the Grade I listed Blackwall Basin and East Quay and West India Export Dock or their settings, thereby ensuring that the works to the Grade I listed building accords with PPS5, and Policy DM27 of the Managing Development DPD and Policy SP10 of the Council's Core Strategy (2010).

- F22. The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before Phase 2 is commenced.

Reason: To prevent pollution of the water environment in accordance with policies 5.22 and 5.14 of the London Plan, policy DEV46 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy, and DM12, DM30 of the Managing Development DPD.

- F23. Prior to the commencement of Phase 2, full particulars of the Loop Road shall be submitted

to and approved in writing by the Local Planning Authority, in consultation with Transport for London, to accommodate the bus network, including details of the road layout, bus set down, pick up and standing together with driver toilets. The Loop Road shall not be constructed otherwise than in accordance with the approved details.

Buildings W02 and W03 shall not be occupied until the works to provide the Loop Road has been completed in accordance with the approved details. Thereafter, the Loop Road shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition F15).

Reason: In the interests of highway and pedestrian safety and to ensure the development is well integrated with its surroundings and to safeguard the future provision of the bus network through the site in to encourage the provision of more sustainable forms of transport other than private vehicular trips. in accordance with the requirements of Tower Hamlets Core Strategy policies SP09 and SP10, and DM20, DM23 of the Managing Development DPD.

- F24. Prior to commencement of Phase 2, full particulars of the car club service, allocation of vehicular spaces to be made available for such use within this Phase and the management and maintenance of such spaces, shall be submitted to an approved in writing by the Local Planning Authority.

The Development shall not be carried out other than in accordance with the particulars so approved. Thereafter, the car club spaces shall be managed and maintained in accordance with the approved particulars (and in accordance with the estate Management Plan approved under Condition F15).

Reason: To encourage the provision of more sustainable forms of transport other than private vehicular trips in accordance with policy SP09 of the Core Strategy, and DM22 of the Managing Development DPD.

- F25. Prior to the occupation of any part of the Retail Units within Phase 2, a Shop Mobility Scheme shall be submitted to and approved in writing by the Local Planning Authority.

The Shop Mobility Scheme shall be implemented upon first occupation of the Retail Units within Phase 2 and shall be carried out in accordance with the particulars so approved. Thereafter, the Shop Mobility Scheme shall be managed and maintained in accordance with the approved details (and in accordance with the Estate Management Plan approved under Condition F15).

Reason: To provide the highest standards of accessibility and inclusion in accordance with policy 7.2 of the London Plan, SP01, SP10 and SP12 of the Core Strategy, DEV1 of the Unitary Development Plan (1998), and policies DEV3 of the Integrated Planning Guidance (2007), and DM23 of the Managing Development DPD.

- F26. Prior to the commencement of Buildings W11 and W12, samples and full particulars of all of the external materials proposed for these Buildings shall be submitted to and approved in writing by the Local Planning Authority. Buildings W11 and W12 shall not be constructed otherwise than in accordance with the approved details applicable for each Building.

Reason: To ensure that the external appearance of the Development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1, DEV2, DEV3 and DEV4 of the Interim Planning Guidance (2007) and DM24 of the Managing Development DPD.

- F27. The Canal Area adjacent to Buildings W02 and W03 shall be constructed within Phase 2 or

where such part of the Canal shall not be constructed as part of Phase 2 then it shall be constructed as part of Phase 4.

Where the Canal Area is to be constructed within Phase 2, samples and full particulars of all visible materials shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the Canal Area. The Canal Area shall not be carried out otherwise than in accordance with the approved particulars and Buildings W02 and W03 shall not be occupied until the Canal Area is completed.

Reason: To minimise the potential construction impacts associated with the Canal upon the occupants of Buildings W02 and W03.

- F28. Prior to the commencement of Phase 2, details of a Sustainability Scheme shall be submitted to and approved in writing by the local planning authority and must follow the appropriate guidance and methodology, relevant at the time of the application. The scheme shall demonstrate that Be Lean, Be Clean and Be Green measures have been maximised. The scheme shall detail energy calculations, demonstrating the development achieves a minimum reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations.

The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Dwelling Emission Rate (DER).
- (b) The proposed space heating, hot-water and cooling systems including evidence to demonstrate they have been chosen to minimise CO2 emissions.
- (c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented prior to the first occupation of the building and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

Building W02

- G1. Reserved matters for Building W02 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended)) shall be submitted to and approved in writing by the Local Planning Authority before Building W02 is commenced and Building W02 shall not be constructed otherwise than in accordance with the particulars so approved under this condition or under reserved matters approval PA/09/00868.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- G2. Prior to commencement of Building W02, a detailed access statement shall be submitted to

and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W02 is brought into use.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy SP08, SP09 and SP10 of the Core Strategy, DEV1 of the Unitary Development Plan (1998), and policies DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- G3. Prior to the commencement of Building W02, samples and full particulars of all of the external materials proposed for Building W02 shall be submitted to and approved in writing by the Local Planning Authority. Building W02 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007) and DM24, DM26 of the Managing Development DPD.

- G4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W02. Building W02 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- G5. Where Building W02 is to be developed with separate systems of drainage for foul and surface water, Building W02 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W01 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- G6. Building W02 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W02.

Reason: To safeguard London's resilience and ability to cope with emergencies and to

preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- G9. Building W02 shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W02. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W02 is in accordance with the policies at the time of application. The reserved matters application 'energy strategy' and 'sustainability strategy' must follow the appropriate guidance and methodology and be approved in writing by the local planning authority.

Building W02 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5 and DM29 of the Managing Development DPD which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments.

- G8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W02 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W02. Building W02 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy

- G9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W02 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W02.

Building W02 shall not be carried out other than in accordance with the approved details and no part of Building W02 shall be occupied until such part of Building W02 has been completed in accordance with the approved details. Thereafter, the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14, DM25 of the Managing Development DPD.

- G10. Prior to commencement of Building W02, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W02 meets the requirements of "Secured

by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W02 and maintained thereafter, unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007) and DM23 of the Managing Development DPD.

- G11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for Building W02, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W02.

Building W02 shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- G12. Prior to the commencement of Building W02, details of a Sustainability Scheme have been submitted to and approved in writing by the local planning authority and must follow the appropriate guidance and methodology, relevant at the time of the application. The scheme shall demonstrate that Be Lean, Be Clean and Be Green measures have been maximised. The scheme shall detail energy calculations, demonstrating the development achieves a minimum reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations.

The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Dwelling Emission Rate (DER).
- (b) The proposed space heating, hot-water and cooling systems including evidence to demonstrate they have been chosen to minimise CO2 emissions.
- (c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented prior to the first occupation of the building and retained for so long as the development shall exist except to the extent approved in writing by the local planning

authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011.

- G13. Prior to the commencement of Building W02, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority). The CHP plant shall be installed in accordance with the approved details prior to occupation of any part of Building W02 and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD.

- G14 A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W02 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W02.

Building W02 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25, DM26 of the Managing Development DPD.

Building W03

- H1. Reserved matters for Building W03 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W03 is commenced and Building W03 shall not be constructed out otherwise than in accordance with the particulars so approved under this condition or under reserved matters approval PA/09/00868.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- H2. Prior to commencement of Building W03, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W03 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- H3. Prior to the commencement of Building W03, samples and full particulars of all of the external materials proposed for Building W03 shall be submitted to and approved in writing by the Local Planning Authority. Building W03 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM25, DM26 of the Managing Development DPD.

- H4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W03. Building W03 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed by the Local Planning Authority in writing.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- H5. Where Building W03 is to be developed with separate systems of drainage for foul and surface water, Building W03 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Building W03 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- H6. Building W03 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W03.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- H7. Building W03 shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W03. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W03 is in accordance with the policies at the time of the subsequent application.

Building W03 shall not be constructed otherwise than in accordance with the details thus

approved.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD.

- H8. Full particulars of 'green' and/or 'brown' roofs to be provided on W03 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W03. Building W03 shall not be carried out other than in accordance with the particulars so approved:

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- H9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W03 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W03.

Building W03 shall not be carried out other than in accordance with the approved details and no part of Building W03 shall be occupied until such part of Building W03 has been completed in accordance with the approved details. The works, facilities and arrangements in relation to refuse and recycling shall thereafter be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14, DM25 of the Managing Development DPD.

- H10. Prior to commencement of Building W03, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W03 meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W03 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- H11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for Building W03, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W03.

Building W03 shall not be occupied other than in accordance with the details thus approved.

Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM25 of the Managing Development DPD.

- H12. Prior to commencement of Building W03, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W03 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD.

- H13. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W03 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W03.

Building W03 shall not be constructed otherwise than in accordance the particulars so approved and in conjunction with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25 of the Managing Development DPD.

- H14. Prior to the commencement of Building W03, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority. The CHP plant shall be installed in accordance with the approved details prior to occupation of Buildings W03 and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

Phase 3

Phase Wide

11. Where the Development requires, reserved matters comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) for all Development within Phase 3, excluding Buildings W06, W07C, W08 and W09, shall be submitted to and approved in writing by the Local Planning Authority in Consultation with the Greater London Authority before Phase 3 is commenced. Unless otherwise agreed in writing by the Local Planning Authority, Phase 3 shall not be carried out otherwise than in accordance with the particulars so approved under this condition or under reserved matters approval PA/09/00868.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

12. Prior to commencement of Phase 3, a Landscape Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works planned within Phase 3 (including the Phase 3 Public Access Areas but excluding the Temporary Park which shall be regulated by Conditions I22), including but not limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens / canopies, entrances, seating, signage and litter bins.

The Landscape Plan shall also include the following:

- I. A planting scheme and maintenance schedules for all landscaped areas;
- II. Details of management responsibilities; and
- III. A programme for delivery for all landscaped areas within Phase 3 and the Phase 3 Public Access Areas referable to occupation of Buildings, Residential Units or floorspace within Phase 3.

All works to provide and complete all landscaped areas and the Phase 3 Public Access Areas shall be carried out in accordance with the approved Landscape Plan, including the approved programme for delivery. Without prejudice to any other condition regulating delivery of any Public Access Area within this permission, not more than the level of floorspace, number of Residential Units or the relevant Building specified in the approved delivery programme shall be occupied until the relevant landscaped areas and the relevant Phase 3 Public Access Areas have been completed in accordance with the approved details and (in the case of the Phase 1 Public Access Areas) are open for public use. Thereafter all landscaped areas and the Phase 3 Public Access Areas shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition I15)

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM23 of the Managing Development DPD.

13. Prior to commencement of any works within Phase 3, a detailed access statement in relation to such Phase containing full particulars, including but not limited to the following, shall be submitted to and approved in writing by the Local Planning Authority:

- Levels,
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any Buildings in Phase 3 are brought into use..

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

14. Full particulars of the bicycle parking accommodation to be provided within the pedestrian-level accessible areas in Phase 3, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Phase 3.

The works to provide the bicycle parking accommodation shall be carried out in accordance with the approved details prior to the occupation of those Buildings within Phase 3 to which the bicycle parking related (such Buildings to be determined by the Local Planning Authority when approving the details under this Condition) or in accordance with an alternative programme agreed in writing by the Local Planning Authority.

All bicycle parking referred to in this Condition shall be provided and permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2, and DM22 of the Managing Development DPD.

15. Prior to commencement of Phase 3, details of the proposed works to achieve access routes for emergency vehicles through Phase 3 shall be submitted to and approved in writing by the Local Planning Authority.

The approved works shall be carried out prior to the occupation of the relevant Buildings within Phase 3 (such Buildings to be determined by the Local Planning Authority when approving the details under this Condition) or in accordance with a programme agreed in writing by the Local Planning Authority. The works shall be retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To allow access by emergency vehicles in accordance with SP09 of the Core Strategy (2010) & DEV 3 of the Interim Planning Guidance (Oct 2007) to safeguard London's resilience and ability to cope with emergencies and to preserve human life and the environment.

16. Prior to commencement of Phase 3, a detailed Demolition and Construction Environmental Management Plan (DCEMP) relating to demolition and construction works associated with such Phase, in accordance with the approved Phasing and Construction Strategy, shall be submitted to and approved in writing by the Local Planning Authority (including all mitigation measures identified within the Environmental Statement).

The DCEMP shall also include full particulars regarding the feasibility of using the docks and river for the transportation of construction materials Together with details of the

loading/unloading locations, means of securing barges to moorings, methods of transfer of materials and emergency measures for spillage.

Phase 3 shall only be implemented in accordance with the details and measures approved as part of the DCEMP, which shall be maintained and complied with throughout the entire demolition and construction period.

Reason: To encourage freight by water pursuant of DM21 of the Managing Development DPD which seeks sustainable transportation of freight, and safeguard the amenity of adjoining properties and the area generally by preventing noise, vibration and dirt nuisance and to ensure the adjacent strategic roads operate safely in accordance with London Plan policy 7.26, SP03 of the adopted Core Strategy (2010); 'saved' policy DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007), and DM25 of the Managing Development DPD which seek to protect residential amenity.

17. In accordance with the site wide contamination assessment, [as submitted under Condition A40] if remediation works are required to contain, treat or remove any contamination from Phase 3, these works shall be carried out before Phase 3 is occupied and a certificate or validation report stating that remediation has been completed as agreed in writing with the Local Planning Authority, such certificate or validation report also to be prepared by a suitably qualified person and submitted to the Local Planning Authority for written approval. No part of Phase 3 shall be occupied until the certificate or validation report has been approved in writing by the Local Planning Authority.

Reason: To make sure that contaminated land is properly treated and made safe before development in accordance with PPS23; policies 5.21 of the London Plan (2011); SP04 of the Core Strategy (2010); saved policy DEV 51 of the Unitary Development Plan (1998), DEV 22 of the Interim Planning Guidance (2007), and DM30 of the Managing Development DPD which seek to protect public health.

18. A detailed Air Quality Plan, addressing the construction and operation of Phase 3 and any mitigation measures (including any operational plant and car park emissions and D1 stack height calculations), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each Building within Phase 3.

The Development shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Air Quality Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy 7.14 of the London Plan and policy SP03 of the Core Strategy, and DM9 of the Managing Development DPD.

19. Details of the flood defence condition survey shall be submitted to and agreed in writing by the Local Planning Authority. No part of Phase 3 shall be occupied until the particulars so approved have been completed.

Reason: To protect the stability and integrity of the flood defences to prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with policies SP04 of the Core Strategy and U2 and U3 of the Unitary Development Plan 1998.

110. Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of Phase 3.

- I. Surface/ foul water drainage plans/ works;
- II. Surface water control measures; and
- III. Calculations of the surface water runoff rate for the 1 in 100 years critical storm event with 30% increase for climate change.

The Development shall not be carried out otherwise than in accordance the particulars so approved.

Reason: To protect and conserve water resources and to prevent increased risk of flooding and pollution of the water environment in accordance with policy 5.12 of the London Plan SP04 of the Core Strategy and policies U2 and U3 of the Unitary Development Plan 1998 and policies DEV5, DEV7 and DEV21 of the Interim Planning Guidance (2007), and DM13 of the Managing Development DPD.

111. Where pedestrian access is provided within, alongside and/or over the Blue Ribbon Network, details of riparian life saving equipment to include grab chains, access ladders and life buoys along the water's edge shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of Phase 3.

The approved equipment shall be provided in accordance with the approved details prior to the occupation of any Building within Phase 3 and shall be maintained for the life of the Development, unless and changes are first agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of pedestrians using the Blue Ribbon Network is provided for and maintained in accordance with policy 7.24, 7.25 of the London Plan and policy SP04 of the Core Strategy, and DM12 of the Managing Development DPD.

112. Prior to the commencement of each respective residential Building within Phase 3, a scheme detailing water efficiency measures, which shall seek to achieve the 105litres per person per day water target, shall be submitted to and approved in writing by the Local Planning Authority.

The water efficiency measures shall be provided in accordance with the approved details prior to the occupation of each Building within Phase 3 and shall be maintained for the life of the Development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, policy SP04 of the Core Strategy, policy DEV57 of the Unitary Development Plan 1998 and DM11 of the Managing Development DPD.

113. Prior to the commencement of any works within Phase 3, an Ecology and Nature Conservation Plan, detailing all ecological enhancement works and mitigation measures within this Phase (including all mitigation measures identified within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority.

Phase 3 shall not be carried out otherwise than in accordance with the particulars so approved and in accordance with the approved Ecology and Nature Conservation Strategy.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, policy SP04 of the Core Strategy, policy DEV57 of the Unitary Development Plan 1998 and DEV5 of the Interim Planning Guidance (2007), and DM11 of the Managing Development DPD.

114. Prior to commencement of Phase 3, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how all pedestrian accessible areas (not including Buildings within such Phase) meet the requirements of "Secured by Design" and shall provide details of security management measures including, but not limited to, location of CCTV, lighting and car park security.

Such scheme shall also include a program for delivery of the measures proposed by reference to delivery of landscaped areas and the Phase 3 Public Access Areas pursuant to condition 12.

Phase 3 shall not be carried out otherwise than in accordance with the approved Security Management Scheme.

Reason: To ensure that the development is designed to maximise safety and security throughout the site and the surrounding area to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09 and SP10 of the adopted Core Strategy; DEV 1 of the Unitary Development Plan; DEV 4 of the Interim Planning Guidance, and D23 of the Managing Development DPD which seek to ensure safety and security of developments are optimised.

115. Prior to commencement of Phase 3, a detailed Estate Management Plan for this Phase shall be submitted to and approved in writing by the Local Planning Authority, such Estate Management Plan to accord with the Estate Management Strategy. Unless otherwise agreed by the Local Planning Authority in writing, the Estate Management Plan shall include full particulars of, but not be limited to, the following:

- Servicing and Deliveries;
- Safety and security;
- Car parking;
- Landscaping/maintenance;
- Maintenance, cleaning and supervision of dockside areas and marine operations;
- Utilities, repairs and maintenance;
- Arts and events programmes;
- Refuse removal/recycling

The Estate Management Plan shall further include specific proposals for the management and maintenance (including appropriate repair and renewal) of the Phase 3 Public Access Areas and all facilities and equipment within such areas and shall include not only details of the physical management and maintenance of such Phase 3 Public Access Areas but also details as to how and by what type of organisation such management and maintenance is to be undertaken and how it will be funded.

The Development shall not be carried out or used or occupied otherwise than in accordance the approved Estate Management Plan and shall be managed and maintained for the life of Phase 3, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive provision of this major development is appropriately managed to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09, SP10 and SP12 of the adopted Core Strategy, and DM14, DM20, DM21, DM22, DM23, DM24, DM25 of the Managing Development DPD.

116. Full particulars of the Lighting Scheme for Phase 3 shall be submitted to and approved in

writing by the Local Planning Authority.

Such scheme shall also include a program for delivery of the lighting measures proposed by reference to delivery of landscaped areas and the Phase 3 Public Access Areas pursuant to condition I2.

Phase 3 shall not be carried out otherwise than in accordance with the Design Guidelines and the approved Lighting Scheme.

Reason: To protect the quality of the surrounding area from nuisance and to minimise light lost to the sky to ensure the adjacent strategic roads operate safely in accordance with policies SP03 of the adopted Core Strategy (2010); DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007) which seeks to protect residential amenity, and DM25 of the Managing Development DPD.

- I17. Full particulars of the electric vehicle re-charging points to be provided within Phase 3 and a programme for installation and maintenance shall be submitted to and approved by the Local Planning Authority prior to the commencement of Phase 3. The said recharging points shall be installed and maintained in accordance with the approved particulars and programme for installation.

Reason: To encourage more sustainable forms of transport and to reduce carbon emissions in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09, and DM20, DM22 of the Managing Development DPD.

- I18. Unless otherwise agreed in writing by the Local Planning Authority, Phase 3 shall not commence until a scheme of highway improvements necessary to serve Phase 3 has been submitted to and approved in writing by the Local Planning Authority (in consultation with the local highway authority). The scheme should include details of, but not limited to, the following:

- Signalisation of the junction of access road and Preston Road
- Amendment to existing vehicle access on Preston Road
- Provision of a new Pedestrian accesses on Preston Road
- Reconstruction of footway adjacent to site boundary on Preston Road
- Removal, trimming or planting of highway trees on Preston Road
- Removal, erection or up-grading of street furniture on Preston Road
- Taking up and reuse of existing kerbs where appropriate on Preston Road
- Alteration of existing surface water drainage systems as appropriate and necessary
- Taking down and erection of existing traffic signs and the provision of all new necessary traffic signs
- Provision of all necessary road markings
- Diversion of statutory undertakers equipment where essential as part of the highways works
- Provision/ alteration or removal of traffic calming measures

Reason: To ensure the improvement works are completed prior to the occupation of the Development and to mitigate the future impacts of the Development on the existing road network, in accordance with London Plan policy 6.3 and Core Strategy policy SP09, and T16 and T18 of the Unitary Development Plan (1998), and DM20 of the Managing Development DPD.

- I19. Phase 3 shall not be occupied until the highway improvements approved pursuant to Condition I18 have been completed in accordance with the Council's approval and have

been certified in writing as complete by or on behalf of the Council (as local planning authority and highway authority) unless alternative arrangements have been approved in writing by the Council (as local planning authority and highway authority).

Reason: To ensure the improvement works are completed prior to the occupation of the Development and to mitigate the future impacts of the Development on the existing road network, in accordance with London Plan policy 6.3 and Core Strategy policy SP09, and T16 and T18 of the Unitary Development Plan (1998), and DM20 of the Managing Development DPD.

- I20. Prior to any occupation of the Retail Units within Phase 3, full particulars (including but not limited to use, location, shop fronts, operating hours, sizes) shall be submitted to and approved in writing by the Local Planning Authority. No part of the Retail units within Phase 3 shall be carried out or occupied other than in accordance with the particulars so approved.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998) and policies DEV1 and DEV10 of the Council's Interim Planning Guidance (2007). Also to ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, and DM1, DM25 of the Managing Development DPD.

- I21. Buildings W08 and W09 shall not be occupied until the Temporary Park and Temporary Play Space has been completed in accordance with the Landscape Plan approved pursuant to Condition I22.

Reason: To ensure the comprehensive provision of this major development is appropriately managed pursuant of site allocation 16 in the Managing Development DPD.

- I22. Prior to the commencement of Buildings W08 and W09, a Landscape Plan for the Temporary Park, including details of the Temporary Play Space, shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works in respect of the Temporary Park including, but not limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens / canopies, entrances, seating, signage and litter bins. The Landscape Plan shall further contain details of proposed management and maintenance arrangements for the Temporary Park.

All works to provide and complete the Temporary Park shall be carried out in accordance with the approved Landscape Plan. Thereafter, Temporary Park shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition I15) until such time as the Canal has been completed in accordance with Condition N24.

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM10-12, DM23 of the Managing Development DPD.

- I23. Prior to the occupation of Buildings W08 and W09, full particulars of the boundary relationship with the northern part of the working South Dock, including but not limited to, levels, works to improve the appearance and layout of the working dock, management/maintenance (including the historic cranes), shall be submitted to and approved in writing by the Local Planning Authority. Unless agreed by the Local Planning Authority, Buildings W08 and W09 shall not be occupied until the approved particulars have

been completed.

For the avoidance of doubt, this condition shall not override British Waterways Board statutory undertaker status and obligations for the operation of the dock.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM12, DM27 of the Managing Development DPD.

124. Prior to the occupation of Buildings W08 and W09, full particulars of a scheme of operation and management for the northern part of the working South Dock shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate what new working practises have been introduced and adjustments to existing working practises have been made to recognise the creation of new residential neighbours, to seek to create a reasonable level of visual amenity for those residents and to reduce the potential for nuisance to those residents caused by noise, fumes, dust, vibration etc. Unless otherwise agreed, Buildings W08 and W09 shall not be occupied until the approved particulars have been completed.

For the avoidance of doubt, this condition shall not override British Waterways Board statutory undertaker status and obligations for the operation of the dock.

Reason: To safeguard the amenity of future occupants adjacent to the working dock in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM25 of the Managing Development DPD.

- 125 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage prior to commencement of any works in Phase 3. The relevant work shall be carried out in accordance with such approved details:

a) An assessment of any impact of construction on the dock walls within Phase 3 shall be prior to commencement of any works in Phase 3.

b) The assessment shall include details of protective measures required during the construction phase of the Development. Phase 3 shall not be carried out otherwise than in accordance with the details so approved.

c) Detailed drawings of all proposed structures (associated with Phase 3) anchored or fixed within the Blackwall Basin (including full plans and sections) at a scale of 1:10.

