**ADDRESS:** Application 4: Golden Jubilee Footbridge

**Application Number:** 18/01990/EIAFUL  **Case Officer:** Rozina Vrlic

**Ward:** Bishops  **Date Received:** 08/05/2018

**Proposal:** The architectural illumination, as part of the Illuminated River proposal, of Golden Jubilee Bridge including the installation of fixtures, fittings and ancillary equipment and associated works. The application is an Environmental Impact Assessment (EIA) development and is accompanied by an Environmental Statement (ES).

**Drawing numbers:** 1028_07_JU SK0466; 1028_07_JU SK0467; 1028_07_JU SK0468; 1028_07_JU P0161; 1028_07_JU P1001; 1028_07_JU P2001; 1028_07_JU X0101; 1028_07_JU X0102; 1028_07_JU X0161


Environmental Statement – Volume 1: Non-Technical Summary, dated May 2018;
Environmental Statement – Volume 2: Main Text, dated May 2018;
Environmental Statement - Volume 4: Technical Appendices, dated May 2018;
Environmental Statement – Volume 5: Annexes, dated May 2018;
All prepared by Temple.

**RECOMMENDATION:**
I. Resolve to approve the Planning Application, subject to conditions.
II. Agree to delegate authority to the Director of Planning and Development to:
   a. Finalise the recommended conditions as set out in this report

**Applicant:** Illuminated River Foundation  **Agent:** Montagu-Evans
SITE DESIGNATIONS
Site designations for Application 4 is discussed within the report for Application 1 (master copy) under site designations.

LAND USE DETAILS
Land use details for Application 4 is discussed within the report for Application 1 (master copy) under land use details.

EXECUTIVE SUMMARY
The executive summary for Application 4 is discussed within the report for Application 1 (master copy) under executive summary.

OFFICERS REPORT
Reason for referral to PAC: The applications are reported to the Planning Applications Committee in accordance with (3) Applications which the Assistant Director of Planning and Development wishes to refer to the committee.

1 SITE AND SURROUNDINGS
1.1 Site and surroundings for Application 4 is discussed at paragraphs 1.1 and 1.23-1.28 of the report for Application 1 (master copy).

2 PROPOSAL
2.1 The proposal for Application 4 is discussed at paragraphs 2.1 – 2.56 and 2.84-2.93 of the report for Application 1 (master copy).

3 RELEVANT PLANNING HISTORY
3.1 The relevant planning history for Application 4 is discussed at paragraphs 3.1 -3.2 and 3.3 of the report for Application 1 (master copy).

4 CONSULTATIONS
4.1 Statutory Consultees
4.1.1 The statutory consultees for Application 4 is discussed at paragraph 4.1 of the report for Application 1 (master copy).

4.2 Other Consultees
4.2.1 The other consultees for Application 4 is discussed at paragraph 4.2 of the report for Application 1 (master copy).

4.3 Adjoining owners/occupiers
4.3.1 The consultation undertaken and summary of concerns raised for Application 4 is discussed at paragraphs 4.3 - 4.3.2 of the report for Application 1 (master copy).

4.3.2 The summary of support for Application 4 is discussed at paragraph 4.3.3 of the report for Application 1 (master copy).

5 POLICIES
5.1 The policies for Application 4 is discussed at paragraphs 5 – 5.7 of the report for Application 1 (master copy).
6 ASSESSMENT

6.1 Land Use

6.1.1 The land use assessment for Application 4 is discussed at paragraphs 6.1 – 6.1.6 of the report for Application 1 (master copy).

6.2 Design and Conservation

6.2.1 The design and conservation assessment for Application 4 is discussed at paragraphs 6.2 – 6.2.12, 6.2.40 – 6.2.46 and 6.2.47 of the report for Application 1 (master copy).

6.3 Amenity

6.3.1 Light Spill
The light spill assessment for Application 4 is discussed at paragraphs 6.3 - 6.3.2, 6.3.6 and 6.3.8 of the report for Application 1 (master copy).

6.3.2 Noise and Vibration
The noise and vibration assessment for Application 4 is discussed at paragraphs 6.3.9 – 6.3.10 of the report for Application 1 (master copy).

6.3.3 Air Quality
The air quality assessment for Application 4 is discussed at paragraphs 6.3.11 – 6.3.12 of the report for Application 1 (master copy).
6.4 Transport

6.4.1 The transport assessment for Application 4 is discussed at paragraphs 6.4. – 6.4.2, 6.4.9 – 6.4.10 and 6.4.17 of the report for Application 1 (master copy).

6.5 Ecology and Biodiversity

6.5.1 The ecology and biodiversity assessment for Application 4 is discussed at paragraphs 6.5 – 6.5.19 of the report for Application 1 (master copy).

6.6 Flood Risk

6.6.1 The flood risk assessment for Application 4 is discussed at paragraphs 6.6 – 6.6.2 of the report for Application 1 (master copy).

6.7 Crime and Security

6.7.1 The crime and security assessment for Application 4 is discussed at paragraphs 6.7 – 6.7.3 of the report for Application 1 (master copy).

6.8 Sustainable Design and Construction

6.8.1 The sustainable design and construction assessment for Application 4 is discussed at paragraphs 6.8 – 6.8.9 of the report for Application 1 (master copy).

6.9 Environmental Statement

6.9.1 The environmental statement assessment for Application 4 is discussed at paragraphs 6.9 – 6.9.8 of the report for Application 1 (master copy).

6.10 Planning Obligations and CIL

6.10.1 The planning obligations and CIL assessment for Application 4 is discussed at paragraphs 6.10 – 6.10.2 of the report for Application 1 (master copy).

6.11 Other planning issues

6.11.1 Future Maintenance

6.11.2 The future maintenance assessment for application 4 is discussed at paragraphs 6.11.1 – 6.11.5 of the report for Application 1 (master copy).

7 CONCLUSION

7.1 The conclusion for Application 4 is discussed at paragraphs 7 – 7.9 of the report for Application 1 (master copy).

8 RECOMMENDATION

8.1 Application 4: Golden Jubilee Footbridge 18/01990/EIAFUL

8.2 Resolve to approve the Planning Application, subject to conditions.

8.3 Agree to delegate authority to the Director of Planning and Development to: Finalise the recommended conditions as set out in this report

Conditions(s) and Reasons(s)
Application 4: Golden Jubilee Footbridge 18/01990/EIAFUL
1. The development to which this permission relates must be begun no later than three years from the date of this decision notice.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in complete accordance with the approved plans, drawings and other documents listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development to which this permission relates must not be carried out unless it is part of a scheme to illuminate the bridge in its entirety (within both Lambeth and City of Westminster).

Reason: To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015).

4. The illuminated displays hereby approved must not include corporate sponsorship or any form of advertising.

Reason: To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015).

Phasing Plan/Programme for Implementation

5. Prior to the commencement of each phase, a Phasing Plan which includes a programme for implementation, an installation management plan setting out how the specific installation impacts would be managed on the road network and river operations during installation and maintenance works and impact to structure of the bridge shall be submitted to and approved in writing by the Local Planning Authority in consultation with Port of London Authority (PLA). The development shall be carried out in accordance with the approved details.

Reason: To minimise danger, obstruction and inconvenience to users of the highway and on the river (policies T6 and T5 of the Lambeth Local Plan (2015)).

Detailed - Code of Construction Practice

6. The development hereby approved shall not commence until a detailed Code of Practice Plan has been submitted to and approved in writing by the local planning authority in consultation with PLA. The Code of Construction Plan shall follow the Code of Construction Practice (Environmental Statement Volume 4, Appendix GEN.04) and shall observe the requirements of the statutory guidance and other relevant guidance and shall include details of the following measures:

i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities;
iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
iv. Site working hours and a named person for residents to contact;
v. Advance notification of road closures
vi. Details of measures to prevent the deposit of mud and debris on the public highway
vii. Detailed Site logistics arrangements;
viii. Details regarding parking, deliveries, and storage;
ix. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
xi. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
xii. Communication procedures with the London Borough Lambeth, Transport for London and Port of London Authority and local community where applicable regarding key construction issues.

The construction/installation shall thereafter be carried out in accordance with the details and measures approved in the Code of Construction Plan for the related phase, unless the written consent of the Local Planning Authority is received for any variation.
Reason: Development must not commence before this condition is discharged to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity from the start of the construction process (policies 7.14 of the London Plan (2016); and policies T6 and T8 of the Lambeth Local Plan (2015)).

Non road-mobile machinery (NRMM)

7. No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

Reason: To ensure that air quality is not adversely affected by the development in line with London Plan policy 7.14 and the Mayor’s SPG: The Control of Dust and Emissions During Construction and Demolition.

