

APPENDIX 1
224773FUL, Brook House, Gunnersbury Lane, Acton
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

- BH-GRID-00-XX-DR-A-PL001 P2 Site Location Plan
- BH-GRID-00-XX-DR-A-PL002 P2 Existing Site Context Plan
- BH-GRID-00-XX-DR-A-PL010 P2 Existing Site Plan
- BH-GRID-00-XX-DR-A-PL015 P2 Existing Site Elevation_South-East
- BH-GRID-00-XX-DR-A-PL020 P2 Demolition Site Plan
- BH-GRID-00-XX-DR-A-PL025 P2 Demolition Site Elevation_South-East
- BH-GRID-00-XX-DR-A-PL050 P3 Proposed Site Plan
- BH-GRID-00-XX-DR-A-PL100 P3 GA Ground Floor Level
- BH-GRID-00-XX-DR-A-PL101 P2 GA Typical Floor – Levels 1-10
- BH-GRID-00-XX-DR-A-PL111 P2 GA Level 11
- BH-GRID-00-XX-DR-A-PL112 P2 GA Level 12
- BH-GRID-00-XX-DR-A-PL113 P2 GA Level 13
- BH-GRID-00-XX-DR-A-PL114 P2 GA Level 14
- BH-GRID-00-XX-DR-A-PL115 P1 GA Level 15
- BH-GRID-00-XX-DR-A-PL116 P2 GA Upper Roof Level
- BH-GRID-00-XX-DR-A-PL301 P3 GA South-East Elevation
- BH-GRID-00-XX-DR-A-PL302 P2 GA North East Elevation
- BH-GRID-00-XX-DR-A-PL303 P3 GA North West Elevation
- BH-GRID-00-XX-DR-A-PL304 P2 GA South West Elevation
- LD-PLN-002 P04 Landscape General Arrangement Overall Masterplan

Reports

- Design & Access Statement dated 28 October 2022
- Planning Statement dated October 2022
- Statement of Community Involvement dated October 2022
- Heritage, Townscape and Visual Impact Assessment Statement dated October 2022
- Heritage, Townscape and Visual Impact Assessment – Addendum dated March 2023
- Women’s Pioneer Housing Statement
- Transport Assessment dated October 2022
- Transport Assessment Addendum March 2023
- Outline Travel Plan March 2023
- Draft Delivery and Servicing Plan dated October 2022
- Operational Waste Management Strategy dated October 2022
- Arboricultural Impact Assessment dated October 2022
- Biodiversity Impact Assessment dated October 2022
- Preliminary Ecological Appraisal dated September 2022
- Bat Survey Report dated September 2022
- Bird Hazard Management Plan dated September 2022
- Energy Assessment dated 6 March 2023
- Sustainability Statement dated October 2022
- Circular Economy Statement dated March 2023
- Drainage & SuDS Strategy dated 21 October 2022

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. 102 residential dwellings comprising
- b. 100 x 1 bedroom and 2 x 2 bedroom flats.

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

4. Archaeology

No development excluding demolition shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is included within the WSI, no development excluding demolition shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development excluding demolition shall take place other than in accordance with the agreed stage 2 WSI which shall include:

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

Reason: In order to safeguard the archaeological interest of this site.

5. TfL Infrastructure Protection

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with TfL Infrastructure Protection) have been submitted to and approved in writing by the local planning authority which:

1. Provide demolition details
2. The applicant would need to provide a Ground Movement Impact Assessment for all stages of the development for review and approval by TfL Engineers.
3. Prior to commencement of the development provide details for foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent)
4. Provide details on the use of scaffolding, tall plant, lifting equipment
5. Accommodate the location of the existing London Underground structures
6. Demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering their land
7. Demonstrate that there will at no time be any potential security risk to their railway, property or structures
8. Accommodate ground movement arising from the construction thereof
9. Mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied and thereafter shall be permanently retained as such where they do not relate solely to construction of the building.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

6. Materials

Prior to substantial commencement of works on any part of any of the superstructure forming the development:

- a. samples of all external materials, with particular emphasis on high-quality and durable materials,
- b. detail of the articulation of the facades,
- c. detail of the external doors and window detailing,
- d. detail of the articulation of the top of the building,

shall be submitted to and approved in writing by the local planning authority. 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.