Before any work is undertaken in pursuance of this consent to anchor or fix any structures (associated with Phase 3) within the Basin, structural engineers' drawings and a method statement indicating the proposed method of ensuring the safety and stability of the listed fabric, shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage. The relevant work shall be carried out in accordance with such structural engineer's drawings and method statement thus approved.

Reason: to ensure the design, scope, construction and attachment to the listed dock wall of the proposed Eco Islands will not have a detrimental impact upon the Grade I listed Blackwall Basin and East Quay and West India Export Dock or their settings, thereby ensuring that the works to the Grade I listed building accords with PPS5, and Policy DM27 of

the Managing Development DPD and Policy SP10 of the Council's Core Strategy (2010).

- 126 The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before Phase 3 is commenced.

Reason: To prevent pollution of the water environment in accordance with policies 5.22 and 5.14 of the London Plan, policy DEV46 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy and DM12 and DM30 of the Managing Development DPD.

- 127 Prior to the occupation of Building W07C, the adjacent Public Play Space shall be completed and made available for public use.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing programme and to ensure that the provision of child play space is properly co-ordinated and comprehensively provided in accordance with policy 3.6 of the London Plan policy SP02 of the Core Strategy and policy HSG7 of the Interim Planning Guidance (2007), and DM4, DM10 of the Managing Development DPD.

- 128 Prior to the commencement of Phase 3, full particulars of the car club service, allocation of vehicular spaces to be made available for such use within this Phase and the management and maintenance of such spaces shall be submitted to and approved in writing by the Local Planning Authority.

The Development shall not be carried out other than in accordance with the particulars so approved. Thereafter, the car club spaces shall be managed and maintained in accordance with the approved particulars (and in accordance with the estate Management Plan approved under Condition I15).

Reason: To encourage the provision of more sustainable forms of transport other than private vehicular trips in accordance with policy SP09 of the Core Strategy, and DM22 of the Managing Development DPD.

129. Prior to the commencement of Phase 1, details of a Sustainability Scheme shall be submitted to and approved in writing by the local planning authority and must follow the appropriate guidance and methodology, relevant at the time of the application. The scheme shall demonstrate that Be Lean, Be Clean and Be Green measures have been maximised. The scheme shall detail energy calculations, demonstrating the development achieves a minimum reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations.

The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Dwelling Emission Rate (DER).
- (b) The proposed space heating, hot-water and cooling systems including evidence to demonstrate they have been chosen to minimise CO2 emissions.
- (c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented prior to the first occupation of the building and retained for so long as

the development shall exist except to the extent approved in writing by the local planning authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

Building W06

- J1. Reserved matters for Building W06 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W06 is commenced and Building W06 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- J2. Prior to commencement of Building W06, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W06 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- J3. Prior to the commencement of Building W06, samples and full particulars of all of the external materials proposed for Building W06 shall be submitted to and approved in writing by the Local Planning Authority. Building W06 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the Development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1, DEV2, DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- J4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Council prior to the commencement of Building W06. Building W06 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of

this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- J5. Where Building W06 is to be developed with separate systems of drainage for foul and surface water, Building W06 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Building W06 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- J6. Building W06 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W06.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- J7. Building W06 shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W06. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W06 is in accordance with the policies at the time of application. The reserved matters application 'energy strategy' and 'sustainability strategy' must follow the appropriate guidance and methodology and be approved in writing by the local planning authority.

Building W06 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: to ensure a reduction of carbon dioxide emissions, through the cumulative steps of the Energy Hierarchy, in accordance with Policy 5.2 of the London Plan 2011 and to ensure the highest levels of sustainable design and construction in accordance with Policy 5.3 of the London Plan 2011 and London Borough of Tower Hamlets Interim Development Policy DEV.5, and DM29 of the Managing Development DPD which seeks the highest standards of sustainable design and construction principles to be integrated into all future developments.

- J8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W06 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W06. Building W06 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11, DM13 of the Managing Development DPD.

- J9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W06 shall be submitted to and approved in writing by the Local Planning Authority prior to the

commencement of Building W06.

Building W06 shall not be carried out other than in accordance with the approved details and no part of Building W06 shall be occupied until such part of Building W06 has been completed in accordance with the approved details. Thereafter, the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14 and DM25 of the Managing Development DPD.

- J10. Prior to commencement of Building W06, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W06 meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security and management scheme shall be implemented upon first occupation of Building W06 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- J11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for Building W06, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W06.

Building W06 shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM25 of the Managing Development DPD.

- J12. Prior to the commencement of Building W06, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning

authority.

Building W06 shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD and DM29 of the Managing Development DPD.

- J13. Prior to the commencement of Building W06, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority. The CHP plant shall be installed in accordance with the approved details prior to occupation of Building W06 and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- J14. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W06 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of W06.

Building W06 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM24, DM25, DM26 of the Managing Development DPD.

Building W07C

- K1. Reserved matters for Building W07C comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W07C is commenced and Building W07C shall not be constructed otherwise than in accordance with the particulars so approved:

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- K2. Prior to commencement of Building W07C, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W07C is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- K3. Prior to the commencement of Building W07C, samples and full particulars of all of the external materials proposed for Building W07C shall be submitted to and approved in writing by the Local Planning Authority. Building W07C shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- K4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07C. Building W07C shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- K5. Where Building W07C is to be developed with separate systems of drainage for foul and surface water, Building W07C shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W07C shall not be constructed otherwise in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- K6. Building W07C shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W07C.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- K7. Prior to commencement of Building W07C details of a Code for Sustainable Homes pre-assessment, where the development shall seek to achieve a Code Level 4 rating, has been submitted to and approved in writing by the local planning authority. This pre-assessment will demonstrate accordance with the policies at the time of the subsequent reserved matters application.

The measures approved in the pre-assessment shall be implemented prior to the first

occupation of the development and shall be retained thereafter.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- K8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W07C shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07C. Building W07C shall not be carried out other than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- K9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W07C shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07C.

Building W07C shall not be carried out other than in accordance with the approved details and no part of Building W07C shall be occupied until such part of Building W07C has been completed in accordance with the approved details. Thereafter, the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14, DM25 of the Managing Development DPD.

- K10. Prior to commencement of Building W07C, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W07C meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W07C and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD..

- K11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for use classes A3 – A5 for building W07C, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W07C.

Building W07C shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM1, DM25 of the Managing Development DPD.

- K12. Prior to commencement of Building W07C, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W07C shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD and DM29 of the Managing Development DPD.

- K13 The reserved matters application for Building W07B under Condition E1 shall be accompanied by full particulars for approval in writing by the Local planning Authority to ensure all residential units in Building W07B meet the minimum space standards set out in Table 3.3 of the London Plan, that there will be no single aspect units in areas that fall within Noise Exposure Category C or D and will meet the other Housing Design Guide standards as far as is practicable. In addition GLA must be consulted on this reserved matters application in this regard.

Reason: to ensure compliance with London Plan policy 3.5 and Core Strategy policy SP02 and DM4 of the Managing Development DPD which seek quality in the design of new housing development.

- K14. a) No development of Building W07C shall take place until a scheme detailing how each approved dwelling will comply with lifetime homes standards has been submitted to and approved in writing by the Local Planning Authority.
- b) The lifetime homes standards shall be in accordance with 'Meeting Part M and Designing Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and shall include a statement setting out how the standards have been met and, if necessary to depart or modify the standards, a justification and explanation of how the aims of the standard are still achieved.
- c) The development shall be carried out in accordance with the approved lifetime homes standards and retained thereafter, unless a variation is agreed in writing by the Local Planning Authority.
- d) Prior to the first occupation of any residential unit hereby permitted, a statement setting

out that it has been built in accordance with the lifetime homes standards approved by the Local Planning Authority shall be submitted to the Local Planning Authority.

Reason: To ensure the provision of accessible housing in accordance with the requirements of Tower Hamlets Core Strategy policy SP02(6), and DM4 of the Managing Development DPD.

- K15. The reserved matters application for Building W07C under Condition K1, shall be accompanied by full particulars for approval in writing by the Local Planning Authority of the measures to be implemented to ensure habitable rooms along the northern façade of Building W07C seek to achieve the minimum ADF daylight criteria within the BRE 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' document.

Building W07C shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the Development is designed to maximise access to sunlight and daylight in accordance with policy SP02, SP10 of the Core Strategy, DEV2 of the Unitary Development Plan (1998) and DEV1 of the Interim Planning Guidance (2007), and DM24, DM25 of the Managing Development DPD.

- K16. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W07C and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07C.

Building W07C shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998) and DM25, DM26 of the Managing Development DPD.

- K17. Prior to commencement of Building W07C, and in accordance with Condition K1, a statement (and where appropriate supporting documents) shall be submitted to an approved by the Local Planning Authority demonstrating that the level of Private Residential Amenity Space to be provided seeks to comply (both in quantitative and qualitative terms) with the applicable planning policies (i.e. the relevant Development Plan) relating to the provision of Private Residential Amenity Space.

If the provision of Private Residential Amenity Space does not accord with applicable planning policies, a statement (and where appropriate supporting documents) justifying any departure from such policies shall be submitted to and approved in writing by the Local Planning Authority.

Building W07C shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the development makes adequate provision for housing amenity space for new homes in accordance with SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007) and DM4 of the Managing Development DPD.

Building W08

- L1. Reserved matters for Building W08 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W08 is commenced and Building W08 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the development.

- L2. Prior to commencement of Building W08, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W08 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- L3. Prior to the commencement of Building W08, samples and full particulars of all of the external materials proposed for Building W08 shall be submitted to and approved in writing by the Local Planning Authority. Building W08 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- L4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W08. Building W08 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- L5. Where Building W08 is to be developed with separate systems of drainage for foul and surface water, Building W08 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Building W08 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- L6. Building W08 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W08.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- L7. Prior to the commencement of Building W08, details of a Code for Sustainable Homes pre-assessment, where the development shall seek to achieve a Code Level 4 rating, has been submitted to and approved in writing by the local planning authority. This pre-assessment will demonstrate accordance with the policies at the time of the subsequent reserved matters application.

The measures approved in the pre-assessment shall be implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD.

- L8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W08 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W08. Building W08 shall not be constructed other than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- L9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W08 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W08.

Building W08 shall not be carried out otherwise than in accordance with the approved details and no part of Building W08 shall be occupied until such part of Building W08 has been completed in accordance with the approved details. The works, facilities and arrangements in relation to refuse and recycling shall thereafter be permanently retained, used and managed and used in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14, DM25 of the

Managing Development DPD.

- L10. Prior to commencement of Building W08, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W08 meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W08 and maintained thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- L11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for use classes A3 – A5 for Building W08, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W08.

Building W08 shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM25 of the Managing Development DPD.

- L12. Prior to the commencement of Building W08, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W07B shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011 and DM29 of the Managing Development DPD.

- L13 The reserved matters application for Building W08 under Condition L1 shall be accompanied by full particulars for approval in writing by the Local planning Authority to ensure all

residential units in Building W08 meet the minimum space standards set out in Table 3.3 of the London Plan, that there will be no single aspect units in areas that fall within Noise Exposure Category C or D and will meet the other Housing Design Guide standards as far as is practicable. In addition GLA must be consulted on this reserved matters application in this regard.

Reason: to ensure compliance with London Plan policy 3.5 and Core Strategy policy SP02 and DM4 of the Managing Development DPD which seek quality in the design of new housing development.

- L14. a) No development of Building W08 shall take place until a scheme detailing how each approved dwelling will comply with lifetime homes standards has been submitted to and approved in writing by the Local Planning Authority.
- b) The lifetime homes standards shall be in accordance with 'Meeting Part M and Designing Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and shall include a statement setting out how the standards have been met and, if necessary to depart or modify the standards, a justification and explanation of how the aims of the standard are still achieved.
- c) The development shall be carried out in accordance with the approved lifetime homes standards and retained thereafter, unless a variation is agreed in writing by the Local Planning Authority.
- d) Prior to the first occupation of any residential unit hereby permitted, a statement setting out that it has been built in accordance with the lifetime homes standards approved by the Local Planning Authority shall be submitted to the Local Planning Authority.

