

APPENDIX 1
216991FULR3 Land south of Park Avenue, Southall
Conditions and Informatives

1. Time Compliance.

Development shall commence no later than 3 years following the date of grant of this permission.

Reason: To comply with s91 of the Town and Country Planning Act 1990.

2. Approved Plans and Supporting Documents/Reports

Drawings

Planning drawings: Refer to Planning Drawings Issue Sheet 165/755.10.01 - Planning Issue

SPA-LUK-ZZ-00-DR-40042DA Rev A - Electric Vehicle Charging Points Provision
SPA-TMN-ZZ-00-DR-L-92005 P1 – Full Site Planting Strategy
SPA-MLUK-A-SK-220307-101 Proposed Phasing Plan
SPA-TMN-ZZ-00-DR-L-020000 P3 – Landscape Levels
SPA-TMN-ZZ-00-DR-L-020001 P3 – Landscape Levels
SPA-TMN-ZZ-00-DR-L-030000 P3 - Landscape Paving Edging GA 01
SPA-TMN-ZZ-00-DR-L-030001 P3 - Landscape Paving Edging GA 01
SPA-TMN-ZZ-00-DR-L-030002 P3 – Landscape Furniture GA 01
SPA-TMN-ZZ-00-DR-L-030003 P3 – Landscape Furniture GA 01
SPA-TMN-ZZ-00-DR-L-910000 P3- Landscape Topsoil Plan 01
SPA-TMN-ZZ-00-DR-L-910001 P3- Landscape Topsoil Plan 01
SPA-TMN-ZZ-00-DR-L-920000 P3 - Tree Planting Strategy 01
SPA-TMN-ZZ-00-DR-L-920003 P3 - Tree Planting Strategy 01
SPA-TMN-ZZ-00-DR-L-920004 P3 - Tree Planting Strategy 01
SPA-TMN-ZZ-ZZ-DR-L-020000 P3 - Terrace Landscape Levels 01
SPA-TMN-ZZ-ZZ-DR-L-030000 P3 – Hard Landscaping GA
SPA-TMN-ZZ-ZZ-DR-L-910000 P3- Topsoil Plan 01
SPA-TMN-ZZ-ZZ-DR-L-920001 P3- Landscape Planting Strategy
SPA-TMN-ZZ-ZZ-DR-L-920002 P3- Landscape Planting Strategy

Schedule

SPA-MLUK-ZZ-ZZ-SA-A-8001 REV P06 – Unit Schedule
SPA-MLUK-ZZ-SA-A-800003 Rev P05- Area Schedule

Reports

- i. Landscaping Statement (Dec 2021) prepared by Turkington Martin
- ii. Design and Access Statement Rev W3 (Dec 2021) prepared by Gort Scott and Maccreanor Lavington
- iii. Statement of Community Involvement (Dec 2021) prepared by Thorncliffe
- iv. Financial Viability Assessment (Dec 2021) prepared by Savills
- v. Daylight/Sunlight Assessment (Dec 2021) prepared by EB7
- vi. Planning Statement (Dec 2021) prepared by Stantec
- vii. Land Contamination Desk Study Report (Sept 2021) prepared by GEA Limited
- viii. Preliminary UXO Risk Assessment (10.08.21) prepared by 1st Line Defence
- ix. Aviation Assessment V2 (Dec 2021) prepared by Osprey CSL
- x. Regeneration Statement (Dec 2021) prepared by PA Housing
- xi. Acoustic Assessment Rev 01 (Dec 2021) prepared by Hoare Lea
- xii. Air Quality Assessment (Dec 2021) prepared by Air Quality Consultants
- xiii. Preliminary Ecological Assessment Rev 3.0 (Dec 2021) prepared by The Environment Partnership
- xiv. Flood Risk Assessment and Drainage Strategy PO2 (Dec 2021) prepared by Eckersley O'Callaghan

- xv. Pedestrian Wind Environment Statement Rev 2 (Dec 2021) prepared by Windtech Global
- xvi. Utility and Energy infrastructure Report Rev 01 (Dec 2021) prepared by Hoare Lea
- xvii. Construction Environmental Plan P2(Nov 2021) prepared by Campbell Reith
- xviii. Site Waste Management Plan (Dec 2021) prepared by Campbell Reith
- xix. Financial Viability Assessment Report (Dec 2021) prepared by Savills
- xx. Townscape and Visual Appraisal V4.0 (Feb 2022) prepared by The Environment Partnership
- xxi. Bird Hazard Management Plan V 2.0 (Mar 2022) prepared by The Environment Partnership
- xxii. Planning Clarifications Report (March 2022) prepared Gort Scott and Maccreanor Lavington
- xxiii. Landscaping Addendum Rev B (June 2022) prepared by Turkington Martin
- xxiv. Design and Access Statement Addendum (June 2022) prepared by Gort Scott and Maccreanor Lavington
- xxv. Planning Statement Addendum (June 2022) prepared by Stantec
- xxvi. Post Submission Statement of Community (June 2022) prepared by Thorncliffe
- xxvii. Addendum Financial Viability Assessment Report (July 2022) prepared by Savills
- xxviii. Daylight/Sunlight Assessment (June 2022) prepared by EB7
- xxix. Transport Assessment (June 2022) prepared by Markides Associates
- xxx. Framework Construction Logistics Plan (June 2022) by Markides Associates
- xxxi. Framework Residential Travel Plan (June 2022) by Markides Associates
- xxxii. Framework Delivery and Servicing Management Plan (June 2022) by Markides Associates
- xxxiii. Proposed Fire Safety Strategy (June 2022) prepared by M10 Fire
- xxxiv. Energy Strategy Rev 04 (June 2022) prepared by Hoare Lea
- xxxv. Whole Life Carbon Assessment Rev 02 (Dec 2021) prepared by Hoare Lea
- xxxvi. Sustainability Design and Construction Statement Rev 04 (June 2022) prepared by Hoare Lea
- xxxvii. Circular Economy Statement Rev 04 (June 2022) prepared by Hoare Lea
- xxxviii. Arboricultural Impact Assessment (June 2022) prepared by The Environment Partnership
- xxxix. Biodiversity Net Gain (BNG) Design Stage Report (June 2022) prepared by The Environment Partnership
- xl. Solar Glare (June 2022) assessment prepared by GIA
- xli. Tree Valuation and Mitigation Strategy Rev 2.0 (August 2022) prepared by The Environment Partnership
- xlii. Bat Survey Report (August 2022) prepared by The Environment Partnership
- xliii. Tree Strategy Note (17.08.22) prepared by Stantec
- xliv. Parking Technical Note (24.08.22) prepared by Markides
- xlv. Unit Mix Note (01.09.22) prepared by Stantec
- xlvi. Landscape Addendum RevB (09.09.22) by Turkington Martin

Reason: For the avoidance of doubt.

3. Quantum of Development

Unless otherwise agreed in writing, the quantum of development hereby permitted shall not exceed the following:

- a. 516 residential dwellings

- b. 1300sqm of Commercial, Business, Service and Community space (Class E and F2)

Reason: To ensure conformity with the submitted application and safeguard the retention of satisfactory commercial and community uses on the site.

4. Phasing Plan

Notwithstanding the submitted Phasing Plan, prior to commencement of the development hereby approved, a Phasing Plan shall be submitted to and approved by the Local Planning Authority. All development shall be carried out in the phases identified in the Phasing Plan unless otherwise agreed in writing with the Local Planning Authority. The approved Phasing Plan may be amended from time to time to reflect changes to the phasing of the development, subject to obtaining the prior written approval of the Local Planning Authority.

Reason: To ensure the orderly and satisfactory development of the site, to assist in achieving the planning benefits of this regeneration scheme, whilst allowing sufficient flexibility to enable the development to be delivered in a satisfactory manner.

5. Temporary Arrangements

Prior to the commencement of each relevant phase (with the exception of demolition, site clearance and enabling works), details of any temporary arrangements and/or works relevant to that phase, such as boundary site hoardings, building and public realm interfaces or treatments, and any relevant temporary uses (as applicable), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To facilitate temporary arrangements during construction works without prejudice to the construction phasing and in the interests of the amenities of the area.

6. Business and Commercial Floorspace

Prior to first occupation of any Business or Commercial units within the relevant phase of the development hereby permitted, or in accordance with an alternative timetable that has been first submitted to and approved in writing by the Local Planning Authority, a marketing and letting strategy for the commercial space and a business plan in relation to any affordable workspace shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of Business or Commercial floorspace on the site in accordance with the Ealing Core Strategy and the London Plan.