7. Solar Glare

Prior to commencement of works on any part of any of the superstructures forming the permitted development, measures, to include a Glare Assessment, to demonstrate that the design, materials and any coatings selected for the windows and cladding, forming any part of the elevations 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.

8. Roof terrace/amenity space/balcony screens

Prior to the fitting out of the 11th floor amenity area details of screening to the perimeters of each roof terrace amenity area and private balconies for each flat 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.

9. 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 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.

10. 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 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.

11. Existing tree/shrub retention

No trees within the site that are shown to be retained in the Greengage Amended Arboricultural Impact Assessment dated February 2023 shall be felled, uprooted, 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 Assessment 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.

12. Arboricultural Method Assessment – Protection of Trees and Hedgerows (Demolition and Construction)

Notwithstanding the submitted details, no operations (including initial site clearance) shall commence in connection with development hereby approved until a satisfactory scheme (Arboricultural Method Assessment) for the protection of existing trees that are proposed to be retained 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 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 Assessment 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.

13. Tree Monitoring Plan

The development hereby approved shall be constructed in accordance with a suitable Tree Monitoring Programme comprising:

(a) Prior to the commencement of development (including ground works and site clearance), the following shall be submitted to and approved by the Local Planning Authority:

A tree monitoring programme to include:

- Confirmation of who shall be the lead arboriculturalist for the development.
- Confirmation of the Site Manager, key personnel, their key responsibilities and contact details.
- Details of induction procedures for all personnel in relation to Arboricultural matters.
- A detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Tree Protection Plan, including:
 - o Prestart meeting with an Ealing Council Tree Officer
 - o Initial implementation/installation of the tree protection measures
 - o Approved incursions into construction exclusion zones
 - o Final removal of the tree protection measures
- Procedures for dealing with non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement.

(b) Within three months of first use of the development hereby approved, a report containing the following details shall be submitted to and approved by the Local Planning Authority:

- Results of each site visit by the lead arboriculturist with photos attached.
- Assessment of the retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance with the London Plan, Ealing's Development Management DPD and Ealing's SPG 9 - Trees and Development Guidelines.

14. Tree Planting and Soil Rooting Volume

A suitable scheme of proposed tree planting and pits shall be submitted to and approved by the Local Planning Authority prior to the first use of the development hereby approved. No operations shall commence on site in connection with the development hereby approved until a suitable scheme of proposed tree planting and tree pits have been submitted to and approved by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted:

- Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.

- Locations of all proposed species.
- Comprehensive details of ground/tree pit preparation to include:
 - o Plans detailing adequate soil volume provision to allow the tree to grow to maturity
 - o Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future
 - o Staking/tying method(s).
 - o Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations. Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting season (1st October to 31st March inclusive) with a tree/s of the same size, species and quality as previously approved.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of London's environment, air quality and adapting to and mitigating climate change in accordance the London Plan, Ealing's Development Management DPD and Ealing's SPG 9 - Trees and Development Guidelines.

15. Tree Protection - Monitoring and Implementation

No operations (including initial site clearance) shall commence (where there are existing trees within or adjoining the development hereby approved) until a suitable programme of monitoring of all approved tree protection measures 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 approve 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.

16. Tree Planting

No development, other than site clearance and/or demolition, shall commence until a detailed scheme of new and replacement tree planting 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.