Reason: To ensure the provision of accessible housing in accordance with the requirements of Tower Hamlets Core Strategy policy SP02(6), and DM4 of the Managing Development DPD.

- L15. The reserved matters application in relation to Building W08 under Condition L1 shall be accompanied by full details for the written approval of the Local Planning Authority of proposed measures to mitigate any potential privacy issues and overlooking which may arise from the proximity of Building W08 to Building W09. Building W08 shall not be constructed otherwise than in accordance with the approved details and the Design Guidelines.

Reason: To safeguard the amenity of future residents in accordance in accordance with policy SP02, SP10 of the Core Strategy, DEV1 and DEV2 of the Unitary Development Plan (1998) and DEV1 of the Interim Planning Guidance (2007), and DM25 of the Managing Development DPD.

- L16. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W08 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W08.

Building W08 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25, DM26 of the Managing Development DPD.

L17. Prior to the occupation of Building W08, the Private Play Space shall be completed and made available for use.

Reason: To ensure the Development is carried out in accordance with the sequencing/phasing programme and to ensure that the provision of child play space is properly co-ordinated and comprehensively provided in accordance with policy 3.6 of the London Plan, SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007), and DM4, DM10 of the Managing Development DPD.

L18. Prior to commencement of Building W08, and in accordance with Condition L1, the Affordable Housing Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Affordable Housing Units shall be provided in accordance with the Affordable Housing Plan and the Affordable Housing Scheme.

Reason: To ensure the Development is carried out in accordance with the sequencing/phasing and to ensure the Affordable Housing is properly co-ordinated and comprehensively provided within the built development in accordance with policy 3.8-13 of the London Plan and Core Strategy Policy SP02, and DM3, DM4 of the Managing Development DPD.

L19. Prior to commencement of Building W08, and in accordance with Condition L1, a statement (and where appropriate supporting documents) shall be submitted to and approved by the Local Planning Authority demonstrating that the level of Private Residential Amenity Space to be provided seeks to comply (both in quantitative and qualitative terms) with the applicable planning policies (i.e. the relevant Development Plan) relating to the provision of Private Residential Amenity Space.

If the provision of Private Residential Amenity Space does not accord with applicable planning policies, a statement (and where appropriate supporting documents) justifying any departure from such policies shall be submitted to and approved in writing by the Local Planning Authority.

Building W08 shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the development makes adequate provision for housing amenity space for new homes in accordance with SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007), and DM4 of the Managing Development DPD.

L20. Prior to the occupation Building W08, full particulars of the Crèche (including but not limited to particular use, shop front, operating hours, sizes) shall be submitted to and approved in writing by the Local Planning Authority. The Creche shall not be occupied other than in accordance with the particulars so approved.

Reason: To safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM25 of the Managing Development DPD.

Building W09

M1. Reserved matters for Building W09 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995,

(as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W09 is commenced and Building W09 shall not be carried out otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

M2. Prior to commencement of Building W09, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W09 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

M3. Prior to the commencement of Building W09, samples and full particulars of all of the external materials proposed for Building W09 shall be submitted to and approved in writing by the Local Planning Authority. Building W09 shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

M4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W09. Building W09 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

M5. Where Building W09 is to be developed with separate systems of drainage for foul and surface water, Building W09 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy, and DM13 of the Managing Development DPD.

- M6. Building W09 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W09, to the satisfaction of the Local Planning Authority.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- M7. Prior to commencement of Building W09, details of a Code for Sustainable Homes pre-assessment, where the development shall seek to achieve a Code Level 4 rating, has been submitted to and approved in writing by the local planning authority. This pre-assessment will demonstrate accordance with the policies at the time of the subsequent reserved matters application.

The measures approved in the pre-assessment shall be implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- M8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W09 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W09. Building W09 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- M9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W09 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W09.

Building W09 shall not be carried out other than in accordance with the approved details and no part of Building W09 shall be occupied until such part of Building W09 has been completed in accordance with the approved details. The works, facilities and arrangements in relation to refuse and recycling shall thereafter be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14 and DM25 of the Managing Development DPD.

- M10. Prior to commencement of Building W09, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W09 meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W09 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- M11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for use classes A3 – A5 for Building W09, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W09.

Building W09 shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM25 of the Managing Development DPD.

- M12. Prior to commencement of Building W09, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W09 shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- M13. The reserved matters application for Building W09 under Condition L1 shall be accompanied by full particulars for approval in writing by the Local planning Authority to ensure all residential units in Building W09 meet the minimum space standards set out in Table 3.3 of the London Plan, that there will be no single aspect units in areas that fall within Noise Exposure Category C or D and will meet the other Housing Design Guide standards as far as is practicable. In addition GLA must be consulted on this reserved matters application in this regard.

Reason: to ensure compliance with London Plan policy 3.5 and Core Strategy policy SP02 and DM4 of the Managing Development DPD which seek quality in the design of new housing development.

- M14. a) No development of Building W09 shall take place until a scheme detailing how each approved dwelling will comply with lifetime homes standards has been submitted to and approved in writing by the Local Planning Authority.
- b) The lifetime homes standards shall be in accordance with 'Meeting Part M and Designing Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and shall include a statement setting out how the standards have been met and, if necessary to depart or modify the standards, a justification and explanation of how the aims of the standard are still achieved.
- c) The development shall be carried out in accordance with the approved lifetime homes standards and retained thereafter, unless a variation is agreed in writing by the Local Planning Authority.
- d) Prior to the first occupation of any residential unit hereby permitted, a statement setting out that it has been built in accordance with the lifetime homes standards approved by the Local Planning Authority shall be submitted to the Local Planning Authority.

Reason: To ensure the provision of accessible housing in accordance with the requirements of Tower Hamlets Core Strategy policy SP02 and DM4 of the Managing Development DPD.

- M15. The reserved matters application in relation to Building W09 under Condition M1 shall be accompanied by full details for the written approval of the Local Planning Authority of proposed measures to mitigate any potential privacy issues and overlooking which may arise from the proximity of Building W09 to W08. Building W09 shall not be constructed otherwise than in accordance with the approved details and the Design Guidelines.

Reason: To safeguard the amenity of future residents in accordance in accordance with policy SP02, SP10 of the Core Strategy, DEV1 and DEV2 of the Unitary Development Plan (1998) and DEV1 of the Interim Planning Guidance (2007).

- M16. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W09 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W09.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM24 and DM26 of the Managing Development DPD.

- M17. Prior to commencement of Building W09, and in accordance with Condition M1, the Affordable Housing Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Affordable Housing Units shall be provided in accordance with the Affordable Housing Plan and the Affordable Housing Scheme.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing and to ensure the Affordable Housing is properly co-ordinated and comprehensively provided within the built development in accordance with policy 3.8-13 of the London Plan

and Core Strategy Policy SP02, and DM3, DM4 of the Managing Development DPD.

M18 Prior to commencement of Building W09, and in accordance with Condition M1, a statement (and where appropriate supporting documents) shall be submitted to and approved by the Local Planning Authority demonstrating that the level of Private Residential Amenity Space to be provided seeks to comply (both in quantitative and qualitative terms) with the applicable planning policies (i.e. the relevant Development Plan) relating to the provision of Private Residential Amenity Space.

If the provision of Private Residential Amenity Space does not accord with applicable planning policies, a statement (and where appropriate supporting documents) justifying any departure from such policies shall be submitted to and approved in writing by the Local Planning Authority.

Building W09 shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the development makes adequate provision for housing amenity space for new homes in accordance with SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007), and DM4 of the Managing Development DPD, and DM4 of the Managing Development DPD.

Phase 4

Phase Wide

- N1. Where the Development requires, reserved matters comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) for all Development within Phase 4, excluding buildings W04, W05, W07D and W13, shall be submitted to and approved in writing by the Local Planning Authority before Phase 4 is commenced and, unless otherwise agreed in writing by the Local Planning Authority, Phase 4 shall not be carried out otherwise than in accordance with the particulars so approved under this condition or under reserved matters approval PA/09/00868.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- N2. Prior to commencement of Phase 4, a Landscape Plan shall be submitted to, and approved in writing by the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works planned within Phase 4 (including the Phase 4 Public Access Areas, but excluding the Community Park which shall be governed by Condition N25), including but not limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens / canopies, entrances, seating, signage and litter bins.

The Landscape Plan shall also include the following:

- I. A planting scheme and maintenance schedules for all soft landscaped areas;
- II. Details of management responsibilities; and
- III. A programme for delivery for all landscaped areas and the Phase 4 Public Access Areas referable to occupation of Buildings, Residential Units or floorspace within Phase 4

All works to provide and complete all landscaped areas and the Phase 4 Public Access Areas shall be carried out in accordance with the approved Landscape Plan, including the approved programme for delivery. Without prejudice to any other condition regulating delivery of any Public Access Area within this permission, not more than the level of floorspace, number of Residential Units or the relevant Building specified in the approved delivery programme shall be occupied until the relevant landscaped areas and the relevant Phase 4 Public Access Areas have been completed in accordance with the approved details and (in the case of the Phase 4 Public Access Areas) are open for public use. Thereafter all landscaped areas and the Phase 4 Public Access Areas shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition N17)

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM23 of the Managing Development DPD.

- N3. Prior to commencement of the Pavilion Building, samples and full particulars of all of the facing materials for such building shall be submitted to and approved in writing by the Local Planning Authority. The Pavilion Building shall not be constructed otherwise than in

accordance with the details thus approved.

Reason: To ensure that the external appearance of the Development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1, DEV2, DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- N4. Prior to the commencement of the Canal, samples and full particulars of all visible materials shall be submitted to and approved in writing by the Local Planning Authority. The Canal shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the external appearance of the Development is satisfactory and to ensure that navigation between Middle Dock and South Dock is satisfactory in accordance London Plan policies 7.24-7.28 and policy SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998, and DM12, DM24 of the Managing Development DPD.

- N5. Prior to commencement of any works within Phase 4, a detailed access statement in relation to that Phase containing full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Levels,
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any Buildings within Phase 4 are brought into use.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy SP08, SP09 and SP10 of the Core Strategy, DEV1 of the Unitary Development Plan (1998), and policies DEV3 and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- N6. Full particulars of the bicycle parking accommodation to be provided within the pedestrian-level accessible areas in Phase 4, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Phase 4.

The works to provide the bicycle parking accommodation shall be carried out in accordance with the approved details prior to the occupation of those buildings within the Phase 4 (such Buildings to be determined by the Local Planning Authority when the bicycle parking accommodation details are submitted for approval) or in accordance with an alternative programme agreed in writing by the Local Planning Authority.

All bicycle parking referred to in this Condition shall be provided and permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- N7. Prior to commencement of Phase 4, details of the proposed works to achieve access routes for emergency vehicles through Phase 4 shall be submitted to and approved in writing by the

Local Planning Authority.

The approved works shall be carried out prior to the occupation of the relevant buildings within the Phase 4 (such Buildings to be determined by the Local Planning Authority when the details required by this Condition are submitted for approval) or in accordance with an alternative programme agreed in writing by the Local Planning Authority. The works shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- N8. Prior to commencement of Phase 4, a detailed Demolition and Construction Environmental Management Plan (DCEMP) relating to demolition and construction works associated with such Phase, in accordance with the approved Phasing and Construction Strategy (including all mitigation measures identified within the Environmental Statement), shall be submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall also include full particulars regarding the feasibility of using the docks and river for the transportation of construction materials together with details of the loading/unloading locations, means of securing barges to moorings, methods of transfer of materials and emergency measures for spillage.

Phase 4 shall only be implemented in accordance with the details and measures approved as part of the DCEMP, which shall be maintained and complied with throughout the entire demolition and construction period.

Reason: To encourage freight by water pursuant of DM21 of the Managing Development DPD which seeks sustainable transportation of freight, and safeguard the amenity of adjoining properties and the area generally by preventing noise, vibration and dirt nuisance and to ensure the adjacent strategic roads operate safely in accordance with London Plan policy 7.26, SP03 of the adopted Core Strategy (2010); 'saved' policy DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007), and DM25 of the Managing Development DPD which seek to protect residential amenity.

