

Our Ref: 37308

29th January 2021

FAO Ms Kiran Chauhan
Old Kent Road Team
Southwark Council
160 Tooley Street
London
SE1 2QH

Dear Kiran,

RE: PARTIAL DISCHARGE OF CONDITION 3 OF PLANNING PERMISSION 17/AP/4596 (LPA REF.)

On behalf of the applicant, Berkeley Homes (South East London) Ltd, we are submitting this application for the partial discharge of details reserved by condition 3, in respect of the full planning permission 17/AP/4596, which relates to the development proposals at Nyes Wharf, Frensham Street, SE15 6TH. Permission was originally granted on 30th October 2020 for,

'Demolition of existing buildings and erection of mixed-use scheme comprising 1,193sqm Class B1 floorspace at ground and mezzanine levels; with 153 Residential units (Class C3) above in a building ranging from 9 to 18 storeys (max height 56.202m) with hard and soft landscaping including a new park and associated infrastructure works, including three disabled spaces and cycle parking.'

This application is made for the partial discharge of condition 3 which states:

*'No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for the site has been devised based on the principles set out in the Framework CEMP prepared by Motion dated 24/22/17 and submitted with the application. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavors to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:
A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
Compliance with the GLA guidance on Non-Road Mobile Machinery;
Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc., together with air and noise monitoring to demonstrate that potential impacts are being successfully controlled;
Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);*

*A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
Details of the routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc. and
Details of accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.*

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

This submission seeks to approve partially discharge condition 3 to allow demolition works to start on Site. Prior to the construction works, a revised CEMP will be issued.

The submitted CEMP (for demolition works only) contains the following:

- Detailed specification of the demolition works including soft strip, erection of scaffolding and demolition/salvaging/recycling of materials;
- Consideration of all environmental impacts and monitoring/mitigation measures;
- Site management contact details;
- A commitment to adopt and implement the ICE Demolition Protocol and Considerate Contractor Scheme;
- Details of the in-bound and outbound site traffic and site logistics; and,
- Details of the waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

We trust that the submitted CEMP should suffice to enable a partial discharge of condition 3.

This application has been submitted electronically via the Planning Portal, under reference PP-09459764.

A conditions tracker is attached at Appendix A of this covering letter.

Should any issues arise or if further details are required then please do not hesitate to contact me via email senan.seatonkelly@stantec.com or phone +44 (0) 2038246631.

Yours sincerely,

Senan Seaton Kelly
Senior Planner

on behalf of Stantec UK Ltd

Encls:

Appendix A - Conditions Tracker

Appendix A
Nyes Wharf Conditions Tracker

No.	Topic	Trigger	Submitted / Valid Date	LBS Ref.	Decision Date
3	CEMP	Prior to demolition	This submission		
4	Programme of archaeological evaluation	Pre-commencement (except for demolition to ground floor slab)			
5	Programme of archaeological mitigation works	Pre-commencement (except for demolition to ground floor slab)			
6	Foundation design and ground works	Pre-commencement (except for demolition to ground floor slab)			
7	Water supply impact study	Pre-commencement (except for demolition to ground floor slab)			
8	Site investigation scheme	Pre-commencement (except for demolition to ground floor slab)			
9	Proposed tree planting	Pre-commencement (except for demolition to ground floor slab)			
10	Groundwater conditions and basement assessment	Pre-commencement (except for demolition to ground floor slab)			
38	Archaeological assessment report	Within 6 months of completion of archaeological site works			
39	Piling method statement	Prior to any piling			
11	Details of green roof and wall	Prior to any above grade work			

12	Details of hard and soft landscaping scheme	Prior to any above grade work			
13	Cycle storage	Prior to any above grade work			
14	Overheating assessment	Prior to any above grade work			
15	East elevation living room window	Prior to any above grade work			
16	Section drawings	Prior to any above grade work			
18	External facing materials	Prior to any above grade work			
19	Part M of the Building regulations	Prior to any above grade work			
20	Security measures	Prior to any above grade work			
22	BREEAM report	Prior to fit out works to commercial units			
37	Details of CCTV and external lighting	Prior to relevant works			
17	Swift nesting bricks	Prior to occupation			
21	Delivery and Servicing Management Plan	Prior to occupation			
23	Site wide signage strategy	Prior to occupation			
25	EV charging	Prior to occupation			
26	Residential/commercial noise transmission	Prior to occupation			
27	Verification report	Prior to occupation			
1	Accordance with the plans	Compliance	N/A		
2	Commencement within 3 years of permission or before 5 years of Phase 1 and 2 of Malt Street implementation	Compliance	N/A		
24	Wheelchair car parking	Compliance	N/A		
28	No roof plant, equipment or other structures	Compliance	N/A		
29	Accordance with energy strategy	Compliance	N/A		
30	Delivery times	Compliance	N/A		
31	Parking permits	Compliance	N/A		
32	B1c units	Compliance	N/A		

33	Background noise levels	Compliance	N/A		
34	Internal noise levels	Compliance	N/A		
35	Piling/foundation designs using penetrative measures	Compliance	N/A		
36	Infiltration into the ground	Compliance	N/A		
40	Contamination not previously identified	Compliance	N/A		