

UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLACE

5.4	PA/16/02808	225 Marsh Wall, London, E14 9FW	Full planning application for the demolition of all existing structures and the redevelopment of the site to provide a building of ground plus 48 storey (maximum AOD height 163.08m) comprising 332 residential units (Use Class C3); 810 square metres of community floorspace (use class D1); 79 square metres of flexible retail/restaurant/community (Use Class A1/A3/D1), basement cycle parking; resident amenities; public realm improvements; and other associated works.
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UPDATE

- 1.1 This report deals with matters that have arisen or correspondence received since publication of the agenda.

2 ADDITIONAL WIND TESTING

- 2.1 Page 58, paragraph 10.172 in the original report stated that further information on the cumulative impacts on wind would be provided in the update report. On the 26th July 2017, the applicant's agent (DP9) submitted an updated wind study which tested the cumulative effects with other schemes including Skylines to supplement that which was provided in June 2017.
- 2.2 The information provided is considered to be sufficient and is provided in support of the cumulative assessment provided previously. This is considered acceptable, and does not constitute 'further information' under Regulation 22 of the EIA Regulations. Overall, officers are satisfied that the wind conditions in particular areas are suitable for their intended use.

3 CHILD PLAY SPACE

- 3.1 The original table at paragraph 10.75 and text in 10.77 identified there was a shortfall of 22sqm of 0-11 play space against the GLA play space requirements.
- 3.2 On 17th August 2017, the applicant sent additional information detailing how the 0-11 child play space could be met on site by increasing the proposed 160sqm at ground floor level by 22sqm. This would still be 1sqm short in 5-11 but this could easily be increased by increasing the second floor 5-11 play space by 1sqm and reducing the overprovision of communal space by 1m. Below is a table of where the extra 22m at ground floor level would go: