

REGENT'S WHARF SITE RESTRICTIONS

TERRACES

No.	Source
1	S106 Planning Restrictions
2	S106 Planning Restrictions
3	S106 Planning Restrictions
4	S106 Planning Restrictions
5	S106 Planning Restrictions
6	S106 Planning Restrictions
7	S106 Planning Restrictions
8	S106 Planning Restrictions
9	S106 Planning Restrictions
10	S106 Planning Restrictions
11	S106 Planning Restrictions

Restriction

No alcohol permitted on roof terraces

No music permitted on terraces

Hours of use limited to 0800 - 2000

No alcohol permitted in gardens

No music permitted in gardens

Hours of use limited to 0800 - 2000

No access permitted to bio-diversity roof areas except for maintenance purposes.

External amenity management plan to be submitted to Council Planning Team.

A landscaping scheme for all garden and terrace areas is to be provided to the Council Planning Team.

A two year warranty for the landscaped areas shall be in place

Any trees or plants dying or becoming diseased within five years of PC shall be replaced with the same species.

Management Method

Included in tenants handbook lease terms. Security to carry out random checks.

Included in tenants handbook and lease terms. Security to carry out random checks.

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Done by surveyor and details included in the tenant handbook.

Done by builders.

In place with Maylim as the installers

Included in Maylim contract.

REGENT'S WHARF SITE RESTRICTIONS

TERRACES

No.	Source
	1 Draft Travel Plan
	2 Draft Travel Plan
	3 Draft Travel Plan
	4 Draft Travel Plan
	5 Draft Travel Plan
	6 Draft Travel Plan

Restriction

Dissemination of the Travel Pack to each workplace

Promote Cycle to Work scheme to employers

Undertake baseline travel surveys within six months of occupation

Undertake Year 1 travel surveys one year after the first occupation

Agree mode split targets with LBI

Undertake travel surveys for the duration of the monitoring period and discuss results with LBI at 3 year and 5 year points after initial surveys.

Management Method

Issue travel plan to tenants as part of the joining pack.
Included in tenants handbook and travel plan to be issued to occupiers.

Online survey required for dissemination to all occupiers.

Online survey required for dissemination to all occupiers.
Share survey results and discuss with LBI

Online survey required for dissemination to all occupiers. Share results with LBI.

REGENT'S WHARF SITE RESTRICTIONS

DELIVERIES

No.	Source
	1 S106 Planning Restrictions
	2 Delivery Service Plan
	3 Delivery Service Plan
	4 Delivery Service Plan
	5 Delivery Service Plan
	6 Delivery Service Plan
	7 Delivery Service Plan
	8 Delivery Service Plan
	9 Delivery Service Plan

Restriction

A delivery service plan is to be prepared and the site is to be operated in strict accordance with the scheme laid out.

Implement a booking system for deliveries to avoid congestion.

Limited delivery times - 0830 to 1830 Monday to Friday, 0830 - 1330 Saturdays.

Use of electric vans or cargo bicycles.

Waste movements to be booked in advance. Collection to be curbside (loading bay cannot be used), system to be in place for moving waste containers to kerbside and back to store.

Waste bins to be provided with rubber tyres.

Vehicles cannot be parked in loading bay for any reason.

Baseline survey of delivery volume to be completed after 75% occupation on a weekly basis to capture daily total movements using the format provided in the DSP for 12 months.

Annual movement reports to be completed in years 1 and 3.

Management Method

Delivery service plan included in tenant handbook and fit out guide. Touchpoint to be used to manage deliveries

Touchpoint to be used to book and record deliveries.

Use of Touchpoint to ensure deliveries occur only between these times. Suppliers made aware and details included in Tenant Handbook.

Included in tenant handbook. Options to be discussed with suppliers.

Waste collection to take place at agreed times and monitored through the use of Touchpoint. Cleaners to bring bins to kerbside which must be immediately emptied and returned to store.

Included in Mitie contract.

Deliveries to be offloaded onto bay outside Thorley Works and moved by hand or using trolleys with soft, pneumatic tyres only to the loading bay or Bartlett Yard. Goods may remain there for a short while and then be moved using similar methods into the building. Included in Tenant Handbook.

