



CANARY WHARF
GROUP PLC

SIR GEORGE IACOBESCU CBE CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Owen Whalley
Service Head Planning and Building Control
Mulberry Place
5 Clove Crescent
London
E14 2BG

Sent by Email / Hand

6th April 2017

Dear Owen,

10 Bank Street – Planning Application PA/16/02956

I write further to the Strategic Planning Committee held on 23rd March 2019 at which our planning application for the redevelopment of 10 Bank Street for an office development with retail and public realm was considered.

I understand that there was some confusion over our commitment to future proofing the design of the public realm within our 10 Bank Street development and for that matter our 1 Bank Street development, having regard to the Water Space Strategy that is being developed in accordance with the requirements of the section 106 legal agreement pursuant to the recent planning permission of our Quay Club development.

I confirm that we are fully committed to designing the public realm around 1 and 10 Bank Street having regard to the Water Space Strategy. In particular we will make provision for services (such as water and electricity) in order to allow for the potential for a future water taxi service mooring. As such I confirm our acceptance to an appropriate condition being attached to the planning permission as follows:

The landscape management scheme shall consist of the following:

- *Long term design objectives for the site;*
- *Objectives for maximising the benefit of the dock edge in particular enhancing access to the water, enhancing pedestrian access, future proofing to allow for future moorings, water taxi use and other potential water uses;*
- *Planting scheme, including written specifications (including cultivation and other operations associated with plants and grass) and schedules of plants, noting species, plant sizes and proposed numbers where appropriate;*
- *Boundary treatment including walls, fences and railings and gates;*
- *Safety and security measures for the development,*

- *Details of common area lighting which is energy efficient and incorporates passive daylight sensor controls*
- *Disabled access throughout the spaces;*
- *Management responsibilities for the area within the application site boundary; and*
- *Maintenance schedules for landscape areas within the application site boundary, including that of the roof terrace.*
- *Full details and particulars of the roof top terrace surface and elevational treatment*

The landscape management scheme plan to be submitted to and approved in writing by the local planning authority shall be carried out in accordance with the programme agreed. All soft landscaping works within the application site boundary must be carried out within the first planting and seeding seasons following the occupation of any part of the development. Trees or plants that die, or are removed or become seriously damaged or diseased within five years of the development being finished must be replaced in the next planting season with plants of similar species and size. Any changes of species proposed will need the written permission of the local planning authority prior to planting.

I trust that you will ensure that the members of the SDC are made aware of my commitment to further improving the dockside public realm at our Bank Street developments.

Yours sincerely,



Sir George Iacobescu
Chairman and Chief Executive Officer

Cc. Piotr Lanoszka