17. Landscaping and Management

Prior to the commencement of any landscaping works proposals and a Landscape Management Plan, for a minimum period of 5 years from the implementation of final planting comprising:

1. Soft and hard landscaping including tree planting,
 2. The mitigation and enhancement measures and their management including the installation of new biodiverse habitats, including perennial mixes, native hedges, bug hotels, log piles etc. and as described in the preliminary ecology appraisal and biodiversity impact report
 3. Details of sustainable urban drainage systems to be implemented on site
 4. Details of the biodiverse roof construction and specification, together with a maintenance schedule
 5. Installation of bird and bat boxes
 6. Boundary treatments, including appropriate measures for resident security at the site boundaries in accordance with Secured by Design accreditation,
 7. Exercise equipment for the Activity Area,
 8. Green and Brown roof construction,
- shall first be approved in writing with the local planning authority.

They shall thereafter be laid out, installed and planted prior to the first occupation of any dwelling and thereafter maintained. The completed Plan 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 and to safeguard the privacy and amenity of residents.

18. Bat Roosts

No demolition works 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.

19. Ecological Mitigation and Management

Prior to completion of the superstructure to the 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:

1. a bat emergence survey/mitigation, compensatory planting and a bat sensitive lighting strategy
 2. the mitigation and enhancement measures and their management
 3. tree and shrub planting and
- to support long-term maintenance and habitat creation.

Reason: In the interests of ecological protection and enhancement.

20. Bird Hazard Management

Prior to the first occupation the development shall be carried out in accordance with the Greengage Bird Hazard Management Plan 551696LTSep22DV01_BHMP.docx dated September 2022 and shall thereafter maintained for the life of the development.

Reason: In the interests of aviation and public safety.

21. 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 SAP10.2 (or any later version) of at least 68.75% (equating to 50.86 tonnes of CO₂ per year) beyond Building Regulations Part L 2021 (or any later version). These CO₂ savings shall be achieved through the Lean, Clean, Green Energy Hierarchy as detailed in the approved Energy Statement prepared by Silcock Dawson in March 2023 (v3) including:
 - i. Lean, passive design measures to achieve an annual reduction of at least 17.75% equating to at least 13.13 tonnes in regulated carbon dioxide (CO₂) emissions over BR Part L 2021.
 - ii. Green, renewable energy equipment including the incorporation of photovoltaic panels with a combined total capacity of approximately 3.95 kWp, and Air Source Heat Pumps to achieve an annual reduction of at least 51%, equating to 37.73 tonnes, in regulated carbon dioxide (CO₂) emissions over Part L 2021.
 - iii. Seen, heat and electric meters installed to monitor the performance of the PV and the carbon efficiency (SCOP) of the heat pump system (including the heat generation and the electrical parasitic loads of the heat pumps, in line with the Council's energy monitoring requirements.
- b) Prior to Installation, details of the proposed renewable energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to the Council for approval. The details shall include the exact number of heat pumps, 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 renewable energy installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.

- c) On completion of the installation of the renewable energy equipment copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Council.
- d) The development shall incorporate the overheating mitigation measures detailed in the dynamic Overheating Analysis by Silcock Dawson in October 2022 (v1.1). Any later stage version shall be compliant with CIBSE guidance TM59 and modelled against the TM49 DSY1 (average summer) weather data files, and the more extreme weather DSY2 (2003) and DYS3 (1976) files for TM59 criteria (a) and (b).
- e) Details of the layout of the energy plant room and equipment and the method of how the facility shall be designed to connect to, or allow for future connection to, an offsite district heating network, if an on-site energy centre is provided;
- f) 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) 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.

22. Post-construction energy equipment monitoring

In order to implement Ealing Council DPD policy E5.2.3 (post-construction energy equipment monitoring), and key parts of 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, and prior to occupation, the agreed suitable devices for monitoring the performance/efficiency of the renewable energy equipment 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 energy equipment for a period of four years from the point that the building is occupied and the equipment fully operational. Any repair or maintenance of the energy equipment must be carried out within one month of a performance problem being identified.

