

SCHEDULES

SCHEDULE 3

REQUIREMENTS

Chelsea Embankment Foreshore

12. The table below sets out the specific requirements for the Chelsea Embankment Foreshore site—

<i>Title</i>	<i>Ref</i>	<i>Text</i>
CoCP Part B	CHEEF1	Until completion of construction the authorised development shall be carried out in accordance with the CoCP Part A subject to the site specific variations set out in CoCP Part B for this site, unless otherwise agreed with the relevant planning authority in consultation with other relevant stakeholders.
Location of permanent works	CHEEF2	(1) The inter-tidal terracing, which includes the permanent river wall, shall not extend beyond the alignment shown on the Site works parameter plan. (2) Should the alignment be less than the maximum extent shown on the Site works parameter plan, details of the amended alignment, which shall accord with the design principles for this site, shall be submitted and approved by the relevant planning authority in consultation with the HBMCE, Port of London Authority and the Environment Agency and thereafter be carried out in accordance with the approved details.
Detailed design approval for river wall and foreshore structure	CHEEF3	(1) Construction of the new river wall and terraces shall not commence until details of the design (including external appearance and samples of materials), which shall accord with the design principles for this site and the Site works parameter plan, are submitted to and approved by the relevant planning authority in consultation with the HBMCE and the Environment Agency in respect of land based access to flood defences and potential for ecological enhancements. (2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with the HBMCE and the Environment Agency.
Detailed design approval for permanent above-ground structures	CHEEF4	(1) Construction of any permanent above-ground structure shall not commence until details of the design (including size, external appearances and samples of materials), which shall accord with the design principles for this site and the

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		<p>Site works parameter plan, are submitted to and approved by the relevant planning authority in consultation with the HBMCE.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with the HBMCE.</p>
Protective works to heritage assets	CHEEF5	<p>(1) Works to the embankment wall or boundary to Ranelagh Gardens (as relevant) shall not commence until the following details are submitted to and approved by the relevant planning authority in consultation with the HBMCE—</p> <p>works to protect the embankment wall and boundary treatment to Ranelagh Gardens</p> <p>works to remove, store and re-use the parapet, lamp standards and facing materials for the embankment wall and the bricks and railings from the Ranelagh Garden boundary</p> <p>(2) Materials of heritage significance in b above shall be re-used in accordance with the principles set out in Section 3.6 of the Heritage Statement.</p> <p>(3) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with the HBMCE.</p>
Restoration works to heritage assets	CHEEF6	<p>(1) The temporary works platform shall not be removed until details of the works to restore the fabric of the embankment wall including materials are submitted to and approved by the relevant planning authority.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with the HBMCE.</p>
Detailed design approval for signature ventilation columns	CHEEF7	<p>(1) Construction of the signature ventilation columns shall not commence until details of the height, dimensions, external appearance and materials, which shall accord with Ventilation column type B (Drawing No. DCO-PP-900-ZZZZZ-290002 – rev 2), are submitted to and approved by the relevant planning authority in consultation with the HBMCE.</p> <p>(2) The ventilation columns at this site shall not exceed 6 metres in height.</p> <p>(3) The authorised development shall be carried out in accordance with the approved details, unless otherwise</p>

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		approved by the relevant planning authority in consultation with the HBMCE.
Landscaping works	CHEEF8	<p>(1) Construction of the permanent above-ground structures shall not commence until details of the landscaping works, which shall accord with the indicative features on the Proposed landscape plan (Drawing No. DCO-PP-12X-CHEEF-140010 – rev 1 and DCO-PP-12X-CHEEF-140011 – rev 1), the design principles for this site and the Site works parameter plan, are submitted to and approved by the relevant planning authority in consultation with the HBMCE, TfL (in respect of street trees) and the Environment Agency (in respect of the inter-tidal terraces).</p> <p>(2) Unless otherwise agreed by the relevant planning authority, the landscaping information required in paragraph (1) above shall comprise details of all hard and soft landscaping works including:</p> <ul style="list-style-type: none"> a. location, quantity, species, size and density of any proposed planting b. cultivation, importation of materials and other operations to ensure plant establishment c. monitoring and maintenance (including any maintenance or restoration of landscaping required after tunnel commissioning) d. proposed finished ground levels e. hard-surfacing materials f. minor structures such as furniture, refuse or other storage units, signs and lighting g. retained historic landscape features and proposals for restoration, where relevant h. a programme for implementation of all landscaping works i. details of fencing/enclosures j. vehicular and pedestrian access, parking and circulation areas, (including details of areas of public access) k. proposed and existing functional services above and below ground, including drainage, power and communications cables and pipelines, manholes and supports l. details of existing trees to be retained

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		<p>(3) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority, in consultation with the Environment Agency in respect of the inter-tidal terraces.</p> <p>(4) The approved landscaping works shall be carried out by suitably trained or qualified personnel to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice.</p> <p>Replacement trees and shrubs</p> <p>(5) If, within a period of five years from the date of the planting of any tree or shrub, that tree or shrub (or any tree or shrub planted to replace it) is uprooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the relevant planning authority approves any variation.</p>
Temporary works platform	CHEEF9	<p>(1) The temporary works platform shall not extend beyond the alignment shown on the Site works parameter plan.</p> <p>(2) Should the alignment be less than the maximum extent shown on the Site works parameter plan, construction of the temporary works platform shall not commence until details of the proposed structure(s) (including additional lengths of cofferdam, temporary decking areas and pontoons) are submitted to and approved by the Port of London Authority in consultation with the Environment Agency.</p>
Contaminated land	CHEEF10	<p>Site-specific remediation strategy</p> <p>(1) No works shall be carried out at this site (except for works in the highway including site access, works to trees and installation of monitoring equipment), unless otherwise agreed, until the following are submitted to and approved by the relevant planning authority in consultation with the Environment Agency—</p> <p>a. a preliminary risk assessment and site investigation scheme which identifies—</p> <p>all previous uses</p> <p>potential contaminants associated with those uses</p> <p>a conceptual model of the site indicating sources, pathways and receptors</p> <p>a qualitative risk assessment of any potentially unacceptable risks arising from contamination at the site</p>