- N9. In accordance with the site wide contamination assessment [as submitted and approved under Condition A40], if remediation works are required to contain, treat or remove any contamination from Phase 4, these works shall be carried out before Phase 4 is occupied and a certificate or validation report stating that remediation has been completed as agreed in writing with the Local Planning Authority such certificate or validation report also to be prepared by a suitably qualified person and submitted to the Local Planning Authority for written approval. No part of Phase 4 shall be occupied until the certificate or validation report has been approved in writing by the Local Planning Authority.

Reason: To make sure that contaminated land is properly treated and made safe before development in accordance with PPS23; policies 5.21 of the London Plan (2011); SP04 of the Core Strategy (2010); saved policy DEV 51 of the Unitary Development Plan (1998), DEV 22 of the Interim Planning Guidance (2007), and DM30 of the Managing Development DPD which seek to protect public health.

- N10. A detailed Air Quality Plan, addressing the construction and operation of this Phase and any

mitigation measures (including any operational plant and car park emissions and D1 stack height calculations), shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each Building within Phase 4.

Phase 4 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Air Quality Strategy.

Reason: To safeguard the amenity of the neighbouring occupiers and the surrounding area generally in accordance with policy 7.14 of the London Plan and policy SP03 of the Core Strategy, and DM9 of the Managing Development DPD.

- N11. Details of the flood defence condition survey shall be submitted to and agreed in writing by the Local Planning Authority. No part of Phase 4 shall be occupied until the particulars so approved have been completed.

Reason: To protect the stability and integrity of the flood defences to prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with policies SP04 of the Core Strategy and U2 and U3 of the Unitary Development Plan 1998.

- N12. Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of Phase 4.

- I. Surface/ foul water drainage plans/ works;
- II. Surface water control measures; and
- III. Calculations of the surface water runoff rate for the 1 in 100 years critical storm event with 30% increase for climate change.

The Development shall not be carried out otherwise than in accordance the particulars so approved.

Reason: To protect and conserve water resources and to prevent increased risk of flooding and pollution of the water environment in accordance with policy 5.12 of the London Plan SP04 of the Core Strategy and policies U2 and U3 of the Unitary Development Plan 1998 and policies DEV5, DEV7 and DEV21 of the Interim Planning Guidance (2007): Core Strategy and Development Control, and DM13 of the Development Management DPD.

- N13. Where pedestrian access is provided within, alongside and/or over the Blue Ribbon Network, details of riparian life saving equipment to include grab chains, access ladders and life buoys along the water's edge shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of Phase 4.

The approved equipment shall be provided in accordance with the approved details prior to the occupation of any Building within Phase 4 and shall be maintained for the life of the Development, unless any changes are first agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of pedestrians using the Blue Ribbon Network is provided for and maintained in accordance with policy 7.24, 7.25 of the London Plan and policy SP04 of the Core Strategy, and DM12 of the Managing Development DPD.

- N14. Prior to the commencement of each respective residential Building within Phase 4, a scheme detailing water efficiency measures, which shall seek to achieve the 105litres per person per day water target, shall be submitted to and approved in writing by the Local Planning Authority.

The water efficiency measures shall be provided in accordance with the approved details prior to the occupation of each Building within Phase 4 and shall be maintained for the life of the Development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: There is a high demand for limited water resources in this area. As such, it is therefore necessary to manage water use wisely in order to meet the needs of society and the environment, in accordance with policy 5.15 of the London Plan and DEV5 and DEV7 of the Interim Planning Guidance (2007), and DM13 of the Managing Development DPD.

- N15. Prior to the commencement of any works within Phase 4, an Ecology and Nature Conservation Plan, detailing all ecological enhancement works and mitigation measures within this Phase (including all mitigation measures identified within the Environmental Statement) shall be submitted to and approved in writing by the Local Planning Authority.

The Development shall not be carried out otherwise than in accordance with the particulars so approved and in accordance with the site-wide Ecology and Nature Conservation Strategy.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, policy SP04 of the Core Strategy, policy DEV57 of the Unitary Development Plan 1998 and policies and DEV5 of the Interim Planning Guidance (2007), and DM11 of the Managing Development DPD.

- N16. Prior to commencement of the Development within Phase 4, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how all pedestrian accessible areas (not including Buildings within such Phase) meet the requirements of "Secured by Design" and shall provide details of security management measures including, but not limited to, location of CCTV, lighting and car park security.

Such scheme shall also include a program for delivery of the measures proposed by reference to delivery of landscaped areas and the Phase 4 Public Access Areas pursuant to condition N2.

Phase 4 shall not be carried out otherwise than in accordance with the approved Security Management Scheme.

Reason: To ensure that the development is designed to maximise safety and security throughout the site and the surrounding area to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09 and SP10 of the adopted Core Strategy; DEV 1 of the Unitary Development Plan; DEV 4 of the Interim Planning Guidance, and D23 of the Managing Development DPD which seek to ensure safety and security of developments are optimised.

- N17. Prior to commencement of Phase 4, a detailed Estate Management Plan for such Phase shall be submitted to and approved in writing by the Local Planning Authority, such Estate Management Plan to accord with the approved Estate Management Strategy. Unless otherwise agreed by the Local Planning Authority in writing, the Estate Management Plan shall include full particulars of, but not be limited to, the following:

- Servicing and Deliveries;
- Safety and security;

- Car parking;
- Landscaping/maintenance;
- Maintenance, cleaning and supervision of dockside areas and marine operations;
- Utilities, repairs and maintenance;
- Arts and events programmes;
- Refuse removal/recycling

The Estate Management Plan shall further include specific proposals for the management and maintenance (including appropriate repair and renewal) of the Phase 4 Public Access Areas and all facilities and equipment within such areas and shall include not only details of the physical management and maintenance of such Phase 4 Public Access Areas but also details as to how and by what type of organisation such management and maintenance is to be undertaken and how it will be funded.

The Development shall not be carried out or used or occupied otherwise than in accordance the approved Estate Management Plan and shall be managed and maintained for the life of Phase 4 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the comprehensive provision of this major development is appropriately managed to meet the requirements of the following policies 7.3 of the London Plan (2011); SP08, SP09, SP10 and SP12 of the adopted Core Strategy, and DM14, DM20-25 of the Managing Development.

- N18. Full particulars of the Lighting Scheme for Phase 4 shall be submitted to and approved in writing by the Local Planning Authority.

Such scheme shall also include a program for delivery of the lighting measures proposed by reference to delivery of landscaped areas and the Phase 4 Public Access Areas pursuant to condition N2.

Phase 4 shall not be carried out otherwise than in accordance with the Design Guidelines and the approved Lighting Scheme.

Reason: To protect the quality of the surrounding area from nuisance and to minimise light lost to the sky to ensure the adjacent strategic roads operate safely in accordance with policies SP03 of the adopted Core Strategy (2010); DEV 2 & DEV 50 of the Unitary Development Plan (1998) and DEV 1 & DEV 11 of the Interim Planning Guidance (Oct 2007) which seeks to protect residential amenity, and DM25 of the Managing Development DPD

- N19. Full particulars of the electric vehicle re-charging points to be provided within Phase 4 and a programme for installation and maintenance shall be submitted to and approved by the Local Planning Authority prior to the commencement of Phase 4. The said recharging points shall be installed and maintained in accordance with the approved particulars and programme for installation.

Reason: To encourage more sustainable forms of transport and to reduce carbon emissions in accordance with Table 6.2 of the London Plan and policies 6.3, 6.4, and 6.13 and Core Strategy policy SP09, and DM20, DM22 of the Managing Development DPD.

- N20. Unless otherwise agreed in writing by the Local Planning Authority, Phase 4 shall not commence until a scheme of highway improvements necessary to serve Phase 4 has been submitted to and approved in writing by the Local Planning Authority (in consultation with the local highway authority). The scheme should include details of, but not limited to, the following:

- Removal of existing vehicle access on Preston Road
- Provision of a new Pedestrian accesses on Preston Road
- Reconstruction of footway adjacent to site boundary on Preston Road
- Removal, trimming or planting of highway trees on Preston Road
- Removal, erection or up-grading of street furniture on Preston Road
- Taking up and reuse of existing kerbs where appropriate on Preston Road
- Alteration of existing surface water drainage systems as appropriate and necessary
- Taking down and erection of existing traffic signs and the provision of all new necessary traffic signs
- Provision of all necessary road markings
- Diversion of statutory undertakers equipment where essential as part of the highways works
- Provision/ alteration or removal of traffic calming measures

Reason: To ensure the improvement works are completed prior to the occupation of the Development and to mitigate the future impacts of the Development on the existing road network, in accordance with London Plan policy 6.3 and Core Strategy policy SP09, and T16 and T18 of the Unitary Development Plan (1998), and DM20 and DM23 of the Managing Development DPD.

- N21. Phase 4 shall not be occupied until the highway improvements approved pursuant to Condition N20 have been completed in accordance with the Council's approval and have been certified in writing as complete by or on behalf of the Council (as local planning authority and highway authority) unless alternative arrangements have been approved in writing by the Council (as local planning authority and highway authority).

Reason: To ensure the improvement works are completed prior to the occupation of the Development and to mitigate the future impacts of the Development on the existing road network, in accordance with London Plan policy 6.3 and Core Strategy policy SP09, and T16 and T18 of the Unitary Development Plan (1998), and DM20 and DM23 of the Managing Development DPD.

- N22. Prior to any occupation of the Retail Units within Phase 4, full particulars (including but not limited to use, location, shop fronts, operating hours, sizes) shall be submitted to and approved in writing by the Local Planning Authority. No part of the Retail Units within Phase 4 shall be carried out or occupied other than in accordance with the particulars so approved.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM1 and DM25 of the Managing Development DPD.

- N23. Prior to occupation of Building W04 and commencement of Building W13 above 6.00 AOD, a Landscape Plan for the Community Park, including details of the Public Play Space (being the Play Barge and the Central Play Area), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Plan shall provide full particulars of all hard and soft landscape works including, but not being limited to, associated lighting and security measures, walking and bicycle routes, play equipment, planting, finishes, fences, walls, gates and railings, screens / canopies, entrances, seating, signage and litter bins. The Landscape Plan shall further provide details of the proposed management and maintenance of the Community Park and all facilities and equipment within such Community Park, such details to include not only details of the physical management and maintenance of the

Community Park but also details as to how and by what type of organisation such management and maintenance is to be undertaken and how it will be funded.

Building W04 shall not be occupied and no part of Building W13 above 6.00 AOD shall be commenced until the works to provide the Community Park and Public Play Space have been completed and made available for public use in accordance with the approved Landscape Plan. Thereafter, the Community Park and Public Play Space shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition N17) for the life of the Development.

Reason: To contribute to the visual amenity of the area and to ensure that the open spaces and amenity spaces are of a high quality in accordance with SP04 of the Core Strategy and DEV1 and DEV12 of the Unitary Development Plan 1998, and DM4, DM10-12 of the Managing Development DPD.

- N24. Full particulars including a program for delivery of the Canal, Canal Bridges and the East-West Link, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the Canal.

The Canal shall not be carried otherwise than in accordance with the approved details until such time as the Canal Bridges and the East-West Link have been completed and opened for public use. Thereafter, the Canal Bridges and the East-West Link shall be managed and maintained in accordance with the approved Landscape Plan (and in accordance with the Estate Management Plan approved under Condition N18).

Reason: To ensure the site-wide access route through the site is provided in accordance with the Wood Wharf Masterplan, policy SP12 of the Core Strategy and site allocation 16 in the Managing Development DPD.

- N25 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage prior to commencement of any works in Phase 4. The relevant work shall be carried out in accordance with such approved details:

- a) An assessment of any impact of construction on the dock walls within Phase 4 shall be prior to commencement of any works in Phase 4.
- b) The assessment shall include details of protective measures required during the construction phase of the Development. Phase 4 shall not be carried out otherwise than in accordance with the details so approved.
- c) Detailed drawings of all proposed structures (associated with phase 4) anchored or fixed within the Blackwall Basin (including full plans and sections) at a scale of 1:10.

Before any work is undertaken in pursuance of this consent to anchor or fix any structures (associated with phase 4) within the Basin, structural engineers' drawings and a method statement indicating the proposed method of ensuring the safety and stability of the listed fabric, shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage. The relevant work shall be carried out in accordance with such structural engineer's drawings and method statement thus approved.