Reason: To monitor the effectiveness and continued operation of the renewable/low carbon energy equipment in order to confirm compliance with energy policies and establish an in-situ evidence base on the performance of such equipment in accordance with London Plan (2021) Policy SI2 (“Be Seen” stage of the energy hierarchy), Ealing’s Development (Core) Strategy 2026 (3rd April 2012) and Development Management DPD Policy 5.2, E5.2.3, and Policy 2.5.36 (Best Practice) of the Mayor’s Sustainable Design and Construction SPG.

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

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 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 consented 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.

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 Policy SI 2 of the London Plan.

24. Sustainable Design and Construction

Prior to completion the sustainability measures detailed in the final approved Sustainability Statement submitted by Blewburton Ltd in October 2022 shall be implemented and maintained unless superceded by other relevant consultant statements or reports as agreed by the Local Planning Authority. 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 and thereafter be permanently retained.

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.

25. Digital Connectivity

Unless an alternative 1GB capable connection is made available to all end users, the block 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.

26. Floodlights, Security lights and Decorative External Lighting

Prior to installation on any part of the development, details of:

- a. external artificial lighting and
- b. a bat sensitive lighting strategy

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.

27. 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.

28. Construction Environment Management Plan (CEMP)

Notwithstanding the submitted reports and other information, prior to the commencement of the superstructure of the development details of a Construction Environment Management Plan (CEMP) in accordance with the submitted Preliminary Ecological Appraisal and Bat Survey Report 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 the approved development and shall be retained thereafter. For the avoidance of doubt, the agreed measures for the CEMP shall include an emergence survey/mitigation, compensatory planting and a bat sensitive lighting strategy also approved in accordance with conditions 18,19 and 26.

Reason: To protect the ecological interests of the area in accordance with the Ealing Development (Core) Strategy and the London Plan.

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

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

- a. Construction Logistics Plan and a
- b. Residential 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 the approved development and shall be retained thereafter.

The Residential Travel Plan shall:

1. include measures to promote resident cycle usage including carrying out counts of resident and visitor cycle usage at least twice per year and reporting to the Council as part of the Travel Plan review process and
2. include measures to minimise car usage and promote alternative modes of transport.

The Travel Plan shall be prepared in accordance with the Transport for London Travel Plan Guidance and Ealing's Sustainable Transport for New Development SPD in use at the time of its preparation. The development shall be carried out strictly in accordance with the approved Travel Plan.

Reason: To protect the amenity of residents and 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.

30. Cycles and Mobility Scooter Parking

Prior to the first occupation of the development hereby approved, the ground floor stores and cycle shelter allocated for cycles and mobility scooters parking and storage shown on approved Drawing No. BH-GRID-00-XX-DR-A-PL100P3 shall be laid out, made ready for use and comprise:

1. the installation of all long- and short-stay cycle stands,
2. security measures to prevent unauthorised access to the stores.

At all times provision for a minimum of:

- a. 102 (internal) long-stay cycle storage spaces comprising at least 84 two-tier cycle racks, 16 standard Sheffield stands and 2 large Sheffield stands,
- b. 4 (external) short-stay cycle parking spaces and
- c. 5 mobility scooter spaces and charging points

shall be made available and be permanently maintained in association with the approved residential use of the building.

Reason: To ensure that there is adequate minimum provision for cycle parking within the site in accordance with this authorised use by the applicant Women's Pioneer Housing. The approved level of the cycle parking and storage provision reflects the specific and special circumstances of this application and should not therefore be taken or assumed to accord with the generally applicable residential cycle or standards of the local planning authority, the GLA or TfL.

31. Car Parking

At no time shall the Disabled persons/Blue Badge car parking marked on the approved plans be used for any other purpose, including as parking by able persons or non-Blue Badge parking. The car parking shall be provided and managed in accordance with the approved drawings 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.

32. Delivery and Servicing Plan (DSP)

Prior to first occupation of the development hereby approved, a Delivery and Servicing Plan (DSP) detailing servicing arrangements, times and frequency and operational details, including swept path analysis, shall be submitted to and approved in writing by the Local Planning Authority. The servicing of each 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.