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		<p>a proposed site investigation scheme (based on the preliminary risk assessment) providing information for a detailed quantitative assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>b. a remediation strategy which includes—</p> <p>the results of the site investigation</p> <p>a detailed quantitative risk assessment</p> <p>an options appraisal giving full details of the remediation measures required and how they shall be carried out</p> <p>a verification plan providing details of the data to be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action</p> <p>a programme for the submission of elements detailed in (3) and (4) below.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise agreed with the relevant planning authority in consultation with the Environment Agency.</p> <p>Verification report</p> <p>(3) Prior to completion of the works, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved by the relevant planning authority in consultation with the Environment Agency. The report shall include results of sampling and monitoring carried out in accordance with the approved details to demonstrate that the site remediation criteria were met. It shall also include a plan for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action as identified in the verification plan.</p> <p>(4) The long-term monitoring and maintenance plan shall be implemented in accordance with the approved details, unless otherwise agreed with the relevant planning authority in consultation with the Environment Agency.</p> <p>Unexpected contamination</p> <p>(5) If, in carrying out any works on this site, contamination not previously identified is found to be present, then unless</p>

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		otherwise agreed by the relevant planning authority, no further development or works shall be carried out in the part of the site in which the contamination is identified until a remediation strategy is submitted to and approved by the relevant planning authority in consultation with the Environment Agency. The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority.
Archaeology	CHEEF11	(1) No excavation shall be carried out until a SSAWSI (which shall accord with the OAWSI) is submitted to and approved by the relevant planning authority in consultation with the HBMCE. (2) The authorised development shall be carried out in accordance with the approved details by a suitably qualified person or body.
Construction traffic management plan	CHEEF12	(1) Work No. 12a shall not commence until a traffic management plan (which shall accord with the CoCP) is submitted to and approved by the relevant planning authority in consultation with TfL. (2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with TfL.
Travel plan	CHEEF13	(1) Work No. 12a shall not commence until a site-specific construction workforce travel plan, which shall accord with the Draft Project Framework Travel Plan, is submitted to and approved by the relevant planning authority in consultation with TfL. (2) The approved travel plan(s) shall be implemented from commencement of Work No. 12a and remain in place for the duration of the construction works, unless otherwise approved by the relevant planning authority in consultation with TfL.
Specification of accesses (construction and operational)	CHEEF14	(1) No alterations shall be made to any existing access or any new access provided until details of the design, which shall accord with the design principles for this site, are submitted to and approved by the local highway authority. Any such works shall be completed prior to their use. (2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the highway authority.
Highway works	CHEEF15	(1) Authorised development consisting of construction in or alteration of Chelsea Embankment or the construction or alteration of any highway structures which form part of Chelsea Embankment shall not commence until details of the

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		<p>design are submitted to and approved by the local highway authority.</p> <p>(2) The information required in paragraph (1) above shall include details of any permanent works for a new or altered surface and foul water drainage system for Chelsea Embankment and any permanent works for a new or modified highway lighting scheme for Chelsea Embankment.</p> <p>(3) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the local highway authority.</p>
Surface water drainage	CHEEF16	<p>(1) Construction of the permanent above-ground structures or landscaping shall not commence until details of the surface water drainage system for this site (including means of pollution control, an assessment of the hydrological and hydrogeological context and how the scheme shall be maintained and managed following completion), which shall accord with the design principles for this site, are submitted to and approved by the relevant planning authority in consultation with the Environment Agency.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with the Environment Agency, and completed prior to use of the authorised development.</p>
Lighting (operational phase)	CHEEF17	<p>(1) Use of the authorised development shall not commence until details of the operational lighting, which shall accord with the design principles for this site, are submitted to and approved by the relevant planning authority in consultation with the HBMCE and the Port of London Authority.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority in consultation with the HBMCE and the Port of London Authority.</p>
Commissioning works	CHEEF18	<p>(1) On or before the completion of the landscaping works approved further to requirement CHEEF8 (landscaping), the undertaker shall give notice to the relevant planning authority.</p> <p>(2) (Save for works carried out in accordance with (5) below) within 1 month of the notice under (1) the undertaker shall:</p> <p>a. remove all hoarding or other temporary enclosure from the site; and</p> <p>b. make the site publically accessible in accordance with the approved landscape scheme.</p>

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		<p>(3) The undertaker shall provide a ‘commissioning notice’ to the relevant planning authority at least 2 months before undertaking any commissioning works. The notice shall include:</p> <ul style="list-style-type: none"> a. a programme for the commissioning works; and b. a location plan for any fencing or hoarding associated with those works (including identifying areas to be accessible to the public). <p>(4) The undertaker shall provide a ‘commissioning confirmation notice’ 21 days prior to starting the commissioning works, confirming the date of commencement of commissioning.</p> <p>(5) The commissioning works shall be undertaken in accordance with the programme in the commissioning notice and the location plan unless otherwise agreed with the relevant planning authority.</p>