7. Materials

Prior to substantial commencement of works on any part of any of the superstructures forming any phase of development, samples of all external materials shall be submitted to and approved in writing by the local planning authority in relation to that phase. The development shall thereafter be constructed in accordance with the approved materials and be retained as such.

Reason: To ensure that the materials harmonise with the surroundings in accordance with the Ealing Development Strategy and the Ealing Development Management Development Plan.

8. Solar Glare

Prior to commencement of works on any part of any of the superstructures forming that phase of development comprising Blocks A1 – A3 and facing south, measures, to include a Glare Assessment, to demonstrate that the design, materials and any coatings selected for the windows and cladding of Blocks A1 – A3, forming the part of the south facing elevation of the development, would not:

- a. have an adverse effect on the operation of rail services lying to the south of the site,
- b. the amenities of the area and the enjoyment by neighbouring residents of their homes,

shall be submitted to and approved in writing by the LPA. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings in accordance with the Ealing Development Strategy, the London Plan and the Ealing Development Management Development Plan Document.

9. Roof terrace/amenity space/balcony screens

Prior to the fitting out of the roof top amenity areas of any Phase of development hereby approved details of screening to the perimeters of each roof terrace amenity area and private balcony for that phase shall have been submitted to and approved by the local planning authority.

Reason: To safeguard the visual and residential amenities of neighbouring residents and of the area.

10. Masts and Aerials

No microwave masts, antennae or satellite dishes or any other such plant or equipment shall be installed on the exterior of the building, whether existing or approved, unless otherwise approved in writing by the local planning authority.

Reason: To safeguard the appearance and character of the new buildings in the interests of the amenities of the area.

11. Inclusive Access

A minimum of 10% of all new dwellings shall be constructed meet Building Regulations requirement M4(3) 'wheelchair user dwellings' (designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users). All other new dwellings shall be constructed to meet Building Regulations requirement M4(2) 'accessible and adaptable dwellings' and be permanently retained as such.

Reason: To comply with the London Plan.

12. Existing tree/shrub retention

No trees within the site that are shown to be retained in the TEP Arboricultural Impact Statement, December 2021 9104.003 Version 2.0 shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority. Any shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with shrubs or hedge plants or similar species capable of achieving a comparable size unless the Local Planning Authority gives written consent to any variation.

Unless the local planning authority has first given written consent to any variation, any tree marked on the Arboricultural Impact Statement as retained that is removed without consent, is dying or being severely damaged or becoming seriously diseased (i.e. a crown more than 50% sparse) within 5 years from the completion of the development hereby permitted shall be replaced with a tree of similar size and species reflecting the Capital Asset Valuation of Amenity Trees (CAVAT) (updated January 2020 or any subsequent update) value of the tree or, where appropriate, a proportion of its CAVAT value as a financial sum reflecting the removal or damage.

Reason: to secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

13. Arboricultural Method Statement

Notwithstanding the submitted details, no operations (including initial site clearance) shall commence on the relevant phase (where there are existing trees within or adjoining the phase) in connection with development hereby approved until a satisfactory scheme (Arboricultural Method Statement) for the protection of existing trees that are proposed to be retained within the boundary of that phase has been submitted to and its installation on site has been approved in writing by the local planning authority.

All protection measures must fully detail each phase of the development process, taking into account demolition/site clearance works, all construction works and hard and soft landscaping works. Details shall include the following:

- a. Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837*, with tree works proposals.
- b. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.
- c. A plan** detailing all trees for retention and removal.
- d. Outline programme and phasing of works.
- e. Site specific demolition and hard surface removal specifications.
- f. Means of construction of any foundations where located within, or adjacent to, the root protection areas of retained trees.
- g. Site specific construction specifications.
- h. A tree protection plan** in accordance with BS5837* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent and temporary hard surfaces.
- i. The RPAs of all existing trees will be a no dig zone. Within these zones only minor hand digging to 200mm will be permitted, and only with Arboricultural supervision. See Tree Protection Plan: Monitoring and Implementation.
- j. All hard surfaces beneath the existing (or proposed) tree canopies, or within the existing Root Protection Areas (RPAs), must be of permeable construction to ensure water and gaseous exchange with the underlying soils and tree root systems.

*Using the most recent revision of the Standard

** Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the local planning authority).

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed, and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees growing within or adjacent to the site that are of amenity value.

14. Tree Protection - Monitoring and Implementation

No operations (including initial site clearance) shall commence on the relevant phase (where there are existing trees within or adjoining the phase) of the development hereby approved until a suitable programme of monitoring of all approved tree protection measures for that particular phase has been submitted and approved by the local planning authority.

The monitoring programme shall include the following:

- a. Confirmation of who shall be the lead arboriculturist for the development.
- b. Confirmation of the Site Manager, key personnel, their key responsibilities, and contact details.
- c. Details of induction procedures for all personnel in relation to Arboricultural matters.
- d. A programme of events concerning the approved tree protection plans, including initial implementation of the protective measures, the final removal of the protective measures and any incursion/alterations to accommodate site specific construction/demolition procedures as approved in the Arboricultural Method Statement, and the level of supervision required.
- e. Procedures for dealing with variations or non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural

Method Statement.

- f. Agreements of when site monitoring will take place with the local Tree Officer either by site meetings or by some other pre-arranged agreement.
- g. Post development assessment of the retained and planted trees relating to construction relating activity and any necessary remedial action.

The programme of Arboricultural monitoring shall be taken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the local planning authority.

Reason: In order to safeguard trees considered to be worthy of retention in the interests of visual amenity.

15. Tree Planting

No development, other than site clearance and/or demolition, shall commence on a particular phase until a detailed scheme of new and replacement tree planting for that phase has been submitted to and approved in writing by the local planning authority. The scheme shall include the following comprehensive details of all trees to be planted in accordance with a first approved landscape plan under condition 17 of this permission:

- a. Full planting specification - Tree size, species and the numbers of trees.
- b. Positions of all proposed species.
- c. Comprehensive details of ground preparation.
- d. Staking/tying method(s).
- e. 2 year post planting maintenance schedule with an agreed inspection schedule.

All tree-planting shall be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development, unless agreed otherwise in writing by the Local Planning Authority. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well-formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees and Shrubs' and BS8545: 2014 or any subsequent revisions.

Any trees which within a period of 5 years from the completion of all tree planting die, are removed, uprooted or significantly damaged, become diseased or malformed shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the works are carried out as approved in the interests of the visual amenity of the area.

16. Landscaping and Management

Prior to the commencement of landscaping works for any particular phase, details of landscaping proposals to be comprised in a Landscape Management Plan for that phase, comprising:

- a. Soft and hard landscaping including tree planting,
- b. Boundary treatments,
- c. Green and Brown roof construction,
- d. Children's play areas including safety surfacing and
- e. equipment,
- f. Proposed ecological enhancements
- g. Public Realm

shall first be approved in writing with the local planning authority.

They shall be laid out and planted in accordance with the Management Plan prior to the first occupation of any dwelling and thereafter maintained. The completed landscaping shall thereafter be maintained and any trees or plants which within 5 years of planting, die, are removed or become seriously damaged or diseased shall be

replaced with others of the same size and species and in the same positions within the next planting season.

Reason: To ensure that the development is landscaped in the interests of the visual character and appearance of the area.

17. Bat Roosts

No demolition works in Phase 5 (Milan Road site, or as renumbered in the approved Phasing Plan for this area) shall take place until safe access has been provided to a licenced ecologist/ bat worker to assess the relevant building's internal spaces for evidence of bats. In the event that evidence is found the local planning authority shall be immediately notified and all work shall cease until measures, including surveys, mitigation and/or licencing, have been submitted to and agreed with the local planning authority to include as appropriate the installation of replacement roosts.

Reason: To safeguard bio-diversity interests and protected species.

18. Ecological Mitigation and Management

Prior to occupation of the relevant phase of development hereby approved, an Ecological Mitigation and Management Plan (EMMP) shall be submitted to and approved in writing by the Local Planning Authority showing the details of the mitigation and enhancement measures and their management including the installation of new biodiverse habitat, tree and shrub planting and installation of bird and bat boxes for that phase.

Reason: To comply with Council policy in the interests of ecological protection and enhancement.

