



Application for Planning Permission

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Reference	PA/21/02707
Site	Whitechapel Road Development Site, Whitechapel Road, London E1 2BB
Ward	Whitechapel
Proposal	<p>Redevelopment of site involving erection of five buildings and retention of one building for provision of up to 69,033 sqm (GIA) of Class E(g) space for flexible life science purpose uses; and provision of up to 6,363 sqm (GIA) flexible Class E supporting uses and Class F1 and Class F2 supporting uses (gallery/ exhibition/ community uses); up to 2,820 sqm (GIA) F1(a) for research and development and teaching activities in the life science sector; with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 759 sqm (GIA) Class E(b) café use with ancillary storage, and Sui Generis use (public toilets) set within a new landscaped open square. The development is to involve erection of a building up to 4 storeys on Plot A (including top storey plant); and erection of two buildings (on Plots B1 and B3) of 4 storeys rising to 8 storeys respectively (the latter including top storey plant) including the demolition of former Outpatient's Building Annexe and part demolition/part retention of main former Outpatient's Building; and on Plot B2 the retention of the Ambrose King building. The development is to also involve the erection of a 7 storey building (including top storey plant) on Plot C (45.9m AOD); and erection of 15 storey building (including 2 top storeys of plant) on Plot D1 (78.7m AOD).</p> <p>The application is accompanied by an Environmental Statement.</p>
Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	Department of Health and Social Care supported by NHS Property Services (NHSPS)
Architect/agent	Architects: Allies and Morrison (Plots A, B3, D1 and D2) and Gibson Thornley (Plots B1 and C). Planning agent: DP9.
Case Officer	Robin Bennett
Key dates	<ul style="list-style-type: none">- Application registered as valid on 31/01/2022- Significant amendments received on 28/09/2023- Public consultation first round ended 21/03/2022- Public consultation second round ended 22/01/24

1. BACKGROUND

- 1.1 The purpose of this report is to advise the committee on an appropriate course of action and secure clarity following certain amendments made to proposed planning obligations that were a material consideration in determining the application for redevelopment of land in Whitechapel for life sciences in accordance with the details given above.
- 1.2 The application was first considered by the Strategic Development Committee (SDC) on 28 August 2024. On that date Committee voted to defer the application in order to re-evaluate the financial and non-financial contribution of the proposed development and to undertake a site visit.
- 1.3 Following a site visit which took place on 24 September 2024, the application was referred back to the next SDC on 9 October 2024 as a deferred item. At the SDC on 9 October 2024, Committee members resolved to amend certain planning obligations as listed in the officer report, before determining whether planning permission should be granted.
- 1.4 The Committee then resolved on a majority vote to grant planning permission, subject to a S106 agreement to secure the amended (and other non-amended) planning obligations and that the Corporate Director of Housing and Regeneration be delegated powers to negotiate the detailed obligations and complete the Section 106 legal agreement.
- 1.5 The Head of Development Management advised and the Committee agreed that the changes would be discussed with the applicant, and that if they could not be achieved in the way that Committee indicated and / or if there were any legal implication arising from the amendments that a report would be brought back to Committee for further consideration.
- 1.6 Following the 9 October 2024 SDC, the applicant has considered the amendments that were resolved by the Committee and responded by letter dated 24 October 2024. Such consideration has included their obtaining independent legal advice from their appointed Counsel on the committee resolution.
- 1.7 Officers have also had the opportunity to discuss the proposed amendments with the applicant team, and separately have sought their own independent legal advice.
- 1.8 The committee's amendments, the applicant's position and the officer recommendation on each of the proposed amendments is set out below.

2. THE AMENDMENTS

Amendment 1 – The financial contribution

Committee amendments

- 2.1 To amend the planning obligation to contribute £2.5 million towards the Women's Health Community research to be worded more flexibly to read £2.5 million towards the *community health and wellbeing projects and programmes*.

Applicant's position

- 2.2 The applicant has advised that their strong preference is to retain the obligation with its emphasis on women's health. The applicant considers that women's health research is

very important and chronically underrepresented, evidenced by the shorter expected healthy life expectancy for women than men in the borough.