33. Refuse Storage

The refuse and recycling storage enclosure hereby approved shall be laid out in accordance with the approved drawings and this area 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.

34. Whole Life-Cycle Carbon Assessment

- a) Prior to the commencement of construction a Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the Council for approval. The Assessment shall comply with Policy SI2(F) of the London Plan and in line with the GLA (March 2022) guidance. The development shall meet the GLA benchmark targets and seek to achieve the aspirational target.
- 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 owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon Assessment to the GLA at: ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's 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.
- c) The Development shall implement the measures identified in the WLC Assessment prepared by Silcock Dawson in the Detailed Planning stage spreadsheet. Modules A1-A5 should aim to achieve 510 KgCO₂e/m², and B1-C4 (excluding B6/B7) 379 KgCO₂e/m², with a total carbon emissions baseline scenario (over 60 years) of 832 KgCO₂e/m² (including module D benefits).

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

35. Circular Economy Statement (CES)

- a) Prior to commencement of construction a Circular Economy (CE) statement shall be submitted to the Council for approval in accordance with the GLA CE guidance (March 2022). The Statement should include a CE compliance table that lists the commitments and targets proposed to meet the minimum levels required by London Plan policy SI2.
- b) Prior to completion of construction of the permitted development a Circular Economy Statement Post Completion Report should be completed accurately and in its entirety in line with the GLA's Circular Economy Statement Guidance (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.
- c) Specific commitments detailed in the Circular Economy statement produced by Verte Ltd in October 2022 (vA) or any later approved version, and accompanying Logistic Plans, should be implemented including; diverting 95% of construction waste from landfill, putting 95% of excavation materials to beneficial on-site use, and aim to meet the London Plan target of diverting 65% of Operational Waste from landfill by 2030.

Reason: In the interests of sustainable waste management and in order to maximise the appropriate re-use and recycling of materials in line with London Plan Policy D3 (Optimising site capacity), SI7 (Reducing waste), SI2 (Minimising greenhouse gas emissions).

36. Air Quality and Dust Management Plan (AQDMP)

1. Prior to commencement of any works onsite, 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 Air Quality Assessment report titled "BROOK HOUSE,

GUNNERSBURY LANE, ACTON” dated October 2022. 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
2. The applicant shall contact the council's pollution technical team about the installation of air quality monitors on site and always provide direct access to monitoring data 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 will be always provided. The Air Quality Dust Management Plan shall be implemented on commencement of any 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.

37. Ventilation

Prior to the commencement of the development, a Ventilation Strategy Report shall be submitted to and approved by the Local Planning Authority. The report will contain details for providing fresh air ventilation, the supply should be located away from sources of local pollution.

The Report shall also include the following information:

- a) Details and locations of the ventilation intake locations of all floors
- b) Details and locations of ventilation extracts locations of all floors

The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and shall be the responsibility of the primary owner of the property. Approved details shall be fully implemented prior to the first occupation of the development and thereafter permanently retained and maintained.

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.

38. 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.

39. Transport/commercial/industrial/cultural noise sources

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of the sound insulation of the building envelope including glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) (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), based on the highest noise levels reported by Ramboll in their report ref. RUK2022N00315-RAM-YA-RP-00001 Revision 3.0, dated 24 October 2022, to achieve internal noise limits specified in SPG10. Best practicable mitigation measures shall also be implemented, as necessary, in external amenity spaces to achieve noise limits specified in BS8233:2014. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the site.

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

Prior to the commencement of the development, details shall be submitted to the Local Planning Authority for approval in writing, of plant/ machinery/ equipment/ducting/air in- and outlets/ mechanical installations and their external rating noise level, together with mitigation measures as appropriate. The measures shall ensure that the external rating noise level LAeq emitted will be lower than the lowest existing background sound level LA90 by 10dBA at the most noise sensitive receiver locations at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014 +A1 2019, with all plant/equipment operating together at maximum capacity. Where required, a post installation sound assessment shall be submitted to the Local Planning Authority for approval in writing. The assessment shall be carried out to confirm compliance with the noise criteria and shall include additional steps to mitigate noise as necessary.