Reason: to ensure the design, scope, construction and attachment to the listed dock wall of the proposed Eco Islands will not have a detrimental impact upon the Grade I listed Blackwall Basin and East Quay and West India Export Dock or their settings, thereby ensuring that the works to the Grade I listed building accords with PPS5, and Policy DM27 of

the Managing Development DPD and Policy SP10 of the Council's Core Strategy (2010).

- N26. The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before Phase 4 is commenced.

Reason: To prevent pollution of the water environment in accordance with policies 5.22 and 5.14 of the London Plan, policy DEV46 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy and DM12 and DM30 of the Managing Development DPD.

- N27. Prior to the occupation of Building W07D, the Public Play Space shall be completed and made available for public use.

Reason: To ensure the Development is carried out in accordance with the sequencing/phasing programme and to ensure that the provision of child play space is properly coordinated and comprehensively provided in accordance with policy 3.6 of the London Plan policy SP02 of the Core Strategy and policy HSG7 of the Interim Planning Guidance (2007), and DM4, DM8, DM10, DM12 of the Managing Development DPD.

- N28. Prior to the commencement of Phase 4, full particulars of the car club service, allocation of vehicular spaces to be made available for such use within this Phase and the management and maintenance of such spaces shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in accordance with the particulars so approved. Thereafter, the car club spaces shall be managed and maintained in accordance with the approved particulars (and in accordance with the Estate Management Plan approved under Condition N17).

Reason: To encourage the provision of more sustainable forms of transport other than private vehicular trips in accordance with policy SP09 of the Core Strategy, and DM22 of the Managing Development DPD.

- N29. Full particulars of the Ecological Area in Phase 4 shall be submitted to the Local Planning Authority for approval prior to the commencement of Phase 4. The Ecological Area shall not be constructed otherwise than in accordance with the approved details.

The Ecological Area shall be completed and made available for use prior to the occupation of Building W04 and commencement of W13 above 6.00 AOD.

Reason: To maintain and enhance the ecological value of the site in accordance with the results of the Environmental Statement and policy 7.19 of the London Plan, policy SP04 of the Core Strategy, policy DEV57 of the Unitary Development Plan 1998, and DM11 DM12 of the Managing Development DPD.

- N30. Prior to the commencement of Phase 1, details of a Sustainability Scheme shall be submitted to and approved in writing by the local planning authority and must follow the appropriate guidance and methodology, relevant at the time of the application. The scheme shall demonstrate that Be Lean, Be Clean and Be Green measures have been maximised. The scheme shall detail energy calculations, demonstrating the development achieves a minimum reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations.

The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have

been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Dwelling Emission Rate (DER).

(b) The proposed space heating, hot-water and cooling systems including evidence to demonstrate they have been chosen to minimise CO2 emissions.

(c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented prior to the first occupation of the building and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

Building W04

- O1. Reserved matters for Building W04 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W04 is commenced and Building W04 shall not be carried out otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- O2. Prior to commencement of Building W04, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W04 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- O3. Prior to the commencement of Building W04, samples and full particulars of all of the external materials proposed for Building W04 shall be submitted to and approved in writing by the Local Planning Authority. Building W04 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in

accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007): Core Strategy and Development Control.

- O4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local planning Authority prior to the commencement of Building W04. Building W04 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- O5. Where Building W04 is to be developed with separate systems of drainage for foul and surface water, Building W04 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W04 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- O6. Building W04 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W04.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- O7. Building W04 shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W04 and W04. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W04 is in accordance with the policies at the time of the subsequent application.

Building W04 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011

- O8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W04 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W04. Building W04 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to

improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy.

- O9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W04 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of building W04.

Building W04 shall not be carried out other than in accordance with the approved details and no part of Building W04 shall be occupied until such part of building W04 has been completed in accordance with the approved details. Thereafter, the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007).

- O10. Prior to commencement of Building W04, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W04 of the development meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W04 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007).

- O11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for Building W04 of the development, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W04.

Building W04 shall not be occupied unless the approved equipment has been installed in accordance with the approved details and the means of ventilation and extraction shall be operated as approved. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007).

- O12. Prior to the commencement of Building W04, full particulars of the renewable energy

measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W04 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- O13. Prior to the commencement of Building W04, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority. The CHP plant shall be installed in accordance with the approved details prior to occupation of Buildings W04 and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011

- O14. Unless otherwise agreed, prior to the commencement of Building W04, details of the proposed community uses (including shop fronts details and operating hours) shall be submitted to and approved in writing by the Local Planning Authority. Building W04 shall not be constructed or occupied otherwise than in accordance with the particulars so approved.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007)..

- O15. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W04 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W04.

Building W04 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998).

Building W05

- P1. Reserved matters for Building W05 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the Local Planning Authority before Building W05 is commenced and Building W05 shall not be carried out otherwise than

in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- P2. Prior to commencement of Building W05, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of building W05 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- P3. Prior to the commencement of Building W05, samples and full particulars of all of the external materials proposed for Building W05 shall be submitted to and approved in writing by the Local Planning Authority. Building W05 shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007): Core Strategy and Development Control.

- P4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local planning Authority prior to the commencement of Building W05. Building W05 shall not be occupied until the bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- P5. Where Building W05 is to be developed with separate systems of drainage for foul and surface water, Building W05 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W05 shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- P6. Building W05 shall not be occupied until details of a flood warning system have been

submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W05.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- P7. Building W05 shall achieve a BREEAM 'excellent' rating as a minimum, unless otherwise agreed in writing by the Local Planning Authority. A report demonstrating compliance with this requirement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W05. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate Building W05 is in accordance with the policies at the time of the subsequent application.

Building W05 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011.

- P8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W05 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W05. Building W05 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- P9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W05 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W05.

Building W05 shall not be carried out other than in accordance with the approved details and no part of Building W05 shall be occupied until such part of Building W05 has been completed in accordance with the approved details. Thereafter the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed and used in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM25 of the Managing Development DPD.

- P10. Prior to commencement of Building W05, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W05 meets the requirements of "Secured

by Design” and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W05 and maintained thereafter, unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007).

- P11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for Building W05, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W05.

Building W05 shall not be occupied unless the approved equipment has been installed in accordance with the approved details. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007) and DM24, DM25 of the Managing Development DPD.

- P12. Prior to the commencement of Building W05, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W05 shall not be constructed otherwise than in accordance with the details thus approved.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- P13. Prior to the commencement of Building W05, details of the sizing of the CHP plant proposed (which shall be sized to minimise carbon dioxide emissions) shall be submitted to and approved in writing by the Local Planning Authority. The CHP plant shall be installed in accordance with the approved details prior to occupation of Buildings W05 and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

P14. The reserved matters application in relation to Building W05 under Condition P1 shall be accompanied by full details for the written approval of must the Local Planning Authority of proposed measures to mitigate any potential privacy issues and overlooking which may arise from the proximity with W07D. Building W05 shall not be constructed otherwise than in accordance with the approved details and the Design Guidelines.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP02, SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25 of the Managing Development DPD.

P15. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W05 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W05.

Building W05 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25, DM26 of the Managing Development DPD.

Building W07D

Q1. Reserved matters for Building W07D comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the local planning authority before Building W07D is commenced and building W07D shall not be carried out otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the development.

Q2. Prior to commencement of Building W07D, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:

- details of entry systems and the location, number and size of lifts;
- way-finding systems (signage); and
- details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W07D is occupied.

Reason: To ensure provision is made for disabled people in accordance with Policy 7.2 of the London Plan and policy SP10 of the Core Strategy.

Q3. Prior to the commencement of Building W07D, samples and full particulars of all of the external materials proposed for Building W07D shall be submitted to and approved in writing

by the Local Planning Authority. Building W07D shall not be constructed otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24 of the Managing Development DPD.

- Q4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07D. Building W07D shall not be occupied until bicycle parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- Q5. Where Building W07D is to be developed with separate systems of drainage for foul and surface water, Building W07D shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W07D shall not be constructed otherwise than in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- Q6. Building W07D shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W07D.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- Q7. Prior to the commencement of Building W07D, details of a Code for Sustainable Homes pre-assessment, where the development shall seek to achieve a Code Level 4 rating, has been submitted to and approved in writing by the local planning authority. This pre-assessment will demonstrate accordance with the policies at the time of the subsequent reserved matters application.

The measures approved in the pre-assessment shall be implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- Q8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W07D shall be submitted to and approved in writing by the Local Planning Authority prior to the

commencement of Building W07D. Building W07D shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- Q9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W07D shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07D.

Building W07D shall not be carried out other than in accordance with the approved details and no part of Building W07D shall be occupied until such part of the Building W07D has been completed in accordance with the approved details. Thereafter the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed and used in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM25 and DM14 of the Managing Development DPD.

- Q10. Prior to commencement of Building W07D, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W07D of the development meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W05 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- Q11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for use classes A3 – A5 for Building W07D, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W07D.

Building W07D shall not be occupied unless the approved equipment has been installed in accordance with the approved details. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to

safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM25 of the Managing Development DPD.

- Q12. Prior to the commencement of Building W07D, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning authority.

Building W07D shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

The reserved matters application for Building W07D under Condition Q1 shall be accompanied by full particulars for approval in writing by the Local planning Authority to ensure all residential units in Building W08 meet the minimum space standards set out in Table 3.3 of the London Plan, that there will be no single aspect units in areas that fall within Noise Exposure Category C or D and will meet the other Housing Design Guide standards as far as is practicable. In addition GLA must be consulted on this reserved matters application in this regard.

Reason: to ensure compliance with London Plan policy 3.5 and Core Strategy policy SP02 and DM4 of the Managing Development DPD which seek quality in the design of new housing development.

- Q13. a) No development of Building W07D shall take place until a scheme detailing how each approved dwelling will comply with lifetime homes standards has been submitted to and approved in writing by the Local Planning Authority.

b) The lifetime homes standards shall be in accordance with 'Meeting Part M and Designing Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and shall include a statement setting out how the standards have been met and, if necessary to depart or modify the standards, a justification and explanation of how the aims of the standard are still achieved.

c) The development shall be carried out in accordance with the approved lifetime homes standards and retained thereafter, unless a variation is agreed in writing by the Local Planning Authority.

d) Prior to the first occupation of any residential unit hereby permitted, a statement setting out that it has been built in accordance with the lifetime homes standards approved by the Local Planning Authority shall be submitted to the Local Planning Authority.

Reason: To ensure the provision of accessible housing in accordance with the requirements of Tower Hamlets Core Strategy policy SP02(6), and DM4 of the Managing Development DPD.

Q14. The reserved matters application for Building W07D under condition Q1 shall be accompanied by full particulars for approval in writing by the Local Planning Authority of the measures to be implemented to ensure habitable rooms along the northern façade of Building W07D seek to achieve the minimum ADF daylight criteria within the BRE 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' document.

Building W07D shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the Development is designed to maximise access to sunlight and daylight in accordance with policy SP02, SP10 of the Core Strategy, DEV2 of the Unitary Development Plan (1998) and DEV1 of the Interim Planning Guidance (2007), and DM4 of the Managing Development DPD.

Q15. The reserved matters application under Condition Q1 shall be accompanied by full details for the written approval of the Local Planning Authority of proposed measures to mitigate any potential privacy issues and overlooking which may arise from the proximity of Building W07D to Building W05. Building W07D shall not be constructed otherwise than in accordance with the approved details and the Design Guidelines.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP02, SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25 of the Managing Development DPD.

Q16. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W07D and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W07D.

Building W07D shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM25-26 of the Managing Development DPD.

Q17. Prior to commencement of Building W07D, and in accordance with Condition Q1, the Affordable Housing Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Affordable Housing Units shall be provided in accordance with the Affordable Housing Plan and the Affordable Housing Scheme.

Reason: To ensure the Development is carried out in accordance with the sequencing/ phasing and to ensure the Affordable Housing is properly co-ordinated and comprehensively provided within the built development in accordance with policies 3.8-12 of the London Plan and policies SP02 of the Core Strategy, and DM3, DM4 of the Managing Development DPD.

Q18. Prior to commencement of Building W07D, and in accordance with Condition Q1, a statement (and where appropriate supporting documents) shall be submitted to an approved by the Local Planning Authority demonstrating that the level of Private Residential Amenity Space to be provided seeks to comply (both in quantitative and qualitative terms) with the applicable planning policies (i.e. the relevant Development Plan) relating to the provision of Private Residential Amenity Space.