19. Bird Hazard Management

Prior to the first occupation of the relevant phase, the development shall be carried out in accordance with the TEP Bird Hazard Management Plan Version 2.0 Dated 14/3/22 and shall thereafter maintained for the life of the development.

Reason: In the interests of aviation and public safety.

20. Renewable/Low Carbon (and CO₂) Energy

- a) Prior to construction completion and occupation, the development shall implement and maintain, and in the case of energy generation equipment confirm as operational, the approved measures to achieve an overall sitewide reduction in regulated CO₂ emissions against SAP10 standards of at least 64.76% (equating to 356 tonnes of CO₂ per year) beyond Building Regulations Part L 2013. These CO₂ savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by Hoare Lea in June 2022 (revision 4) including:
- i. Lean, passive design measures to achieve an annual reduction of at least 13.65% equating to at least 73.2 tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2013 for the residential development, and at least 28.29%, equating to at least 3.9 tonnes, over Part L 2013 for the non-residential space.
 - ii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of at least 62 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 50.74%, equating to 278.9 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2013.
 - iii. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pumps including the heat generation and the combined parasitic loads of the heat pumps.
- b) Prior to commencement of construction of each phase an Overheating and Cooling analysis report shall be submitted to the Council for approval. The dynamic analysis shall be assessed against the relevant CIBSE guidance including TM59 (domestic)

and/or TM52 (non-domestic) and modelled against the TM49 DSY1 (average summer) weather data file, as well as DSY2 (2003) and DSY3 (1976) data files for TM59 criteria (a) and (b). The Overheating/Cooling report shall propose active and passive measures to be incorporated into the development to minimise the risk of overheating and meet DSY1 modelling.

- c) Prior to Installation, details of the proposed PV and heat pump systems, and associated monitoring devices required to identify their performance for each phase, shall be submitted to the Council for approval. The details shall include the exact number of heat pump collectors, the heat pump thermal kilowatt output, heat output pipe diameter(s), parasitic load supply schematics, monthly energy demand profile, and the exact number of PV arrays, the kWp capacity of each array, the orientation, pitch and mounting of the panels, and the make and model of the panels. The name and contact details of the LZC installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.
- d) On completion of the installation of the LZC equipment copies of the MCS certificates and all relevant commissioning documentation for each phase shall be submitted to the Council.
- e) Within three months of the occupation/first-use of the development a two-page summary report prepared by a professionally accredited person comparing the “as built stage” TER to BER/DER figures against those in the final energy strategy along with the relevant Energy Performance Certificate(s) (EPC) and/or the Display Energy Certificate(s) (DEC's) shall be submitted to the Council for approval.

Reason: In the interest of addressing climate change and to secure environmentally sustainable development in accordance with policies SI2 and SI3 of the London Plan (2021), and the relevant guidance notes in the GLA Energy Assessment Guidance 2020, policies LV5.2 and 7A of Ealing’s Development Management DPD 2013, and policies 1.1(k) and 1.2(f) of Ealing’s Development (Core) Strategy 2012.

21. Post-construction energy equipment monitoring

In order to implement Ealing Council DPD policy E5.2.3 (post-construction energy equipment monitoring) London Plan policy SI2 (“be Seen”), the developer shall:

- a) Enter into a legal agreement with the Council to secure a S106 financial contribution for the post-construction monitoring of the renewable/low carbon technologies to be incorporated into the development and/or the energy use of the development as per energy and CO₂ Condition(s).
- b) Upon final construction of the development, or relevant phases of the development, and prior to occupation, the agreed suitable devices for monitoring the performance/efficiency (COP) of the heat pump systems and PV shall be installed. The monitored data shall be automatically submitted to the Council at daily intervals for a period of four years from occupation and full operation of the energy equipment. The installation of the monitoring devices and the submission and format of the data shall be carried out in accordance with the Council's approved specifications as indicated in the Automated Energy Monitoring Platform (AEMP) information document. The developer must contact the Council's chosen AEMP supplier (Emergence Ltd) on commencement of construction to facilitate the monitoring process.
- c) Upon final completion of the development and prior to occupation, the developer must submit to the Council proof of a contractual arrangement with a certified contractor that provides for the ongoing, commissioning, maintenance, and repair of the renewable/low-carbon energy equipment for a period of four years from the point that the building is occupied and the equipment fully operational.

Reason: To monitor the effectiveness and continued operation of the renewable/low carbon energy equipment to confirm compliance with energy policies and establish an in-situ evidence base on the performance of such equipment in accordance with London Plan policy, Ealing Development (Core) Strategy and Development Management DPD and (Best Practice) of the Mayor’s Sustainable Design and Construction SPG.

22. Post-construction energy use monitoring (“Be Seen”)

In order to demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects relevant to each appropriate phase of development comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

- a) Within four weeks of planning permission being issued by the Local Planning Authority, the Owner is required to submit to the GLA accurate and verified estimates of the ‘be seen’ energy performance indicators, as outlined in Chapter 3 ‘Planning stage’ of the GLA ‘Be seen’ energy monitoring guidance document, for the approved development. This should be submitted to the GLA’s monitoring portal in accordance with the ‘Be seen’ energy monitoring guidance.
- b) Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the ‘be seen’ energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 ‘As-built stage’ of the GLA ‘Be seen’ energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA’s monitoring portal. In consultation with the Council’s chosen Automated Energy Monitoring Platform provider the owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 ‘In-use stage’ of the GLA ‘Be seen’ energy monitoring guidance document.
- c) Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 ‘In-use stage’ of the GLA ‘Be seen’ energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA’s monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 ‘In-use stage’ of the GLA ‘Be Seen’ energy monitoring guidance document for at least five years.
- d) In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner should use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the ‘be seen’ spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures should be prepared and agreed with the Local Planning Authority. The measures approved by the Local Planning Authority should be implemented by the legal Owner as soon as reasonably practicable.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the ‘be seen’ post-construction monitoring requirement of the London Plan.

23. Sustainable Design and Construction

Prior to completion the sustainability measures detailed in the final approved Sustainability Strategy produced by Hoare Lea June 2022 (v4) shall be implemented and maintained. The measures shall meet the requirements of local and regional planning policies and be in line with the Mayor’s Sustainable Design and Construction SPG. The development shall be constructed in line with the approved energy and sustainability measures.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with the London Plan, Ealing Development Management DPD, Ealing Development (Core) Strategy and Mayor’s Sustainable Design and Construction SPG.

24. Floodlights, Security lights and Decorative External Lighting

Prior to installation on any relevant phase of the development, details of external artificial lighting shall be submitted to the local planning authority for approval in writing. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations for Environmental Zone 3 of the Institution of Lighting Professionals in the 'Guidance Note 01/20 For The Reduction Of Obtrusive Light'.

Details shall also be submitted for approval of measures to minimise the use/hours of lighting and prevent glare and sky glow by locating, aiming and shielding luminaires. The approved details shall be implemented prior to first occupation/use of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of residents and minimise impacts on adjacent land uses.

25. Internal Lighting (light pollution emitted through glazing/ membrane)

Prior to the installation of any internal lighting on any relevant phase of the development comprising the south-facing residential facades of Blocks A1 - A3, details shall be submitted to the Local Planning Authority for approval in consultation with Network Rail or another relevant Rail Operator, of suitable façade glazing, lighting periods for commercial uses and mitigation measures to minimise light pollution, glare and sky glow from internally transmitted or reflected artificial light, based on guidance by the Institution of Lighting Professionals. Approved details shall be implemented prior to first occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of residents and minimise impacts on adjacent Network Rail and other land uses.

26. Construction Logistics Plan (CLP) and Residential Travel Plan

Notwithstanding the submitted reports and information, prior to the commencement of any Phase of the development details of a:

- a. Construction Logistics Plan,
- b. Residential land use Travel Plan,

shall have been submitted to and approved by the local planning authority and such agreed measures shall be implemented prior to the first occupation of each Plot or Phase of the approved development and shall be retained thereafter.

Reason: To protect the amenity of local residents, to ensure adequate highway and site safety and to promote the use of modes of transport, other than the use of private motor vehicles, in accordance with the Ealing Development (Core) Strategy and the London Plan.

27 Community use or commercial land use Travel Plan

Notwithstanding the submitted reports and information, prior to the first occupation of each or any:

- a. community,
- b. commercial or
- c. business land use

of any Phase of the development details of a Travel Plan for each or any such use shall have been first submitted to and approved by the local planning authority and shall be retained thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: To protect the amenity of local residents, to ensure adequate highway and site safety and to promote the use of modes of transport, other than the use of private motor vehicles, in accordance with the Ealing Development (Core) Strategy and the London Plan.

28. Cycle Parking

Prior to the occupation of the relevant phase of the development hereby approved, details shall be submitted to and approved by the Council for that relevant phase in respect of:

- a. measures for cycle access where level changes are required,
- b. access from residential cores,
- c. security measures to prevent unauthorised access to stores,

The submitted details shall follow the London Cycle Design Standards.

The approved cycle parking spaces and access thereto shall be provided and maintained in accordance with the approved drawings. These facilities shall be provided prior to first use or occupation of the relevant phase of the development hereby approved and be maintained thereafter in association with the approved uses of the building.

Reason: To ensure that there is adequate provision for cycle parking within the site in accordance with the Ealing Development (Core) Strategy and the Ealing Development Management Development Plan Document.

29. Car Parking Management Plan

A. Prior to the occupation of the relevant phase of the development hereby approved, a Car Parking Management Strategy shall be submitted and approved in writing by the Local Planning Authority for that relevant phase. This Strategy shall detail the arrangements for management of:

- a. Visitor car parking
- b. Residential car parking
- c. Disabled persons/Blue Badge car parking
- d. Non-residential car parking

At no time shall the Disabled persons/Blue Badge car parking be used for any other purpose, including as parking by able persons or non-Blue Badge parking.

B. The Car Parking Management Strategy shall also include:

- a. Measures for preventing parking in undesignated places throughout the site;
- b. The provision of active Electric Vehicle Charging Points (EVCP) for a minimum of 20% of all public and private car parking spaces and all remaining spaces with passive provision and
- c. The safety and security measures to be incorporated within the development to ensure the safety of car parking areas. The car parking within a Phase shall be provided and managed in accordance with the approved strategy for that Phase for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: To provide adequate facilities for drivers, in accordance with the London Plan and Ealing Development (Core) Strategy.

30. Detailed Delivery and Servicing Plan (DSP)

Prior to occupation of each relevant phase of the development hereby approved, a Delivery and Servicing Plan (DSP) for the relevant component/ Phase detailing servicing arrangements, times and frequency and operational details, including swept path analysis, for each or any:

- d. community,
- e. commercial or
- f. business land use

shall be submitted to and approved in writing by the Local Planning Authority. The servicing of each component/ Phase shall be operated strictly in accordance with the details approved and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: To ensure a satisfactory standard of residential amenity is provided for future occupiers of the residential units located above the approved non-residential units.

31. Refuse Storage

The refuse and recycling storage enclosures hereby approved shall be laid out in accordance with the approved drawings and these areas shall not thereafter be obstructed or used for any other purpose.

Reason: In the interests of the adequate disposal, storage and collection of waste and recycling, to protect the living conditions of occupiers of the area and in the interests of highway and pedestrian safety.

32. Whole Life-Cycle Carbon Assessment

Once the as-built design of each relevant phase has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being first occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development shall submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment to the local planning authority in consultation with the GLA at: ZeroCarbonPlanning@london.gov.uk.

The owner should use the post construction tab of the GLAs WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed. The Development shall implement the measures identified in the WLC Assessment prepared by Hoare Lea in December 2021 (v2) or any later approved version, to achieve a total carbon emissions baseline scenario (over 60 years) of 966 KgCO₂e/m².

Reason: To assess and implement measures to minimise the carbon life-cycle of the development in accordance with the London Plan.

33. Circular Economy Statement (CES)

Prior to completion of construction of all phases of the approved development a Circular Economy Statement Post Completion Report should be completed in accordance with the GLA Circular Economy Statement Guidance (March 2022) (or equivalent alternative Guidance as may be adopted). This should be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Specific commitments detailed in the Circular Economy statement by Hoare Lea June 2022 (v4), or any later approved version, should be implemented including diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use and diverting the London Plan target of 65% of Operational Waste from landfill by 2030.

Reason: To demonstrate the development integrates Circular Economy principles in accordance with the London Plan.

34. Air Quality and Dust Management Plan (AQDMP)

Before the development of any Phase is commenced, an Air Quality and Dust Management Plan (AQDMP) shall be submitted for the approval of the local planning authority. The AQDMP will be based on the findings of Air Quality (Dust) Risk Assessment provided in the report titled "Air Quality Assessment: Land South of Park Avenue, Southall, Ealing" dated December 2021. The AQDMP will provide a scheme for air pollution mitigation measures based on the findings of the Air quality report.

The plan shall include:

- a) Dust Management Plan for Demolition Phase
- b) Dust Management Plan for Construction Phase

The applicant shall contact the council's pollution technical team about the installation of air quality monitors on site and provide direct access to monitoring data at all times for the duration of the project. The monitors shall be installed on site at least 4 weeks prior to any site clearance and demolition to provide baseline data and shall be maintained on site until first occupation of the development hereby approved. Direct access to monitoring data at all times will be provided.

The Air Quality Dust Management Plan shall be implemented on commencement of any and each phase of works on site and the site shall be managed in accordance with the approved plan for the duration of the construction.

Reason: In the interests of the living conditions of the future occupiers of the site in accordance with the London Plan, the Ealing Development (Core) Strategy, the Ealing Development Management Development Plan Document and Ealing SPG10.

35. Ventilation

Notwithstanding any details already submitted, prior to the commencement of the superstructure in any phase of the development, details of that phase shall be submitted for the approval by the local planning authority, of a filtered fresh air ventilation system capable of mitigating elevated concentrations of nitrogen oxides and particulate matter in the external air comprising:

- A. an Air Quality Assessment, prepared in accordance with the current national and local Regulations and guidance then applicable, incorporating as necessary revised modelling to determine the extent of residential units affected by road traffic facing Park Avenue,
- B. a Ventilation Strategy, setting out measures to mitigate air quality at the locations identified in the Air Quality Assessment and
- C. details to include the arrangements for continuously maintaining the operational efficiency of the approved Strategy.

The ventilation system as approved shall be completed prior to first occupation of any dwelling in that phase and shall be retained permanently thereafter.

Reason: To ensure that the development minimises exposure to poor air quality and provides a suitable internal living environment for future occupiers, in accordance with the London Plan the Ealing Development (Core) Strategy and the Ealing Development Management Development Plan Document.

36. Demolition Method Statement and Construction Management Plan

Notwithstanding the submitted reports and documents and references in associated plans, prior to commencement of the development hereby approved, a Demolition and Construction Environmental Management Plan shall be submitted to and approved by the Local Planning Authority. The approved Plan may be amended from time to time to reflect phasing changes to the development, subject to obtaining the prior written approval of the Local Planning Authority.

Details shall include control measures for:

- a. noise and vibration (according to Approved CoP BS 5228-1 and -2:2009+A1:2014),
- b. dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition),

- c. lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals),
- d. delivery locations,
- e. hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays and 0800 -1300 Saturdays (except no work on public holidays),
- f. neighbour liaison, notifications to interested parties and
- g. public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works
- h. continued safe access and usage of parking, servicing and other measures necessary for the day to day access to the adjacent Network Rail land.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise, vibration, dust, lighting or other emissions from the site.

37. Extraction and Odour Control system for non-domestic kitchens

Prior to commencement of above ground construction works In Blocks A1 or B, details shall be submitted to the local planning authority for approval in writing, of an odour risk assessment (according to 2018 EMAQ Guidance) and of odour abatement equipment and extract system, including operational details and maintenance schedule, the height of the extract duct, with vertical discharge outlet, without cowl, at least 1m above the eaves of the main building. Details shall be provided of a reasonable distance of the extract outlet approximately 20.0meters from any openable window unless effective odour control is installed. Approved details shall be implemented prior to use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise, smell or steam.

38. Transport/commercial/industrial/cultural noise sources

A. Prior to the commencement of the superstructure for each relevant phase of development, details shall be submitted to the local planning authority for approval in writing of the sound insulation of the building envelope, also accounting for the likely re-radiated noise exceedances described by Hoare Lea in their Acoustic Assessment Report, Rev.1 dated 6 December 2021 ref. REP-1013671-05-AS-20211206. Details shall include glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) that achieve the sound insulation performance recommended by the Hoare Lea Acoustic Assessment Report or better, and of acoustically attenuated mechanical ventilation and cooling as necessary (with air intake from the cleanest aspect of the building and details of self-noise).