Design and Conservation

8. Notwithstanding details hereby approved, prior to installation of any light fittings details of the painting schedule for the painting of any prominent grase, node and floodlight fittings shall be submitted to and approved in writing by the Local Planning Authority. The colour should be in keeping with the colour of the existing bridge structure. The painting schedule shall be implemented in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015))

9. Notwithstanding details hereby approved, prior to installation of any light fittings, detailed drawings illustrating the existing light fittings to be retained and those to be removed shall be submitted to and approved in writing by the Local Planning Authority. The light fittings shall be implemented in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015))

10. All new external work and finishes and work of making good shall match the existing adjacent original work in respect of the, materials, colour, texture, profile, and finished appearance, except where indicated otherwise on the drawings hereby approved, or unless otherwise required by condition.

Reason: To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015))

11. Notwithstanding details hereby approved, prior to the commencement of the development, final details of electrical cabling and equipment associated with the lighting scheme (including feeder pillars), including their location, size, fixing and colour shall be submitted to and approved in writing by the Local Planning Authority. A sample of the housing to be erected on site for viewing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015))

Lighting

12. Prior to bringing into first use (operation) the lighting installation hereby permitted, a smaller trial installation supported by a design specification (including light scheme and spill light survey) shall be agreed, witnessed and approved in writing by the Local Planning Authority in consultation with the Port of London Authority, to confirm that there are no impacts associated with navigational light,
glare and light spillage. The full development shall be carried out in accordance with the approved design specification.

Reason: To ensure that the development is in accordance with the findings of the Environmental Statement. To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers, of the area generally and navigational safety (Policies Q2, and T5 of the Lambeth Local Plan 2015.)

13. Following the trial test but prior to bringing into first use (operation) the lighting installation hereby permitted, the following detail shall be submitted to and approved in writing by the Local Planning Authority:

(i) The final impact of the illumination on the navigational lights together with Port of London Authority assessment of the impact on navigational safety.
(ii) Any additional measures that would be required to mitigate the potential for glare and light spillage.

The lighting scheme shall be implemented in accordance with the approved details.

Reason: To ensure that the development is in accordance with the findings of the Environmental Statement. To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers, of the area generally and navigational safety (Policies Q2 and T5 of the Lambeth Local Plan 2015.)

14. Notwithstanding the details hereby approved, prior to bringing into first use (operation) the lighting installation hereby permitted, details of the final intensity, colour and transience shall be agreed and witnessed by the Local Planning Authority through a site inspection, and shall be implemented and maintained in accordance with the approved details. The site inspection will take place within two months following completion of the installation of light fittings.

Reason: To ensure that the development is in accordance with the findings of the Environmental Statement. To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2015)

15. Prior to bringing into first use (operation) the lighting installation hereby permitted, a detailed lighting management strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance, as well as a plan detailing the proposed works and lighting levels.

Such a strategy shall include details of the following:

- the location and direction of artificial lights on the bridge / adjacent to the River Thames;
- how the ambient light levels will be lowered throughout the post-midnight hours, such as 00.00-05.00hrs.

The works shall be carried out in accordance with the approved strategy.

Reason: to safeguard and prevent irrevocable damage to habitat and wildlife (policies 7.19 of the London Plan (2015) and EN1 of the Lambeth Local Plan (2015)).

Noise

16. Noise from any mechanical equipment or building services plant, as measured in accordance with BS4142: 2014, shall not exceed the background noise level L90B(A) 15 minutes, when measured outside the window of the nearest noise sensitive or residential premises.

Reason: To protect the amenities of adjoining occupiers and the surrounding area (policy Q2 of the Lambeth Local Plan (2015)).

Hours of Operation
17. The use of the lighting scheme hereby permitted shall not be illuminated (operate) other than within the period from dusk to dawn on any day.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or users of the area generally. To protect the special architectural or historic interest of the listed building (Bridge) (policies Q2 and Q20 of the Lambeth Local Plan (2015)).