If the provision of Private Residential Amenity Space does not accord with applicable planning policies, a statement (and where appropriate supporting documents) justifying any departure from such policies shall be submitted to and approved in writing by the Local Planning Authority.

Building W07D shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the development makes adequate provision for housing amenity space for new homes in accordance with SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007), and DM4 of the Managing Development DPD.

Building W13

- R1. Reserved matters for Building W13 comprising Scale, Appearance and Landscaping (as defined by the Town and Country Planning (General Development Procedure) Order 1995, (as amended) shall be submitted to and approved in writing by the local planning authority before Building W13 is commenced and Building W13 shall not be carried out otherwise than in accordance with the particulars so approved.

Reason: The application is submitted in outline only and the matters reserved are material to the acceptability of the Development.

- R2. Prior to commencement of Building W13, a detailed access statement shall be submitted to and approved in writing by the Local Planning Authority. The detailed access statement shall contain full particulars and detailed drawings showing the means of access and egress of the building suitable for people of disabilities, and measures to ensure ability to move freely within the site, including, but not limited to:
- details of entry systems and the location, number and size of lifts;
 - way-finding systems (signage); and
 - details of colour and contrast of fixtures and fittings, and colour and contrast of relevant signage.

The approved scheme shall be implemented before any part of Building W13 is occupied.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy 7.2 of the London Plan and policy SP02 of the Core Strategy, and DM23 of the Managing Development DPD.

- R3. Prior to the commencement of Building W13, samples and full particulars of all of the external materials proposed for Building W13 shall be submitted to and approved in writing by the Local Planning Authority. Building W13 shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory in accordance with SP10 of the Core Strategy, saved policies DEV1, and DEV2 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM24, DM27 of the Managing Development DPD.

- R4. Full details of the bicycle parking accommodation, identifying both design and location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W13. Building W13 shall not be occupied until the bicycle

parking accommodation has been provided in accordance with the approved details. Thereafter, the bicycle parking accommodation shall be permanently retained for such use, unless otherwise agreed in writing by the Local planning Authority.

Reason: To ensure the permanent retention of parking spaces for the occupiers and users of this development in accordance with London Plan policy 6.13 and Table 6.2 of the London Plan, and DM22 of the Managing Development DPD.

- R5. Where Building W13 is to be developed with separate systems of drainage for foul and surface water, Building W13 shall not be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Building W13 shall not be constructed otherwise in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12, policies U2 and U3 of the Unitary Development Plan 1998 and policy SP04 of the Core Strategy.

- R6. Building W13 shall not be occupied until details of a flood warning system have been submitted to and approved in writing by the Local Planning Authority. The approved flood warning system shall be in operation at all times following first occupation of Building W13.

Reason: To safeguard London's resilience and ability to cope with emergencies and to preserve human life, the environment and prevent the increased risk of flooding and to prevent the pollution of the water environment in accordance with London Plan policy 5.12 and 7.13, policies U2 and U3 of the Unitary Development Plan 1998 and policies SP04 of the Core Strategy.

- R7. Prior to the commencement of Building W13 details of a Code for Sustainable Homes pre-assessment, where the development shall seek to achieve a Code Level 4 rating, has been submitted to and approved in writing by the local planning authority. This pre-assessment will demonstrate accordance with the policies at the time of the subsequent reserved matters application.

The measures approved in the pre-assessment shall be implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

- R8. Full particulars of 'green' and/or 'brown' roofs to be provided on Building W13 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W13. Building W13 shall not be constructed otherwise than in accordance with the particulars so approved.

Reason: To enhance the ecological value of the site, provide for sustainable drainage and to improve the appearance of the building in accordance with the results of the Environmental Statement and policies 5.10, 5.11 and 5.13 of the London Plan, and policy SP04 of the Core Strategy, and DM11 of the Managing Development DPD.

- R9. A Resource and Waste Management Plan detailing the design, materials, access, collection and management arrangements of the refuse and recycling storage for Building W13 shall be submitted to and approved in writing by the Local Planning Authority prior to the

commencement of Building W13.

Building W13 shall not be carried out other than in accordance with the approved details and no part of Building W13 shall be occupied until such part of Building W13 has been completed in accordance with the approved details. Thereafter the works, facilities and arrangements in relation to refuse and recycling shall be permanently retained, used and managed and used in accordance with the approved Resource and Waste Management Plan.

Reason: To protect the amenity of future occupiers and ensure adequate provision for the storage, recycling, collection and management of refuse, in accordance with Core Strategy policy SP05 and policy DEV55 of the adopted Unitary Development Plan 1998 and policies DEV5 and DEV15 of the Interim Planning Guidance (October 2007), and DM14 and DM25 of the Managing Development DPD.

- R10. Prior to commencement of Building W13, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority.

This scheme shall include details of how Building W13 meets the requirements of "Secured by Design" and shall provide details of security management measures. The approved security management scheme shall be implemented upon first occupation of Building W13 and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Development is designed to maximise safety and security to meet the requirements of London Plan policy 7.3, Core Strategy policy SP10 and DEV1 of the Unitary Development Plan (1998) and DEV4 of the Interim Planning Guidance (2007), and DM23 of the Managing Development DPD.

- R11. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, for use classes A3 – A5 for Building W13, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance, finish and acoustic performance shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of Building W13.

Building W13 shall not be occupied unless the approved equipment has been installed in accordance with the approved details. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the unit in question. No further external equipment or plant may be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory, and to safeguard the amenity of the future occupiers and adjoining properties in accordance with SP10 of the Core Strategy, saved policies DEV1, DEV2, DEV50 and HSG15 of the Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Interim Planning Guidance (2007), and DM25 of the Managing Development DPD.

- R12. Prior to the commencement of Building W13, full particulars of the renewable energy measures and carbon emission reductions proposed within the Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This report shall include a detailed 'energy strategy' and 'sustainability statement' to demonstrate accordance with the policies at the time of application and be approved in writing by the local planning

authority.

Building W07B shall not be occupied unless the measures have been implemented in accordance with the approved details.

Reason: To ensure a reduction carbon dioxide emissions in accordance with the requirements of policy SP11 of the Tower Hamlets Core Strategy 2010 and policies 5.2 and 5.3 of the London Plan (Spatial Development Strategy for Greater London) 2011, and DM29 of the Managing Development DPD.

R13. The reserved matters application for Building W13 under Condition L1 shall be accompanied by full particulars for approval in writing by the Local planning Authority to ensure all residential units in Building W13 meet the minimum space standards set out in Table 3.3 of the London Plan, that there will be no single aspect units in areas that fall within Noise Exposure Category C or D and will meet the other Housing Design Guide standards as far as is practicable. In addition GLA must be consulted on this reserved matters application in this regard.

Reason: to ensure compliance with London Plan policy 3.5 and Core Strategy policy SP02 and DM4 of the Managing Development DPD which seek quality in the design of new housing development.

R14. a) No development of Building W13 shall take place until a scheme detailing how each approved dwelling will comply with lifetime homes standards has been submitted to and approved in writing by the Local Planning Authority.

b) The lifetime homes standards shall be in accordance with 'Meeting Part M and Designing Lifetime Homes' published in 1999 (or the latest edition thereof) by the Joseph Rowntree Foundation and shall include a statement setting out how the standards have been met and, if necessary to depart or modify the standards, a justification and explanation of how the aims of the standard are still achieved.

c) The development shall be carried out in accordance with the approved lifetime homes standards and retained thereafter, unless a variation is agreed in writing by the Local Planning Authority.

d) Prior to the first occupation of any residential unit hereby permitted, a statement setting out that it has been built in accordance with the lifetime homes standards approved by the Local Planning Authority shall be submitted to the Local Planning Authority.

Reason: To ensure the provision of accessible housing in accordance with the requirements of Tower Hamlets Core Strategy policy SP02(6), and DM4 of the Managing Development DPD.

R15. A detailed Wind Microclimate Assessment, addressing the comprehensive operational environment for Building W13 and any mitigation measures, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of Building W13.

Building W13 shall not be carried out otherwise than in accordance the particulars so approved and in accordance with the approved site-wide Wind Microclimate Strategy.

Reason: To safeguard the amenity of future and neighbouring occupiers and the surrounding area generally in accordance with London Plan policy 7.7 and policy SP10 of the Core

Strategy, and meet the requirements of policies DEV2, DEV50 and HSG15 of the Council's Unitary Development Plan (1998), and DM24, DM25, DM26 of the Managing Development DPD.

- R16. Prior to commencement of Building W13, and in accordance with Condition R1, a statement (and where appropriate supporting documents) shall be submitted to and approved by the Local Planning Authority demonstrating that the level of Private Residential Amenity Space to be provided seeks to comply (both in quantitative and qualitative terms) with the applicable planning policies (i.e. the relevant Development Plan) relating to the provision of Private Residential Amenity Space.

If the provision of Private Residential Amenity Space does not accord with applicable planning policies, a statement (and where appropriate supporting documents) justifying any departure from such policies shall be submitted to and approved in writing by the Local Planning Authority.

Building W13 shall not be constructed otherwise than in accordance the particulars so approved.

Reason: To ensure that the development makes adequate provision for housing amenity space for new homes in accordance with SP02 of the Core Strategy, policy HSG16 of the Unitary Development Plan (1998) and HSG7 of the Interim Planning Guidance (2007), and DM4 of the Managing Development DPD.