Details of best practicable mitigation measures for all external amenity spaces shall also be provided and implemented, as necessary. Details shall confirm that noise limits specified in BS8233:2014 will not be exceeded. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

B. Where required, a post completion sound assessment shall be carried out prior to the first occupation of the hereby approved development, to confirm compliance with the noise criteria set out in Part A of this condition and details, including any mitigation measures, shall be submitted for the Council's approval. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity and living conditions of occupiers of the development site is not adversely affected by noise.

39. External noise from machinery, equipment, extract/ventilation ducting, mechanical installations

A. Prior to the commencement of the superstructure for each relevant phase of development (excluding initial site clearance, demolition and ground works), details of

the external rating noise level emitted from plant/machinery/equipment/ducting/air in- and outlets/mechanical installations, together with mitigation measures as appropriate shall be submitted to the Local Planning Authority for approval in writing. The individual and combined external rating noise level emitted from plant, machinery or equipment at the site shall not exceed 35dBA, as measured at the nearest and most affected noise sensitive premises at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014 +A1 2019, with all machinery operating together at maximum capacity.

B. Prior to the first occupation of each phase of the development hereby approved, details of a post installation sound assessment shall be submitted to the Local Planning Authority for approval in writing, confirming the external rating noise level emitted from plant, machinery or equipment at relevant residential facades at the development site and at surrounding premises. The assessment shall be carried out to confirm compliance with the noise criteria set out in Part A of this condition and details shall include additional steps to mitigate noise as necessary.

The approved details shall be implemented prior to occupation/ use of plant/ machinery/ equipment and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

40. Anti- vibration mounts and silencing of machinery etc.

Prior to first use in any relevant phase, machinery, plant or equipment/ extraction/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and shall thereafter be permanently maintained as such.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected.

41. Separation of noise sensitive rooms from communal/ commercial/ non-residential uses

Prior to commencement of the superstructure for Blocks A1 or B details shall be submitted to the Council for approval in writing, of enhanced sound insulation of at least 10/15dB above the Building Regulations value for residential use, as necessary, of the floor/ceiling/walls separating communal and other non-residential uses from dwellings. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins (octaves) inside habitable rooms. Details of mitigation measures shall include the installation method, materials of separating structures and the resulting sound insulation values and internal sound/rating levels within dwellings. The assessment and mitigation measures shall be based on standards and noise limits of the Council's SPG10 and BS8233:2014. Approved details shall be implemented prior to first occupation of any dwelling in that phase and thereafter be permanently retained.

Reason: To ensure that the amenity and living conditions of occupiers of the development site is not adversely affected by noise.

42. Separation of noise sensitive rooms in neighbouring flats

Prior to commencement of the superstructure for each relevant phase of development, details shall be submitted to the Council for approval in writing, of an enhanced sound insulation value of at least 5dB above the maximum Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings/areas including kitchen/living/dining/bathroom above/below/adjoining bedroom of separate dwellings. The assessment and mitigation measures shall have regard to standards of the Council's SPG10 and noise limits specified in BS8233:2014. Approved details shall be implemented prior to first occupation of any dwelling in that phase and thereafter be permanently retained.

Reason: To ensure that the amenity and living conditions of occupiers of the development site is not adversely affected by noise.

43. Passenger/Car/Bicycle Lift Noise

Prior to commencement of the superstructure for each relevant phase of development, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of all, as appropriate, passenger, car or bicycle lifts and lift shafts, in accordance with noise limits specified in Table 5 BS8233:2014. Where noise emissions include characteristic features, the Noise Rating level shall not exceed NR20 Leq 5mins inside a habitable room. Details shall include mitigation measures and the resulting sound insulation value and internal sound/rating level within dwellings. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

44. Ground and airborne building vibration from railways, road traffic, industrial/commercial uses

Building vibration levels generated by the use of adjacent railway lines and effective mitigation measures, as necessary, shall be incorporated in the permitted scheme to ensure that a level of low or no probability of adverse comment is met, in accordance with the criteria and the assessment method specified in BS 6472:2008. No part of any Plot or Phase of the development shall be first occupied unless and until the acceptable vibration levels are achieved to the satisfaction of the local planning authority in accordance with a scheme to be first approved by the authority and shall thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by ground- or airborne vibration.

45. External Doors and Windows

The use of any commercial/ community premises in Block A1 or Block B shall not be first commenced until all external doors to the premises /kitchens /function rooms /workshop /place of worship/hall /day centre/ swimming pool/ sports/ fitness areas have been fitted with self-closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows to rooms where noise, smell, smoke or fumes may be emitted, be fixed in an open position.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, smell, steam or other effluent.

46. Extract system to internal swimming pool (smell, steam, fumes, noise)

Prior to commencement of the development, for each relevant phase of development, details shall be submitted to the Council for approval in writing, of the installation, filtration and maintenance of the extract ducting /ventilation system, water treatment, location of duct inlets and outlets, details of noise and vibration and mitigation measures. Approved details shall be implemented prior to first occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, smell, steam or other effluent.

47. Permitted hours of use – community and commercial use premises

The use of any internal community and commercial uses falling within Class E and Class F2 in Block A1 and Block B shall not be permitted to be open to the public outside of the hours of: 0700 to 2200 Mondays to Saturdays nor at any time on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from activities or people attending the site.

48. Site and Operations Management Plan - commercial premises and sports facilities

Prior to occupation of any community or commercial uses falling within Class E and F2 in Block A1 and Block B, a Site and Operations Management Plan shall be submitted to the Council for approval in writing. Details shall include:

- permitted hours for use and servicing of internal and external areas/ facilities,
- frequency of use, activities, deliveries and collections, vehicle movements,
- details of a quiet delivery strategy,
- a clear policy of careful handling, avoiding banging, dropping heavy items,
- quiet reversing methods,
- noise absorbent surfaces,

The assessment shall be based on standards of the Council's SPG10 and BS8233:2014 for noise sensitive receivers. Quiet Deliveries Good Practice Guidance by the DfT (Department for Transport) and the FTA (Freight Transport Association) shall be observed. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise, smells or fumes.

49. Gym/ indoor sports/ fitness - Separation from dwellings/ noise-sensitive uses

Prior to occupation of any sports/fitness facility that may occupy Block A1 and Block B an acoustic report shall be submitted to the Council for approval in writing, detailing the following:

- the sound insulation performance of the floor, ceiling and walls separating the gym from adjoining commercial and/or residential premises,
- anti-vibration fittings and/or other mitigation measures required for the isolation of exercise equipment, loudspeakers and floors for use by group exercise classes, weights, machines,
- details to demonstrate that noise from the use of the gym including music, instructor's voices, group exercise classes, activities and use of equipment does not exceed
 - NR25 L_{max}(fast) from structure borne / impact noise and
 - NR20 L_{eq,5min} from general airborne activity noise (including music)

within adjoining or nearby premises The assessment and mitigation measures shall be based on standards of the Council's SPG10. Approved details shall be implemented prior to use of the gym and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and vibration.

50. Emergency Generators and/or Plant

No emergency generators or plant shall be erected or placed on site, whether in connection with construction, or the first permanent occupation of any use without the prior written consent of the Council. The submitted details shall include an Air Quality Assessment of the impact of any fixed generators or plant proposed on-site, the likely change in pollutant concentrations arising from the proposed development, noise and vibration levels and proposed mitigation measures. The development shall be carried out in accordance with the approved details and permanently maintained as such.

The approved emergency plant and generators may be operated only for essential testing, except when required in an emergency situation.

Reason: In the interests of the amenities of neighbouring residents.

51. Intrusive Land Investigation

Prior to the commencement of any works on site (other than demolition and site clearance) and based on the conceptual site model contained within desk study phase 1 report GEA J21239, a site investigation (undertaken in accordance with BS1075:2011+A1:2013 and LCRM) shall investigate the site and any previously

inaccessible ground. The site conceptual model shall be amended based on the findings of the intrusive site investigation and the risks to identified receptors updated. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. The findings of the site investigation and proposed remedial options shall be submitted to the Local planning authority for approval in writing prior to any remedial works commencing and any development works commencing.

Reason: To ensure the land contamination issues are addressed in accordance with the Ealing Development Plan (Core Strategy), London Plan and Ealing Local Variations.

52. Contamination Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to and subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation works unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given four weeks written notification of commencement of the remediation scheme works. The scheme shall thereafter be retained as such.