Wildlife/Habitat
18. Prior to commencement of any works on site, a suitable protocol for the protection of legally protected species present on site, or identified during construction, shall be submitted to and approved in writing by the Local Planning Authority. This must include:

i) If the installation at any bridge is to commence during the breeding bird season (March to August inclusive) a check for nesting birds to determine whether any breeding birds, nests, nestlings or eggs will be impacted by the installation activities. Where any breeding birds, nests, nestlings or eggs are identified, they will be protected; and

ii) Repeat of the baseline breeding bird survey described in Chapter 6 of the Environmental Statement no later than 2 June 2019 and every two years thereafter until completion of the Proposed Illumination to ensure that baseline conditions have not changed significantly, and if necessary re-assess the requirements for mitigation prior to commencement of installation.

Reason: to safeguard and prevent irrevocable damage to habitat and wildlife (policies 7.19 of the London Plan (2015) and EN1 of the Lambeth Local Plan (2015)).

Long Term Management and Maintenance
19. Details for the long-term maintenance arrangements for the proposal to be submitted and approved in writing by the Local Planning Authority prior to bringing into first use (operation) the lighting installation hereby permitted. The submitted details should specify the responsibilities of each party for the lifetime of the development and any other arrangement to secure the operation of the scheme throughout its lifetime. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.

Reason: to ensure that the appearance of the bridge is suitably maintained. To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22, Q23 and T6 of the Lambeth Local Plan (2015).

20. Should the project be decommissioned, the lighting scheme be disused for 12 months or more or permanently cease a Decommissioning Plan shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning shall be carried out in accordance with the approved details.

Reason: to ensure that the appearance of the bridge is suitably maintained and safeguard public safety. To protect the special architectural or historic interest of the listed building (Bridge) and that it protects or enhances the character of the surrounding conservation area and area generally. (Policies Q2, Q4, Q18, Q19, Q20, Q21, Q22, Q23 and T6 of the Lambeth Local Plan (2015).

Informatives(s)

Application 4: Golden Jubilee Footbridge 18/01990/EIAFUL
1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.

2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.

3. Your attention is drawn to the need to comply with the requirements of the Control of Pollution Act 1974 concerning construction site noise and in this respect you are advised to contact the Council's Environmental Health Division.
4. In relation to NRMM, for information on the NRMM Low Emission Zone requirements and to register NRMM, please visit http://nrmm.london/

5. Asset Owner permission should be sought from TfL’s Technical Approvals Authority before physical works can be undertaken on site.

6. You are advised of the necessity to consult the Council’s Highways team prior to the commencement of construction at drw@lambeth.gov.uk in order to obtain necessary approvals and licences prior to undertaking any works within the Public Highway including Scaffolding, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections, Hoarding, Excavations (including adjacent to the highway such as basements, etc), Temporary Full/Part Road Closures, Craneage Licences etc.

7. It will also need to be established whether there is a need to provide mitigation or to re-arrange any of the Port of London Authority’s (PLA) existing systems. This will need to be progressed with the PLA as each phase of the project in relation to Lambeth Council is progressed and will be addressed through the PLA’s RWL regime.

8. Please be aware that the River Thames is a designated ‘main river’ and, as such, is under the jurisdiction of the Environment Agency for its land drainage functions. Since April 2016, the Water Resources Act 1991 and associated land drainage byelaws have been amended, and flood defence consents now fall under the Environmental Permitting (England & Wales) Regulations 2010. A flood risk activity permit (FRAP) may be required for any activities:
   - in, over, under or within sixteen metres of a tidal main river;
   - over, under or within sixteen metres of the landward extent of the flood defences on a tidal main river.

   Please visit the ‘flood risk activities: environmental permits’ section of the gov.uk website for further information. Please contact our National Customer Contact Centre on 03708 506 506 or email enquiries@environment-agency.gov.uk, or the local Partnerships & Strategic Overview team on pso.selondon&nkent@environment-agency.gov.uk for further details.

9. Marine licences from the Marine Management Organisation (MMO) cover inshore areas, and include any area which is submerged at mean high water spring tide up to the territorial limit. They also include the waters of every estuary, river or channel where the tide flows at mean high water spring tide. Please visit the ‘marine licence’ section of the gov.uk website for further information.

10. You are advised in terms of secure by design to ensure that the lighting is sympathetic to CCTV in the area, which can be supported by achieving BS5489 lighting standards.

11. Power will be supplied from a local electrical grid and the applicant is strongly encouraged to choose a renewable energy contract to demonstrate commitment to sustainability of the installations and minimise emissions. There are a variety of these kinds of contracts, and not all are truly renewable – the applicant should choose contracts which genuinely add additional renewable capacity to the grid.