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 is not adversely affected by noise from mechanical installations/ equipment.

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

Prior to use, machinery, plant and 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 maintained as such.

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

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

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of building vibration levels and structure borne noise generated by the adjacent railway and effective mitigation measures where necessary. The criteria to be met and the assessment method shall be as specified in BS 6472:2008. Details shall demonstrate that building vibration will meet a level that has low or no probability of adverse comment and NR20 inside habitable rooms. No part

of the development shall be occupied until the approved details have been implemented. Approved details 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 or noise.

43. Separation of bedrooms from communal uses and facilities

The sound insulation of the floor/ceiling /wall structures separating communal stairs, plant and facilities from bedrooms shall be enhanced by at least 10dB above the Building Regulations value. Where noise emissions include characteristic features, the Noise Rating level should not exceed NR20 Leq 5mins in habitable rooms. 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 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. External noise from machinery, equipment, extract/ventilation ducting, mechanical installations

Prior to commencement of the development, details shall be submitted to the Council for approval in writing, of the external rating noise level emitted from plant/machinery/equipment/ducting/air in- and outlets/mechanical installations, together with mitigation measures as appropriate. The measures shall ensure that the external rating noise level LAeq emitted will be lower than the lowest existing background sound level LA90 by 10dBA at the most noise sensitive receiver locations at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014, with all plant/equipment operating together at maximum capacity. A post installation sound assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. 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.

45. Separation of noise sensitive rooms in neighbouring flats

Prior to commencement of the superstructure, 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.

46. Passenger Lift Noise

Prior to commencement of the superstructure, details shall be submitted to the Council for approval in writing, of enhanced sound insulation of all, as appropriate, passenger 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.

47. Emergency Generator and/or Plant

Prior to their first operation:

1. details shall be submitted to the Council for approval in writing, of historical power outages and to confirm that the sound level emitted by standby or emergency generators during power outages or testing does not exceed the lowest daytime ambient noise level LAeq(15min) as assessed according to standards of the Council's SPG10 and BS4142:2014 +A1 2019. Details of proposed times, frequency and duration of testing and mitigation measures shall be submitted for approval. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained and
2. details on all new installed diesel generators demonstrating compliance with a minimum NOx emissions standard of 150mg/Nm-3 (at 5% O2) shall be submitted and approved in writing by the Local Planning Authority.

The details must include the results of NOx emissions testing of the diesel fuelled generator units by an accredited laboratory, emissions concentrations expressed at specific reference conditions for temperature, pressure, oxygen and moisture content under normal operating conditions.

Where any combustion plant does not meet the relevant standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology. Evidence of installation shall be required where secondary abatement is required to meet the NOx Emission standard 150mg/Nm-3 (at 5% O2) and shall be permanently retained as such.

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

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment and to ensure the achievement of obligations to deliver air quality objectives for NO2 in accordance with London Local Air Quality Management (LLAQM), and to limit PM2.5 (fine particulates) to safeguard public health and well-being and external amenity of nearby sensitive receptors.

48. Intrusive Land Investigation

Prior to the commencement of any works on site (other than demolition and site clearance) 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.

49. Contamination Remediation Scheme

Prior to commencement of development, 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, with reference to Curtins report (Ref.080175-CUR-00-XX-T-GE-0002) include all works to be undertaken, including; post demolition additional site investigation of areas of the site not investigated (in accordance BS1075:2011+A1:2013 and LCRM), which will include the identified localised Asbestos area and beneath building footprints; 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.

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.

50. 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.

51. 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.

52. Waste water infrastructure

- a. 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 that covers the total site area 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. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved drainage strategy shall be fully implemented at the time of first occupation of any dwelling and shall be retained thereafter.
- b. Prior to commencement of development (with the exception of demolition and site clearance) 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 Q_{bar} 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.

53. Fire Safety

Prior to the first occupation of any part of the building:

- a. the approved development shall be carried out and completed to the satisfaction of the Local Planning Authority in accordance with the details set out in the Planning Fire Statement GL8313/me/23ga prepared by Jensen Hughes dated 13/10/22 and
- b. the two lifts shall be designated as either a Fire Fighting Lift or Evacuation Lift in accordance with the Planning Fire Statement.

The development shall thereafter be permanently retained in accordance with a. and b. above.

Reason: To comply with London Plan fire safety policy.

54. Lift Installation

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

Reason: In the interests of the amenities of residents.

55. Sustainable Design and Construction

Prior to completion the sustainability measures detailed in the final approved Sustainability Statement submitted by Blewburton Ltd in October 2022 shall be implemented and maintained unless superseded by other relevant consultants statements and reports as agreed by the Local Planning Authority. 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 policies SI2 and SI3 of the London Plan (2021), 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 and Mayor's Sustainable Design and Construction SPG.

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

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

H12 - Supported and Specialised Housing

SD1 - Opportunity Areas

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

D9 - Tall buildings

D12 - Fire Safety

D13 - Agent of Change

D14 - Noise

HC1 - Heritage Conservation

HC3 – Strategic and Local Views

G1 - Green infrastructure

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
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)
Optimising Site Capacity: A design led approach LPG
Accessible London: achieving an inclusive environment
Sustainable Design & Construction
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
2.18 Green Infrastructure
Chapter 2 – Development in the Uxbridge Road/ Crossrail Corridor
5.2 Minimising Carbon Emissions
5.4 Protect the Natural Environment
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

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 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
EA Ealing Local Policy Presumption in Favour of Sustainable Development
Development Sites DPD

Draft Ealing Local Plan, 2022:

SP.2 Tackling the Climate Crisis
SP2.2A making the best use of land
SP3 fighting inequality
SP3.1A spatial inequalities
SP3.1B equal and affordable borough
SP3.1C safe and secure environments
SP3.3 I specialist housing
SP4.3 Genuinely affordable homes
D9 Tall buildings (Acton Area A5/A6 = 7/8 storeys)
HOU Affordable Housing
G5 Urban Greening
CO Carbon Offsetting
FLP Funding the Local Plan
A.1 Acton Spatial Strategy
A - significant investment opportunity to increase affordable homes
C - growth focussed around transport interchanges such as Acton Town
I - delivering more genuinely affordable homes
K(ii) - improving living conditions alongside Gunnersbury Lane
L(iii) - ensuring development achieves highest design standards

London Plan Supplementary Planning Guidance

Affordable Housing and Viability SPG
Housing SPG
Optimising site capacity: a design led approach LPG
Housing design standards LPG
Housing Design Guide Consultation Draft
Small Sites Design Codes LPG
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 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

Accessible London: achieving an inclusive environmentSPG
Sustainable Design & Construction SPG
Shaping Neighbourhoods: Play and Informal Recreation
Energy Assessment 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
Ealing Tree Strategy
Legal Agreements SPD
Interim Guidance (SPG 3): Air Quality
Interim Guidance (SPG 10): Noise and Vibration
Ealing Strategic Housing Market Assessment Update
Ealing Local Planning Policy Guidance (LPPG): Tall Buildings
Ealing Character Study and Design Guide
Highways and Transport 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. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of persons responsible for the site works should be signposted at the site and made available for enquiries and complaints for the entire duration of the works. Updates of work should be provided regularly to affected neighbours. Any complaints should be properly addressed as quickly as possible.

4. 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.

5 Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.

6 Noise and Vibration from demolition, construction, piling, concrete crushing, drilling, excavating, etc.

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.

7. 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.

8. 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.

9. 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.