Reason: To ensure the land contamination issues are addressed in accordance with the Ealing Development Plan (Core Strategy), the London Plan and Ealing Local Variation to London Plan of the Ealing Development Management Development Plan.

53. Remediation Verification Report

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority before occupation of the development. The verification report submitted shall be in accordance with the latest Environment Agency guidance and industry best practice.

Reason: To ensure the land contamination issues are addressed in accordance with the Local Development Framework (Core Strategy), the London Plan and Ealing Local Variation to London Plan of the Ealing Development Management Development Plan.

54. Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority for the relevant phase. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure and piling has the potential to impact on such infrastructure.

55. Waste water infrastructure

- a. Within each phase, development (with the exception of demolition and site clearance) shall not commence until a detailed drainage strategy for the disposal of foul and surface water and detailed design drawings detailing any on and/or off-site drainage works (including ground investigations), has been submitted to and approved in writing by the local planning authority for that particular phase. No discharge of foul or surface water from that phase of the

site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved drainage strategy shall be fully implemented at the time of first occupation of any dwelling within that phase and shall be retained thereafter.

- b. Prior to commencement of development (with the exception of demolition and site clearance) of the final phase of the development hereby approved, details should be submitted to and agreed with the Council which demonstrate that surface water run-off is restricted to greenfield run-off rates for the total site area to promote benefits which include bio-diversity, amenity, water quality and attenuation; surface water attenuation systems designed to accommodate the 1 in 100 years plus 40% climate change storm event, restricted to Qbar in the return period, a detailed maintenance plan of the proposed drainage system for the lifetime of the development confirming owners/adopters of the drainage system to include measures, so far as practicable for surface water drainage attenuation, harvesting and reuse from the roof terraces/amenity areas and 'green' SuDS.

Reason: To ensure that the development does not cause adverse local environmental impact in accordance with the Ealing Development Plan (Core Strategy), the London Plan and Ealing Local Variation and of the Ealing Development Management Development Plan.

56. Water Usage

The development shall be designed to achieve a water use target for individual residential properties of no more than 105 litres per person per day.

Reason: To ensure the sustainable use of water in accordance with the London Plan.

57. Fire Statement

Notwithstanding the details set out in the Fire Safety Strategy Report Issue 8 dated 18th June 2021 and prepared by BWC Fire Limited, prior to the commencement of above ground construction works on the relevant phase, a Fire Statement shall be submitted to the Local Planning Authority for written approval. The approved details shall be implemented prior to first occupation of the relevant phase and thereafter be permanently retained.

Reason: In the interests of public safety and in accordance with the London Plan.

58. Unexploded Ordnance Risk Assessment

Notwithstanding the Unexploded Ordnance (UXO) Risk Assessment dated 21st January 2022, prior to the commencement of any development, including works of demolition or excavation, a site-specific plan for the management of UXO risk for this site shall be submitted to the local planning authority for approval. The approved plan shall be kept on site and be referred to in the event that a suspect item of UXO is encountered at any stage of the project.

Reason: In the interests of public safety.

59. Lift Installation

No dwelling shall be first occupied in each of any building within the development hereby approved until confirmation for approval has been submitted in writing to the local planning authority that all lifts within the relevant building(s) have been commissioned and are ready for use.

Reason: In the interests of the amenities of residents.

60. Digital Connectivity

Unless an alternative 1GB capable connection is made available to all end users, all blocks shall be designed to ensure sufficient ducting space is provided for full fibre connectivity infrastructure to all end users within new development.

Reason: To comply with London Plan policy.

61. Restriction to Commercial or Community Uses only

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 as amended by the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2021, or any future amendments, the units in Blocks A1 and B designated for Commercial, Business and Service or Local Community as defined by Use Classes E and F2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations, 2020 or any subsequent amendment, shall be used only for those purposes and for no other purpose, including for any residential purposes, without the prior written permission of the local planning authority.

Reason: To safeguard the retention of satisfactory commercial and community uses on the site in accordance with the Ealing Development (Core) Strategy 2012.

62. Health Centre Parking

1. Prior to the first occupation of any healthcare facility in Blocks A1 and/or B, arrangements for medical and associated staff vehicle parking, including temporary parking arrangements, on both:

- a. the site and
- b. Park Avenue,

shall be completed and marked out to the satisfaction of the Council as Local Planning and Highway Authority.

2. Within 12 months of the substantial completion of Blocks A1 to A3, arrangements for medical and associated staff vehicle parking shall revert to those shown on approved Drawing SPA-LUK-ZZ-00-DR-40042DA Rev A and any uncompleted landscaping works to the west side of Block A1 as shown on approved Turkington Martin Landscaping Plan SPA-TMN-ZZ-00-DR-L-920003 P3 to the satisfaction of the local planning authority.

Reason: In the interests of the amenities of the area and the safety and convenience of pedestrians and highway users.

63. Residential occupancy of each Phase

In relation to each Phase of the development hereby approved not to first occupy any residential unit in any Phase until in relation to that relevant Phase a Confirmatory Deed has been entered into pursuant to s106 of the Town and Country Planning Act 1990. Such Confirmatory Deed to be entered into between the local planning authority and the developer of the relevant Phase (and any other person with any legal or equitable interest in the said Phase required to be a party by the local planning authority in order that the said Confirmatory Deed is binding on all relevant interests in the Phase) in accordance with the provision of the legal agreement entered into pursuant to a s106 of the Town and Country Planning Act 1990 between Ealing Borough Council and Paragon Asra Housing Limited, dated xxxxxxxxxx 2022.

Reason: The planning permission has been granted subject to a s106 agreement dated xxxxxxxx 2022 and at the time of this permission being issued the applicant is not able to bind all relevant parties and interests in the site to the terms of the planning obligations that it contains.

The following are also brought to the applicant's attention:

INFORMATIVES:

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Ealing Development (Core) Strategy 2012, the Ealing Development Management Development Plan Document 2013, the London Plan 2021, the National Planning Policy Framework 2021 and to all relevant material considerations including Supplementary Planning Guidance and the National Design Guide. The scheme complied with policy and guidance. The Local Planning Authority delivered the decision proactively in accordance with requirements of the National Planning Policy Framework.

National Planning Policy Framework 2021

National Planning Policy Guidance

National Model Design Code 2021

National Design Guide 2019

Historic England Guidance

Managing Significance in Decision-Taking in the Historic Environment Good Practice Advice in Planning: 2, 2015

The Setting of Heritage Assets Good Practice Advice in Planning: 3, 2017

Making Changes to Heritage Assets Advice Note 2, 2016

London Plan, 2021

GG1 - Strong and inclusive communities

GG2 - Making Best use of land

GG3 - Creating a healthy city

GG4- Delivering the homes Londoners need

GG5 Growing a good economy

GG6 - Increasing efficiency and resilience

H1 - Increasing Housing Supply

H4 - Delivering Affordable Housing

H5 - Threshold Approach to Applications

H6 - Affordable Housing Tenure

H8 - Loss of existing housing and estate redevelopment

H10 - Housing Size Mix

SD1 - Opportunity Areas

SD6 - Town Centres and High Streets

D1 - London's Form Character and Capacity for Growth

D2 - Infrastructure Requirements

D3 - Optimising Site Capacity

D4 - Delivering Good Design

D5 - Inclusive Design

D6 - Housing quality and standards

D7 - Accessible Housing

D8 - Public Realm

D9 - Tall buildings

D12 - Fire Safety

D13 - Agent of Change

D14 - Noise

E1 - Offices

E2 - Providing suitable business space

E3 - Affordable workspace

E4 - Maintaining a Supply of Employment Land

HC1 - Heritage Conservation

HC3 – Strategic and Local Views

HC5 - Supporting London's Culture and Creative industries

HC6 - Supporting the night time economy
G1 - Green infrastructure
G4 - Open Space
G5 - Urban Greening
G6 - Biodiversity
G7 – Trees and Woodlands
S1 - Social Infrastructure
S2 - Social Infrastructure
S3 - Social Infrastructure
SI 7 - Reducing Waste and Supporting the Circular Economy
SI1 - Improving Air Quality
SI3 - Energy Infrastructure
SI4- Managing Heat Risk
S15 - Water Infrastructure
SI2 - Minimising CO2 emissions
SI13 - Sustainable Drainage
T2 - Healthy Streets
T4 - Assessing and Mitigating Transport Effects
T5 - Cycling
T6 - Car Parking
T6.1 - Residential Parking
T6.2 Office parking
T7 - Deliveries Servicing and Construction
DF1 - Delivery of the Plan and Planning Obligations