- 2.3 The applicant has stated that should an amendment still be deemed necessary, they would be willing to agree adding the phrase ‘...and other groups...’ after ‘women’ to widen the scope for which the funds could be targeted and for it to be clarified that in addition to use for community research, the contribution is to be used for projects and programmes.
- 2.4 With the applicant’s suggested wording incorporated, Financial Obligation ‘c’ in section 4.2 of the Update Report to the Deferral Report would read as (additions in **bold**):

*c) £2,500,000.00 towards women’s **and other community groups**’ health and wellbeing research, **projects and programmes***

Officer advice

- 2.5 As set out above, the applicant’s strong preference is to retain the financial obligation of £2.5 million with its emphasis on women’s health, citing reasons why this is their strong preference.
- 2.6 The evidence-based reasoning referred to by the applicant team in writing and verbally at previous committees regarding the low level of female healthy life expectancy in the Borough is compelling. This is one of the reasons why the obligation was framed as it originally was.
- 2.7 Officers consider the applicant’s proposed wording strikes an acceptable balance between the preferences of the applicant and the request made in the first amendment that was voted upon by the Strategic Development Committee and would meet the statutory tests for planning obligations in Regulation 122 of the Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

Officer recommendation

- 2.8 It is recommended that Head of Term ‘c’ in paragraph 4.2 of the Update Report to the Deferral Report is updated to read ‘**£2,500,000.00 towards wellbeing, women’s and other groups’ health and community research, projects and programmes**’.

Amendment 2 – Community Involvement Centre

Committee amendments

- 2.9 To clarify that the Community Involvement Centre is being offered at a 20 year lease on a peppercorn and that the Council has exclusive use and oversight on the space and can rent it out.

Applicant’s position

- 2.10 The applicant has confirmed that they continue to offer the proposed Community Involvement Centre (CIC) to the Council with a minimum lease of 20 years and on a peppercorn rent. The CIC will have a Category B fit out (i.e. designed to be fully operational in accordance with the requirements of the user) and will have dedicated flexible community space comprising meeting rooms, co-working space, kitchen and WCs.

- 2.11 The applicant has set out that the purpose of the CIC is a space that is accessible to the public and community groups. The CIC will be a multi-purpose space, codesigned with local community members from groups at risk of poor health outcomes and groups who have historically been less able to participate in life sciences research. The CIC will provide adaptable space which will be used for purposes to be defined with residents through a public engagement process.
- 2.12 This may include space for community-led research, training and touch down space, and volunteers working in health determinants activities.
- 2.13 The applicant has proposed the following changes (in bold) to the Heads of Terms in section 4.2 of the Update Report to the Deferral Report (Non-Financial Obligation) to reflect the requests of the committee:
- i Provision of a "Community Involvement Centre" accessible to the public and community groups **to be leased to the Council on an exclusive basis to be used for health related initiatives:**
 - To be provided on the ground floor of Plot D1 CAT B fit out
 - Peppercorn rent arrangements
 - Minimum of 20 years
 - **Lettings to be in accordance with approved lettings strategy**
 - Dedicated flexible community space comprising meeting rooms, co-working space, kitchen and WCs
 - Life science occupiers to provide commitment to locally agreed coproduction principles (reasonable endeavours)

Officer advice

- 2.14 Officers understand the proposed second amendment to essentially comprise points of clarity around the operation of the CIC, including who will take the space on, for what length of time and at what cost.
- 2.15 Officers consider that the applicant's proposed amendments are acceptable since they align with what was envisaged for this space and would comply with the statutory requirements for planning obligations set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

Officer recommendation

- 2.16 It is therefore recommended that Head of Term 'e' within section 4.2 of the Update Report to the Deferral Report is amended as set out above.

Amendment 3 – Affordable Workspace

Committee amendments

- 2.17 That the planning obligations be amended to provide a commuted sum in lieu of the affordable workspace and delegate responsibilities to agree the financial amount due to the Corporate Director of Housing and Regeneration

Applicant's position

- 2.18 In responding to the third amendment, the applicant refers to Tower Hamlets Local Plan Policy D.EMP2 (New Employment Space) which sets out that affordable workspace is to be provided within major commercial and mixed use schemes. The applicant notes

that the policy text makes it clear that it is only in exceptional cases that alternative provision of affordable workspace not within the scheme may be acceptable, and even then it ought to be provided as part of the same scheme or within the same sub area, or (and only if desirable) elsewhere in the borough.

