

SCHEDULES

SCHEDULE 3

REQUIREMENTS

Carnwath Road Riverside

7. The table below sets out the specific requirements for the Carnwath Road Riverside site—

<i>Title</i>	<i>Ref</i>	<i>Text</i>
Detailed design approval for permanent above-ground structures	CARRR1	<p>(1) Construction of any permanent above-ground structure shall not commence until details of the design (including size, external appearance and samples of materials), which shall accord with the design principles for this site, the Site works parameter plan and the indicative Ventilation column and building design intent plans (Drawing Nos. DCO-PP-06X-CARRR-090012 – Rev 1 and DCO-PP-06X-CARRR-090013 – Rev 1), are submitted to and approved by the relevant planning authority in consultation with the Mayor of London.</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 Mayor of London.</p>
CoCP Part B	CARRR2	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.
Contaminated land	CARRR3	<p>Site-specific remediation strategy</p> <p>(1) No works shall be carried out at this site (except for demolition of existing buildings, 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 preliminary risk assessment and site investigation scheme which identifies—</p> <p>all previous uses</p> <p>potential contaminants associated with those uses</p>

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		<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> <p>a proposed site investigation scheme providing information for a detailed quantitative assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>a remediation strategy which includes—</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>

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		<p>(5) If, in carrying out any works on this site, contamination not previously identified is found to be present, then unless 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.</p>
Archaeology	CARRR4	<p>Site-specific archaeological written scheme of investigation</p> <p>(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.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details by a suitably qualified person or body.</p>
Landscaping works	CARRR5	<p>(1) Construction of the permanent above-ground structures shall not commence until details of the landscaping works, which shall accord with the indicative Landscape plan (Drawing No. DCO-PP-06X-CARRR-090008 - Rev 2) and the design principles for this site, are submitted to and approved by the relevant planning authority in consultation with the Mayor of London.</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

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		<p>g. retained historic landscape features and proposals for restoration, where relevant</p> <p>h. a programme for implementation of all landscaping works</p> <p>i. details of fencing/enclosures</p> <p>j. vehicular and pedestrian access, parking and circulation areas, (including details of areas of public access)</p> <p>k. proposed and existing functional services above and below ground, including drainage, power and communications cables and pipelines, manholes and supports</p> <p>l. details of existing trees to be retained</p> <p>(3) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the relevant planning authority.</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>
Construction traffic management plan	CARRR6	<p>(1) Work No. 6a 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.</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 TfL.</p>
Travel plan	CARRR7	<p>(1) Work No. 6a 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.</p>

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		(2) The approved travel plan(s) shall be implemented from commencement of Work No. 6a and remain in place for the duration of the construction works, unless otherwise approved by the relevant planning authority in consultation with TfL.
Highway works	CARRR8	<p>(1) Authorised development consisting of construction in or alteration of Carnwath Road/Wandsworth Bridge Road or the construction or alteration of any highway structures which form part of Carnwath Road/Wandsworth Bridge Road shall not commence until details of the design are submitted to and approved by the local highway authority.</p> <p>(2) The details required in paragraph (1) above shall include details of any permanent works for a new or altered surface and foul water drainage system for Carnwath Road / Wandsworth Bridge Road and any permanent works for a new or modified highway lighting scheme for Carnwath Road / Wandsworth Bridge Road.</p> <p>(3) The authorised development shall be carried out in accordance with the approved details, unless approved by the local highway authority.</p>
Specification of accesses (construction and operational)	CARRR9	<p>(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 in consultation with the Mayor of London. Any such works shall be completed prior to their use.</p> <p>(2) The authorised development shall be carried out in accordance with the approved details, unless otherwise agreed by the highway authority in consultation with the Mayor of London.</p>
Surface drainage water	CARRR10	<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)	CARRR11	(1) Use of the authorised development shall not commence until details of the operational lighting, which shall accord

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		<p>with the design principles for this site, are submitted to and approved by the relevant planning authority, in consultation with 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 Port of London Authority.</p>
Detailed design approval for river wall and foreshore structure	CARRR12	<p>(1) Should the existing river wall to the south of Hurlingham Wharf and Carnwath Road Industrial Estate need to be replaced, construction of the replacement river wall shall not commence until details of the design (including external appearance and 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 Environment Agency in respect of land based access to flood defences and potential for ecological enhancements.</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.</p>
Hoardings	CARRR13	Secure hoardings shall be left around the boundary of Hurlingham Wharf (being the area designated by the Secretary of State as a Safeguarded Wharf) and the Carnwath Road Industrial area until these sites are developed for an alternative use.
Hurlingham Wharf site restoration	CARRR14	<p>(1) Use of the authorised development shall not commence until a site restoration scheme for Hurlingham Wharf (the area designated by the Secretary of State as a safeguarded wharf), which shall accord with the design principles for this site, the Site works parameter plan and maintain the viability of the safeguarded wharf for cargo handling in accordance with the London Plan, is submitted to and approved by the Mayor of London in consultation with the Port of London Authority and the relevant planning authority..</p> <p>(2) The site restoration scheme in paragraph (1) above shall include the following details—</p> <ul style="list-style-type: none"> a. proposed finished ground levels b. hard-surfacing materials and load bearing capacities c. minor structures such as furniture, access ladders, hand rails, refuse or other storage units, signs and lighting d. permanent fences or other means of enclosure.

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		<p>(3) The authorised development shall be carried out in accordance with the approved details, unless otherwise approved by the Mayor of London in consultation with the Port of London Authority and the relevant planning authority.</p>
Commissioning works	CARRR15	<p>(1) On or before the completion of the landscaping works approved further to requirement CARRR5 (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> <ul style="list-style-type: none">a. remove all hoarding or other temporary enclosure from the site; andb. make the site publically accessible in accordance with the approved landscape scheme. <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; andb. 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>