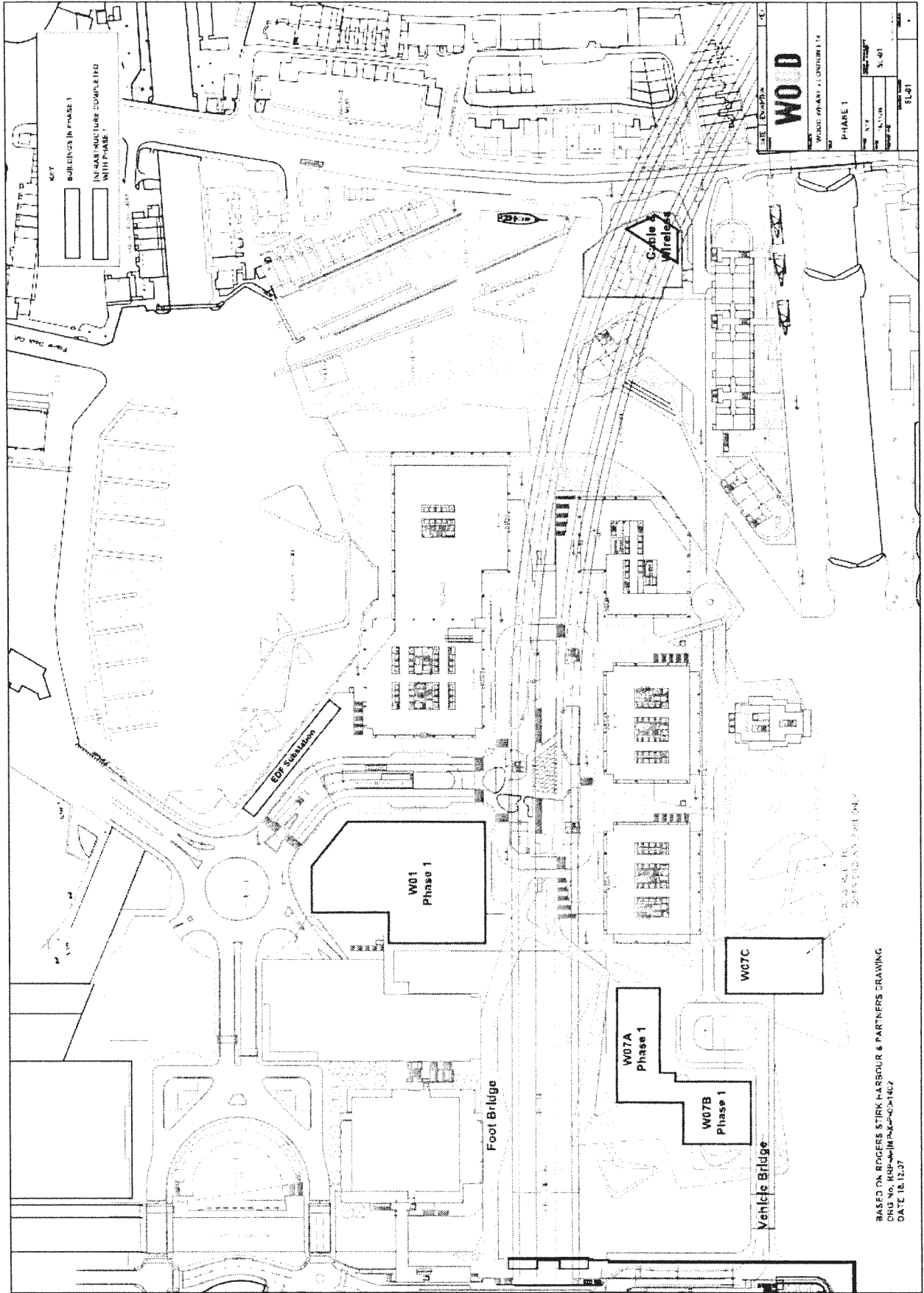
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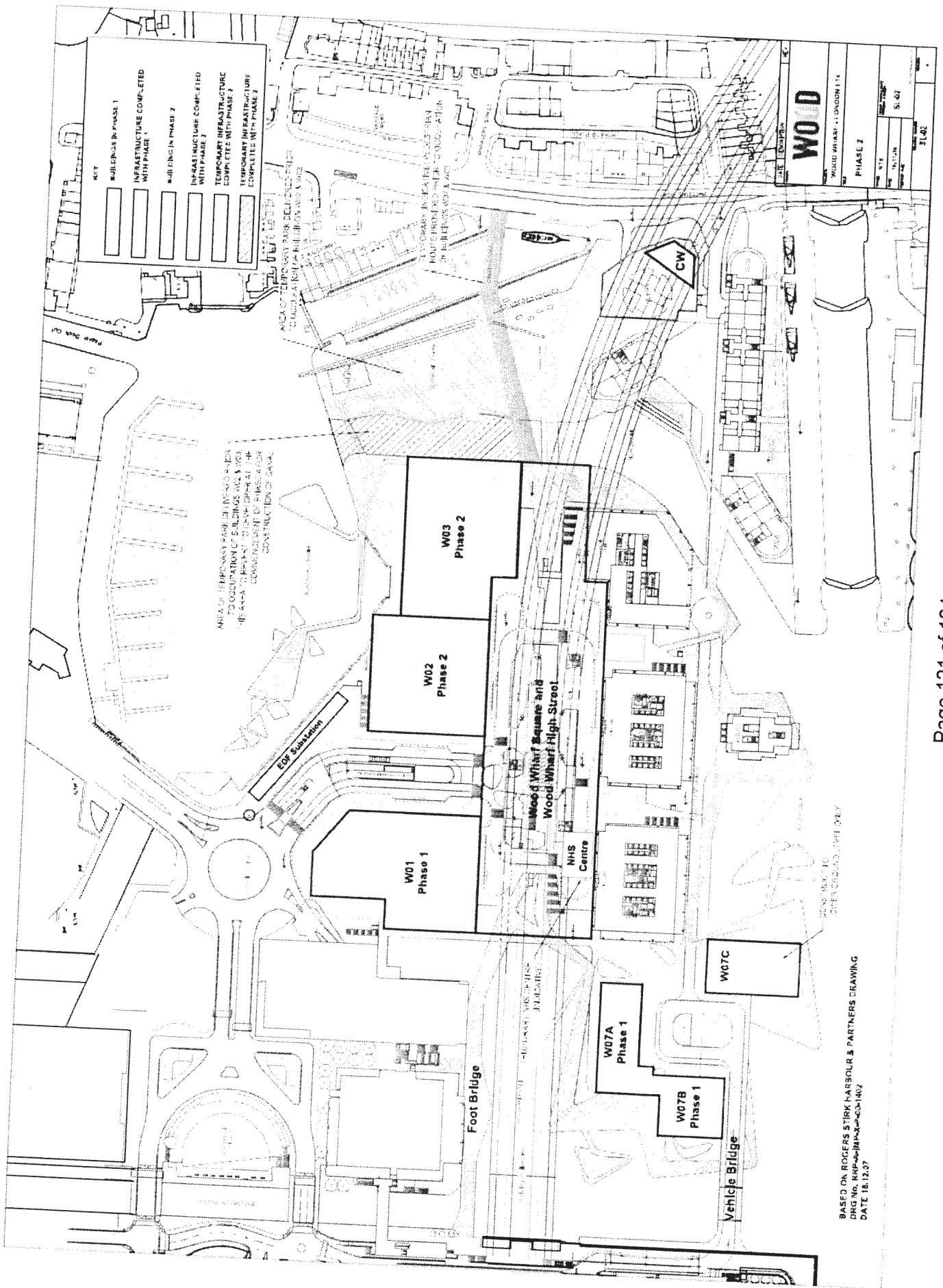
1. This permission is subject to a planning obligation agreement made under Section 106 of the Town and Country Planning Act 1990.
2. You are advised of the need for an agreement under Section 278 of the Highways Act. You are advised to contact the Councils Highways Development Department regarding the preparation of the agreement at Mulberry Place (AH), 4th Floor, PO Box 55739, 5 Clove Crescent, E14 1BY.
3. During the course of site works and until the completion of the Development a notice board should be affixed on the hoarding of the site in a prominent position specifying the name, address and telephone number of the Contractor including an emergency number. This is to allow direct communication between the Council and Contractor in respect of vandalism, outbreak of fire etc., as well as ensuring the appropriate and expeditious discharge of the conditions of the planning permission.
4. With regard to water and sewerage infrastructure, please contact Thames Water Development Services on Telephone No: 0845 850 2777 for further information.
5. With regards to the archaeology conditions, please consult the Greater London Archaeology Service, English Heritage, 1 Waterhouse Square, 138-143 Holborn, London EC1N 2ST Tel. 020 7973 3000.
6. This planning consent does not comprise permission for the indicative moored vessel locations and a separate planning application is required where proposed.
7. With regard to the Code of Construction Practice, discuss this with Council's Environmental Health Department at Mulberry Place (AH), 4th Floor, PO Box 55739, 5 Clove Crescent, E14 1BY.
8. The aircraft obstacle lighting should be steady red lights of medium intensity and advice should be sought from London City Airport at the appropriate stage to determine the location and the number of lights to be fitted.
9. In the event that during construction, craneage or scaffolding is required at a higher elevation than that of the planned development, then their use must be subject to separate consultation with London City Airport.
10. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. From April 2009 a licence to transfer water may also be required. Contact National Customer Contact Centre on 08708 506506 for further details.
11. Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:
 - I. Duty of Care Regulations 1991
 - II. Hazardous Waste (England and Wales) Regulations 2005
 - III. Waste Management Licensing Regulations 1994 (as amended)
 - IV. Pollution Prevention and Control Regulations (England and Wales) 2000
 - V. Landfill (England and Wales) Regulations 2002

12. In accordance with Section 34 of the Environmental Protection Act and the Duty of Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Waste must be removed by a registered carrier and disposed of at an appropriate waste management licensed facility following the waste transfer or consignment note system, whichever is appropriate.
13. Under the terms of the Water Resources Act 1991 as amended by the Water Act 2003, an abstraction licence will normally be required from the Environment Agency for the abstraction (removal) of water (even temporarily) from any inland waters (rivers, streams, ditches, lakes, etc.) or underground strata (e.g. from a well, borehole or catchpit). The granting of a licence will be dependent on the availability of water resources locally and on the acceptability of any resulting impact on the environment and existing protected rights.
14. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 16 metres of the brink of a flood defence structure. Contact Neli Tomanova of the Environment Agency on 02070914017 for further details.
15. You are requested to contact PC Mark Jones, Crime Prevention Design Advisor, Mulberry Place (AH), PO Box 55739, London E14 regarding secure by design matters
16. In relation to Condition I1, the Greater London Authority's Planning Decisions Unit should be consulted with particular reference to the reserved matter application for the open space area between Buildings W09 and W13.
17. In relation to Condition N29, English Heritage and the Environment Agency should be consulted.
18. Pursuant to advice from the Greater London Authority, the development should seek to exceed Part L of the 2006 Building Regulations.

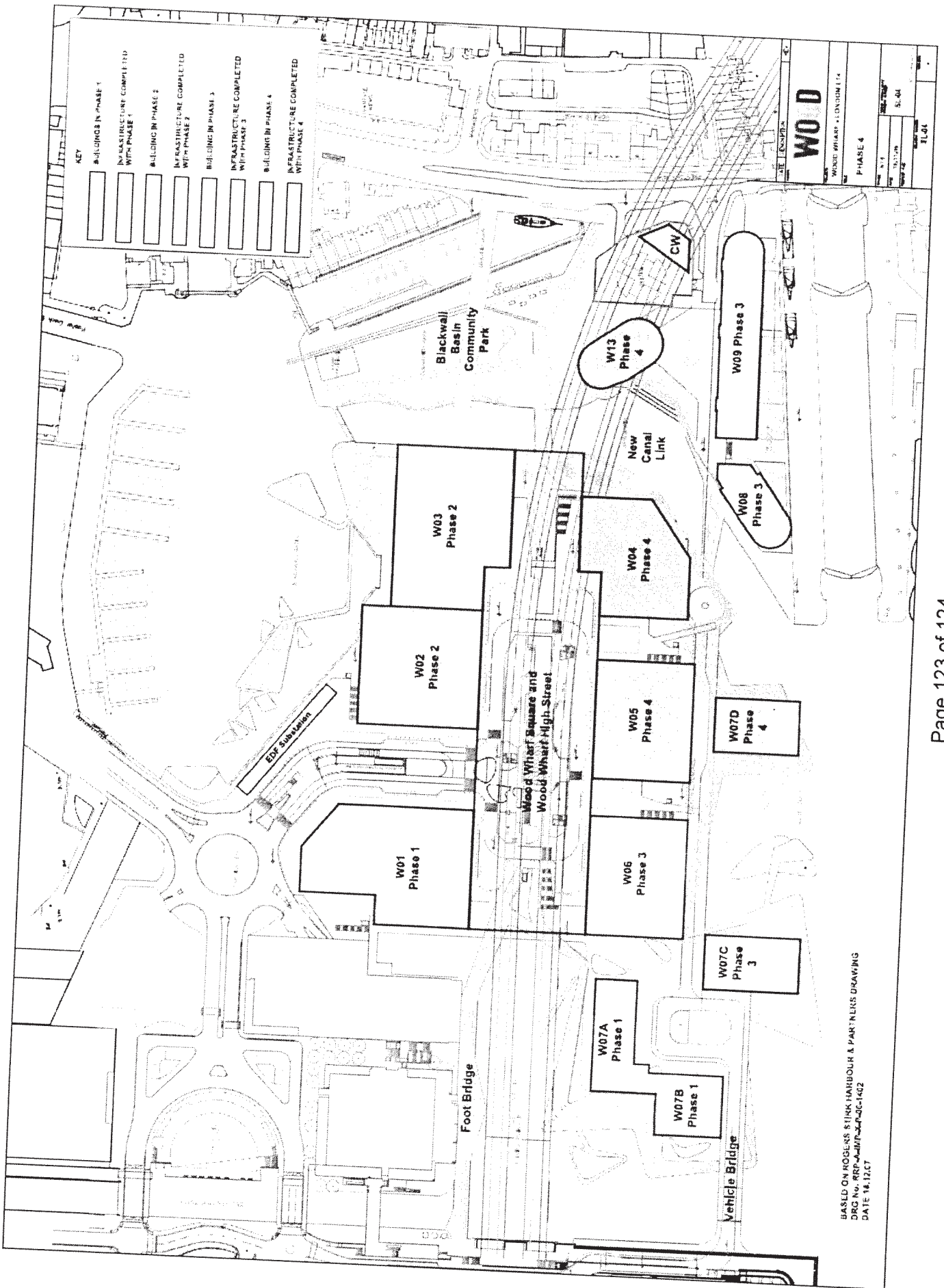
ANNEXURES

Phasing Plan





BASED ON ROGERS STIRK HARBOUR & PARTNERS DRAWING
 DRG NO. RHP-001-01-001-001
 DATE 18.12.07



BASED ON ROGERS & LINK HARBOUR & PARTNERS DRAWING
 DRG No. R02-1417-01-142
 DATE 14.12.17

Illustrative Plan 2B