Noted. This will be included in the security and reception duties.

Noted.

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5	S106 Planning Restrictions
6	S106 Planning Restrictions
7	Delivery Service Plan
8	Delivery Service Plan

Restriction

Noise reducing measures required on both sets of loading bay gates

Cumulative noise from plant operation must be 5dB lower than ambient

Testing of emergency plant equipment must not take place between 1800 - 0800 Monday to Friday, after 1300 on Saturday or at any time on Sunday or Bank Holidays.

A list of potential receptors is to be drawn up and those receptors to be notified of the time and date of the test.

A report detailing noise levels using a suitably competent person is to be compiled to assess the noise from plant operation and provided to the Council Planning Department and any necessary mitigation measures to be installed.

A BREEAM rating of no less than excellent is to be achieved.

Waste bins to be provided with rubber tyres.

Vehicles cannot be parked in loading bay for any reason.

Management Method

Included in building works. Maintenance included in M&E contract and regular checks in place.

Included in building works. Regular testing to be built into M&E contract, especially for equipment testing.

Included in M&E contract.

Details of residents to be sought so that notification can be provided.

Done by builders. Carry out noise testing during maintenance visits to ensure levels maintained.

Done by builders. Post construction assessment to be supported by BRE accreditation certificates to be submitted 12 months after PC.

Included in Mitie contract.

Deliveries to be offloaded onto bay outside Thorley Works and moved by hand or using trolleys with soft, pneumatic tyres only to the loading bay or Bartlett Yard. Goods may remain there for a short while and then be moved using similar methods into the building. Included in Tenant Handbook.

REGENT'S WHARF SITE RESTRICTIONS

GLAZING

No.	SOURCE
1	S106 Planning Restrictions
2	S106 Planning Restrictions
3	S106 Planning Restrictions

Restriction

Evidence of manifestation on western elevation glazing to be provided to planning department

Manifestation to be minimum height of 1.7 meters above ground floor.

Manifestation not to exceed 1.4 meters in ground floor and no furniture more than 1.7 meters in height to be located within 2 meters of glass.

Management Method

Included in Fit Out guide and lease terms. Management inspection and check with contractor

Included in Fit Out guide and lease terms. Management inspection and check with contractor

Included in tenant fit out guide. Site management to check.

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Restriction

Light pollution mitigation strategy to be provided. To include automated blackout blinds, reduced output of façade lighting, light fittings to be controlled by sensor, motion sensors to turn off lights when space is unoccupied, installation of external fins.

Management Method

Lighting is on a lighting control system. Operation times limited with all lighting to turn off by 2100. Tenant fit out to include blinds where required - detailed in fit out guide. Task lighting to be provided where necessary. External lighting to reduce to 10% by 2200.

REGENT'S WHARF SITE RESTRICTIONS

ENVIRONMENTAL

No.	Source
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6	S106 Planning Restrictions
7	S106 Planning Restrictions

Restriction

No water to be discharged into the canal during construction / demolition

Only existing drains to discharge into canal

Verification sampling of imported soils

Details of scheme of surface water management to be provided to the Council Planning Department

Details of bird / bat nesting to be provided and details of boxes to be provided to the Council Planning Team.

Details of PV cells to be forwarded to the Council Planning Team

Details of the site waste management plan for ongoing occupation following PC to be provided to the Council Planning Team

Management Method

Done by builders

Done by builders - monitored regularly.

Done by builders - report to be made available

Done by builders - documents to be made available.

Done by builders.

Done by builders.

Waste strategy prepared and submitted. Responsibility for separation of waste lies with tenants. Weighing of recycling and general waste lies with tenants cleaning contractors. Disposal of waste to Mitie lies with site management team. Details included in Tenants Handbook and Lease Terms.

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Restriction

Hours of use for retail outlets limited to Monday to Saturday 0800 - 2300 and 0900 - 2100 Sunday and Bank Holidays

Ground floor canalside buildings can only be used for offices

Management Method

Included in lease terms but no retail outlets planned.

Included in lease terms