London Plan Supplementary Planning Guidance

Affordable Housing and Viability SPG (August 2017)

Housing SPG (November 2016)

Accessible London: achieving an inclusive environment

Sustainable Design & Construction

Shaping Neighbourhoods: Play and Informal Recreation

Energy Assessment Guidance (2016)

Ealing Adopted Development (or Core) Strategy (April 2012)

Chapter 1 - Vision for Ealing 2026

1.1 Spatial Vision for Ealing

1.2 Delivery of the Vision for Ealing 2026

2.8 - Revitalise Southall Town Centre

2.18 Green Infrastructure

2.1 - Realising the potential of the Uxbridge Road/ Crossrail Corridor

3.8 Residential Neighbourhoods

Chapter 4 - Enhancing Residential Hinterlands and North - South Links

5.2 Minimising Carbon Emissions

5.4 Protect the Natural Environment

5.5 Promoting Parks, Local Green Space and Addressing Deficiency

5.10 Urban Greening

Chapter 6 - Ensuring Sustainable Delivery

6.1 Physical Infrastructure

6.2 Social Infrastructure

6.3 Green Infrastructure

6.4 Planning Obligations and Legal Agreements

Southall Opportunity Area Planning Framework (2014) Policy 4.7

Ealing Adopted Development Management Development Plan Document (December 2013):

Ealing Local Variation to London Plan Policy 3.4 Optimising Housing Potential Ealing
Local Variation to London Plan Policy 3.5 Quality and Design of Housing
Developments
Policy 3A Affordable Housing
Ealing Local Variation to London Plan Policy 5.2 Minimising Carbon Dioxide
Emissions & 5.2.3. Post-construction energy equipment monitoring.
Ealing Local Variation to London Plan Policy 5.10 Urban Greening
Ealing Local Variation to London Plan Policy 5.11 Green Roofs and
Development Site Environs
Ealing Local Variation to London Plan Policy 5.12 Flood Risk Management
Ealing Local Variation to London Plan Policy 5.21 Contaminated Land
Ealing Local Variation to London Plan Policy 6.13 Parking
Policy 7A Amenity
Ealing Local Variation to London Plan Policy 7.3 Designing Out Crime
Ealing Local Variation to London Plan Policy 7.4 Local Character
Policy 7B Design Amenity
Policy 7C - Heritage
Ealing Local Variation to London Plan Policy 7.7 Location and design of tall and
large buildings
Policy 7D Open Space
EA Ealing Local Policy Presumption in Favour of Sustainable Development
Development Sites DPD
SOU4 – Southall Gateway

London Plan Supplementary Planning Guidance

Southall Gateway SPD
Affordable Housing and Viability SPG
Housing SPG
Optimising site capacity: a design led approach LPG
Housing design standards LPG
Housing Design Guide Consultation Draft
Characterisation and Growth Strategy Consultation Draft
Fire Safety draft LPG
Character and Context SPG
Housing SPG
Planning for Equality and Diversity SPG
Play and Informal Recreation SPG
Public London Charter LPG
Optimising site capacity: a design led approach LPG
Housing design standards LPG
Fire Safety draft LPG
Draft Housing Design Quality and Standards - Module C
The Mayor's Good Practice Guide to Estate Regeneration
Urban Greening Factor draft LPG
Control of dust and emissions during construction and demolition SPG
Air Quality Neutral draft LPG
Air Quality Positive draft LPG
Ealing Urban Realm Strategy
Good Growth - London Plan
Economic development - London Plan
The Mayor's Economic Development Strategy
Employment Action Plan
Opportunity Area - London Plan

Accessible London: achieving an inclusive environment
SPG
Sustainable Design & Construction SPG
Shaping Neighbourhoods: Play and Informal Recreation
Energy Assessment Guidance
TfL Streetscape Guidance
Circular Economy Statements draft LPG
Whole-life Carbon Assessments draft LPG
'Be Seen' Energy Monitoring Guidance LPG
Urban Greening Factor draft LPG
London Environment Strategy
Mayor's Sustainable Design & Construction SPG 2.5.36
(Best Practice) post-construction monitoring.
The Mayor's Good Practice Guide to Estate Regeneration

Ealing Supplementary Planning Documents/Interim Guidance

Sustainable Transport for New Development SPD
Planning New Garden Space SPD
Legal Agreements SPD
Interim Guidance (SPG 3): Air Quality
Interim Guidance (SPG 10): Noise and Vibration
Ealing Strategic Housing Market Assessment Update
Southall Gateway SPD
Ealing Local Planning Policy Guidance (LPPG): Tall Buildings
Ealing Character Study and Design Guide

2. Demolition and construction works and associated activities, including deliveries, collections and staff arrivals audible beyond the boundary of the site shall only be carried on between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Bank Holidays. No bonfires shall be lit and no waste materials should be burnt on site.

BPM & mitigation measures can be found in the following guidance:

- i. 'Guidance on the Assessment of dust from demolition and construction', IAQM, February 2014
- ii. 'The control of dust and emissions from Construction and Demolition' Draft SPG, GLA, 2013
- iii. BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise

3. Prior to the commencement of any site works, all sensitive properties surrounding the site boundary shall be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom an enquiry/complaint should be directed. A minimum written period of 1 month would be required.

4. Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition.

5. The developer will be liable for the cost of any repairs to damage to the footway directly resulting from the construction work. It is recommended that a footway/carriage way condition survey is carried out prior to the start of construction work, in conjunction with the Highways Section.

6. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, and offers and encourages a comprehensive pre-application advice service, all of which is available on the

Council's website and outlined in a 24 hours automated telephone system.

7. Ground Investigation:

- a) Reference should be made at all stages to appropriate current guidance and codes of practice this would include:
 - i. The report of the findings must include:
 - ii. A timetable of works and site management procedures.
 - iii. a survey of the extent, scale and nature of contamination;
 - iv. an assessment of the potential risks to:
 - v. human health,
 - vi. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - vii. adjoining land,
 - viii. groundwater and surface waters,
 - ix. ecological systems,
 - x. archaeological sites and ancient monuments
 - xi. Model Procedures for the Management of Land Contamination, CLR 11, Environment Agency, 2004
 - xii. Updated technical background to the CLEA model, Science Report: SC050021/SR3, Environment Agency, 2009
 - xiii. LQM/CIEH Generic Assessment criteria for Human Health Risk Assessment (2nd Edition), 2009
 - xiv. BS10175:2011 Investigation of potentially contaminated sites - Code of Practice
 - xv. Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination; Environment Agency, 2001
 - xvi. Verification of Remediation of Land Contamination', Report: SC030114/R1, Environment Agency, 2010
 - xvii. National Planning Policy Framework;
 - xviii. Guidance for the safe development of housing on land affected by contamination, NHBC & Environment Agency, 2008
 - b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.
 - c) All raw data should be provided in a form that can be easily audited and assessed by the council.(e.g. trial pit logs and complete laboratory analysis reports)
 - d) On-site monitoring for ground gases with any relevant laboratory gas analysis; 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases, (C735), CIRIA, August 2014
 - e) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made must be included. (e.g. the reasons for the choice of sampling locations and depths).
- #### 8. Noise:
- i. SPG10 requires that acoustic measurements are carried out and that precise calculations are made for the building envelope insulation. In calculating the minimum sound reductions the following is required:
 - ii. A precise sound insulation calculation under the method given at BS EN12354-3: 2000, for the various building envelopes, using the worst case one hour data (octave band linear noise spectra from 63 Hz - 4k Hz) by night and day, to arrive at the minimum sound reductions necessary to meet the

- iii. Approved laboratory sound insulation test certificates for the chosen windows, including frames and seals and also for ventilators, in accordance with BS EN ISO 140-3: 1995 & BS EN ISO 10140-2:2010, to verify the minimum sound reductions calculated.
 - iv. Compliance with the internal and external criteria set at SPG10.
 - v. Best Practicable Means (BPM) should be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.
9. Ground Water discharge:
10. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
10. A ground water risk management permit from Thames Water will be required for discharging ground water into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
11. Legal changes under the water Industry (Scheme for the adoption of private sewers) regulations 2011 mean that the sections of pipes you share with neighbours or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend that you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit the Thames Water website at www.thameswater.co.uk
12. The Mayor's Community Infrastructure Levy (CIL) was adopted on 01/04/2012. This has introduced a charging system within Ealing of £60 per sqm of gross internal area to be paid to the GLA.
13. The developer is advised that should any external plant be installed the rating noise level emitted from the proposed external plant and machinery at the proposed development, as assessed under BS4142: 1997, shall be lower than the existing background noise level by at least 5 dBA as measured at 3.5 m from the nearest ground floor sensitive facade and 1m from upper floor noise sensitive facades, during the relevant periods of operation.
14. Network Rail:
- The developer must ensure that their proposal, both during construction and after completion does not:
- i. encroach onto Network Rail land

- ii. affect the safety, operation or integrity of the company's railway and its infrastructure
- iii. undermine its support zone
- iv. damage the company's infrastructure
- v. place additional load on cuttings
- vi. adversely affect any railway land or structure
- vii. over-sail or encroach upon the air-space of any Network Rail land
- viii. cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

Network Rail strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

Future maintenance

The applicant must ensure that any construction and subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of/ or encroaching upon Network Rail's adjacent land and air-space. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary.

This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works as well as adversely impact upon Network Rail's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to Network Rail's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant.

As mentioned above, any works within Network Rail's land would need approval from the Network Rail Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. a l l possession, site safety, asset protection presence costs). However, Network Rail is not required to grant permission for any third-party access to its land.

Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point during or post construction should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation within Network Rail's land boundary must not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Vehicle Incursion

Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Landscaping

Any trees/shrubs to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a

detrimental effect on the safety and operation of the railway. Network Rail wish to be involved in the approval of any landscaping scheme adjacent to the railway.

Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. If required, Network Rail's Asset Protection team are able to provide more details on which trees/shrubs are permitted within close proximity to the railway.

Existing Rights

The applicant must identify and comply with all existing rights on the land. Network Rail request all existing rights, covenants and easements are retained unless agreed otherwise with Network Rail.

If you would like to discuss any of the above, please contact your local

Network Rail's Asset Protection team:

Anglia: AssetProtectionAnglia@Networkrail.co.uk

Kent and Sussex: AssetProtectionLondonSouthEast@NetworkRail.co.uk

Wessex: AssetProtectionWessex@NetworkRail.co.uk

To identify your route, please use the link: <https://www.networkrail.co.uk/running-the-railway/our-routes>

15. Secured by Design:

The applicant's attention is drawn to the letter of 7th February 2022 from the Metropolitan Police Design Out Crime Office (Met Reference NW6465) requesting that the development must achieve Secured by Design accreditation.

16. Non-Road Mobile Machinery:

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

Energy and CO2:

In April 2019 Ealing Council passed a motion declaring a Climate Emergency with a commitment to draw up and implement policies that will achieve a target of net zero emissions by 2030.

The provision of sustainable development is a key principle of the National Planning Policy Framework which requires the planning process to support the transition to a low carbon future. Policies 5.2 and 5.3 of the London Plan require submission of energy and sustainability strategies showing how the heating and cooling requirements of the development have been selected in accordance with the Mayor's energy hierarchy.

In particular, policy 5.2 that requires new major development to meet zero-carbon standards with at least a 35% CO2 reduction beyond Building Regulations Part L 2013 (or any later version) being achieved onsite. Any shortfall will be met through a S106 carbon offset contribution.

17.

Policy 5.2 is to be replaced by Policy SI2 in the Publication London Plan, which adds a fourth layer to the energy hierarchy which requires development to monitor, verify and report on energy performance in operation. This policy is reflected in Ealing Council's 2013 DPD policy E5.2.3 which requires the post-construction monitoring of renewable/low-carbon energy equipment.

Publication London Plan policy SI3 (Energy Infrastructure) recognises that combined heat and power (CHP) may have negative effects on London's air quality. The policy also recognises that because the carbon intensity of grid electricity is steadily dropping due to the increasing use of marine wind turbines, electric air-source-heat-pumps are a better carbon reduction option than gas fired CHP.

In addition, London Plan policy 5.7 (5.42) states that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation wherever feasible. Section 11.2 of the GLA (2018) Energy Assessment Guidance expects all major development proposals to maximise on-site renewable energy generation regardless of whether a 35% target has already been met.

18. EA Drainage:

1. Please note, for any temporary/permanent works, the Technical Approval process applies to the design of all structures located over, under or adjacent to the public highway. The term "design" shall include the assessment, strengthening, alteration or repair of existing structures. The developer shall apply for approval before commencement of project by making an initial application in advance of starting on site - submit Approval in Principle form for review and approval. This is followed by submission of Design and Check Certificates for acceptance at detailed design stage.
2. All risks to groundwater and surface waters from contamination need to be identified so that appropriate remedial action can be taken. Reports and Risk Assessments should be prepared in line with The Environment Agency's approach to groundwater protection February 2018 Version 1.2 (previously GP3) and the Land Contamination: Risk Management guidance provided on .GOV that has been developed based on the principals defined in the CLR11 (Model Procedures for the Management of Land Contamination).
3. Site Specific Ground Investigations must be clearly presented with accompanying engineering drawings and borehole scan results.

Borehole Investigation - A site specific intrusive investigation entailing a ground investigation undertaken by a chartered engineer/geologist to establish the ground conditions, groundwater levels, surface and groundwater flow, infiltration/soakage tests to BRE365. Variations in ground conditions can occur within relative close proximity therefore the borehole investigation should be undertaken at various locations spread across the site (larger site).

19. Thames Water:

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you are considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission.

No properties shall be occupied until confirmation has been provided that either:

- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

The magnitude of this development is such that significant water network and treatment infrastructure upgrades will be required to accommodate the development. Thames Water request that the following condition be added to any planning permission. Development here by approved shall not commence until an integrated water management strategy detailing, what infrastructure is required, where it is required, when it is required (phasing) and how it will be delivered, has been submitted to and approved by, the local planning authority in consultation with the water undertaker.

The development shall be occupied in line with the recommendations of the strategy. Reason - The development may lead to no water and or significant environment impacts an Integrated water management strategy is required to ensure that sufficient capacity is made available to cater for the new development; and in order to avoid adverse environmental impact upon the community. Note: In relation to this water condition, Thames Water would be open to a definition of 'the commencement of

development' not including certain items such as site clearance, site set up/compound.

Alternatively, it may be appropriate to link the implementation to a clearly defined phase of the development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application.

20. Secured by Design

The applicant's attention is drawn to the contents and provisions the Metropolitan Police Design Out Crime Office letter dated 12th July 2022 and in particular to the statement in that letter that: "The development must achieve Secured by Design accreditation prior to occupation."

21. Heathrow Airport

Heathrow Airport Ltd. draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/> and CAA [CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking \(caa.co.uk\)](http://www.kaa.co.uk/CAP1096:Guidance%20to%20crane%20users%20on%20the%20crane%20notification%20process%20and%20obstacle%20lighting%20and%20marking)).

All crane applications should be sent to Heathrow's Works Approval Team via the following address: [Airside Works Approvals@heathrow.com](mailto:Airside_Works_Approvals@heathrow.com)

22. Electric Vehicle Charge Points (EVCP)

The London Plan parking standard is for 20% of parking spaces in new developments be fitted with operational EVCPs.

For developments and/or streets remain under private ownership then the developer is advised to enter into contracts with an identified EVCP operator to cover equipment supply, installation, operation (customer service), data provision, customer service and maintenance of equipment (especially funding/resourcing of these functions), full operator public liability insurance and exit provisions. These contracts should be for several years (ideally over 7 years long). The Council cannot be responsible for EVCPs on private land.

It is essential to involve the EVCP operators early in scheme designs as there are several critical constraints (e.g. distance from other electrical equipment etc) where the infrastructure can be installed.

(if applicable)

For adopted highway/council property site the Council has existing contracts with Source London and Liberty Charge EV charge point (EVCP) operators which cover equipment supply, installation, operation (customer service), data provision, customer service and maintenance of equipment (especially funding/resourcing of these functions). See contacts:

Paula STRATFORD paula.stratford@totalenergies.com

Fred LEBALLOIS fred.leballois@totalenergies.com

[Source London: EV charging network in London](#)

Edward Faldo Edward.Faldo@libertycharge.co.uk

Gail Rowe gail.rowe@libertycharge.co.uk

[Homepage - Liberty Charge](#)

Any proposed EVCPs provided by developments on public highway or Council car parks would have to be provided by one of these operators.

[Electric vehicles and charging points | Electric vehicles and charging points | Ealing Council](#)