11. Ground Investigation:

- a) Reference should be made at all stages to appropriate current guidance and codes of practice this would include:
 - The report of the findings must include:
 - A timetable of works and site management procedures.
 - a survey of the extent, scale and nature of contamination;
 - an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwater and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments
 - Model Procedures for the Management of Land Contamination, CLR 11, Environment Agency, 2004
 - Updated technical background to the CLEA model, Science Report: SC050021/SR3, Environment Agency, 2009
 - LQM/CIEH Generic Assessment criteria for Human Health Risk Assessment (2nd Edition), 2009
 - BS10175:2011 Investigation of potentially contaminated sites - Code of Practice
 - Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination; Environment Agency, 2001
 - Verification of Remediation of Land Contamination', Report: SC030114/R1, Environment Agency, 2010
 - National Planning Policy Framework;
 - 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).

12. Noise:

- 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:
- 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
- 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.
- Compliance with the internal and external criteria set at SPG10.
- 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.

13. Ground Water discharge:

9. 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.

14. 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 wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

15. 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
16. 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.
17. 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.
18. Network Rail:
The developer must ensure that their proposal, both during construction and after completion does not:
 - encroach onto Network Rail land
 - affect the safety, operation or integrity of the company's railway and its infrastructure
 - undermine its support zone
 - damage the company's infrastructure
 - place additional load on cuttings
 - adversely affect any railway land or structure
 - over-sail or encroach upon the air-space of any Network Rail land
 - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the futureNetwork 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>

19. Secured by Design:

The applicant's attention is drawn to the letter of 30th November 2022 from the Metropolitan Police Design Out Crime Office (Met Reference NW6844) requesting that the development must achieve Secured by Design accreditation in compliance with condition 17 of this permission.

20. 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/>.

21. 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.

22. Policy 5.2 replaced by Policy SI2 in the adopted 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.

Adopted 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.

23. 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).

24. Thames Water:
- There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater 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. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade_effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water Water Efficiency Informative

Developers are encouraged to maximise the water efficiency of the development. Thames Water offer environmental discounts for water efficient development which reduce the connection charges for new residential properties. Further information on these discounts can be found at:

<https://www.thameswater.co.uk/developers/charges>

Affinity Water Comments

With regard to water supply, if this site comes within the area covered by the Affinity Water Company, the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Supplementary Comments

Waste water: The applicant should refer to the London Plan Policy SI 13 Sustainable drainage, subsection C (avoiding impermeable surfaces) and consider alternatives to hard surfacing, such as permeable pavement. Opportunities for water reuse, such as water butts or storage tanks for surface water to later be used for landscaping should be fully considered.

25. Heathrow Airport

Although it isn't anticipated that the use of a crane at this site will impact Heathrow's Obstacle Limitation Surfaces, Instrument Flight Procedures or Radar, 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 \(caa.co.uk\)](#)).

All crane applications should be sent to Heathrow's Works Approval Team via the following address: Airside_Works_Approvals@heathrow.com

Advise the developer that if a crane is required for construction purposes, then red static omnidirectional lights will need to be applied at the highest part of the crane and at the end of the jib if a tower crane, as per the requirements set out by CAP1096.

<https://publicapps.caa.co.uk/modalapplication.aspx?appid=11&mode=detail&id=5705>

CAA Crane Notification

where a crane is 100m or higher, crane operators are advised to notify the CAA (arops@caa.co.uk) and Defence Geographic Centre (dvof@mod.gov.uk) .

The following details should be provided before the crane is erected:

- the crane's precise location
- an accurate maximum height
- start and completion dates

26. 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.

Where 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](#)

27. Archaeology

In connection with condition 4 of this permission, written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. The condition attached to this permission is exempt from deemed discharge under Schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

28. TfL Infrastructure

In connection with condition 5 of this permission, the applicant is advised to contact TfL Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting.

29. Virginia Creeper

Virginia Creeper, an invasive species, is present on site and will need to be removed in accordance with best practice.