

UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/16/02956	10 Bank Street, London, E14	Construction of a building of 166m AOD comprising 124,734sqm (GIA) of office (Use Class B1) and 293sqm (GIA) of retail (Use Class A1-A5) along with a decked promenade to the West India Dock South, access and highways works, landscaping and other associated works.

1.0 CLARIFICATIONS

*Conditions*

- 1.1 For the avoidance of doubt, the condition requesting submission of landscaping details (prior to relevant works condition c in paragraph 3.6 of the committee report) would provide for sufficient flexibility for the applicant to include further improvements to the public realm within the application site boundary if supported by the 'Waterspace Strategy' as secured pursuant to the planning permission for the Quay Club, ref PA/16/00900.

*Loss of water*

- 1.2 The table in paragraph 4.6 of the committee report should read as follows:

	Outline permission	Reserved matters	As proposed
Basement extension into dock	30.5m	30.5m	30.5m
Area of water displacement by basement	2,583sqm	2,415sqm	2,415sqm
Area of water displacement by piles	Not restricted	4sqm	14sqm
Extent of decking over dock	7.4m	6.4m	10.4m
Area of decking	627sqm	508sqm	825sqm

- 1.3 Paragraphs 8.29 and 8.119 refer to an additional proposed area of decking of 238sqm in comparison to the outline scheme and 318sqm in comparison to the reserved matters scheme. These figures should in fact be lower, at 198sqm and 317sqm respectively.

*Daylight & sunlight impacts*

- 1.4 The list in paragraph 8.67 incorrectly omits reference to the Jefferson Building which would be subject to a negligible daylight impact.

### *Transportation*

- 1.5 Paragraph 8.94 incorrectly refers to the capacity of the drop-off bay in front of the development as for 3 vehicles. The correct capacity is 6.

### *Environmental Impact Assessment*

- 1.6 Paragraph 8.137 does not make it clear that the archaeology, water resources, waste and recycling, ground conditions and TV and radio reception matters did not form part of the submitted Environmental Statement as these matters have been 'scoped out' of the ES as agreed by the Council's EIA Officer. Nonetheless, the appropriate reports and evidence dealing with these environmental topics have been submitted by the applicant and taken into account in with conditions and planning obligations included as appropriate.

## **2.0 RECOMMENDATION**

- 2.1 Officer's recommendation remains to GRANT planning permission subject to referral to the Mayor of London, the prior completion of a legal agreement and inclusion of conditions and informatives.