- 2.19 The applicant's response additionally refers to the Tower Hamlets Planning Obligations Supplementary Planning Document (SPD) (2021), pointing out that it says that *"only where exceptional circumstances exist as set out in the Local Plan...will off-site provision [of affordable workspace] be accepted. In instances where affordable workspace cannot be provided on-site or off-site, a commuted sum will be required."* The commuted sum will reflect the costs the Council will incur in providing such space. (a formula is used).
- 2.20 The applicant states that given this policy position and that the affordable workspace within the proposed development self-evidently can be provided on-site within the proposed development, the planning application is compliant with planning policy.
- 2.21 Further, the applicant reports that the legal advice that they have received strongly supports the view that this particular amendment does not comply with the tests set out in The Community Infrastructure Levy Regulations 2010 s122 (Limitation on use of planning obligations). These Regulations require obligations to directly relate to the development, to be necessary, and to be reasonable. In this case the applicant comments that:
- a) The commuted sum requested by members was not limited to the expenditure on employment (R&D) projects or to employment (R&D) projects which had a relationship with the proposed development;
 - b) The requirement is not necessary because without it there would be an even more acceptable and beneficial on-site affordable workspace offer embedded within the planning application itself and;
 - c) For this and other reasons, the imposition of the amendment would be unreasonable.
- 2.22 Having regard to the foregoing, the applicant concludes that they do not believe the request made in the third amendment can be accommodated whilst delivering a robust planning permission. The applicant has therefore confirmed that they cannot accept this suggested amendment.

Officer advice

- 2.23 The third amendment that was voted on is the most substantive and is the matter which receives greatest attention in both the applicant's and LBTH's legal advice. In summary, the position that has been arrived at is:
- The affordable workspace offer as set out in the 28 August 2024 and 9 October 2024 SDC reports was policy compliant;
 - No exceptional circumstances were provided by members to justify not providing on-site affordable workspace.
 - Having considered the policy position again, no exceptional circumstances such that would be permitted by adopted policy exist. This is because there is no occupier requirement for exclusive use of the development.

- Only if the exclusive use requirement is met may the cascade for off-site provision be considered, and even then the only outcome permitted by policy is that affordable workspace is provided off-site;
 - Post-SDC, the applicant has rejected the proposed amendment three i.e. their offer remains for the provision of on-site affordable workspace;
- 2.24 If SDC were to proceed with requiring amendment three, then in light of the applicant's refusal to accept this, the application would need to be refused. If the application were refused on this basis, Counsel have advised they are unable to establish any grounds for refusal that are based on planning policy or other material considerations.
- 2.25 In the absence of any sustainable grounds for refusal, if there were to be an appeal the outcome of this would likely be in the appellant's favour (i.e. grant of planning permission), and there would likely be costs implications for LBTH.
- 2.26 There is also the prospect that upon Stage 2 referral the GLA would call the application in as, amongst other reasons, they stated in the Stage 1 response 'Considering the intention of the life sciences cluster, and the applicant's proposal to support the development of research into business opportunities, affordable workspace is considered to be a vital component of the scheme.'
- 2.27 The material considerations which lie behind the above summary are set out in greater detail below.

The Site Allocation

- 2.28 The site is in a Local Employment Location under Policy S.EMP1 of the Local Plan. The Site Allocation for Whitechapel South reflects this. The Allocation is for major employment led development with focus on life sciences. The Allocation is not for housing or to meet affordable housing need.

Affordable Workspace Policy

- 2.29 Local Plan Policy D.EMP2 bullet 4 provides that "within major commercial and mixed-use development schemes, at least 10% of new employment floorspace should be provided as affordable workspace".
- 2.30 "Affordable workspace" is defined in the glossary as being flexible workspace at substantially below market rent levels, at a rate comparable with similar affordable workspace elsewhere and at "rates which mean that occupation is feasible to a large number of small/start up businesses in the relevant sectors". Supporting text para 10.25 defines affordable as "at least 10% below the indicative market rate for the relevant location, for a period of not less than 10 years". These are minimum targets.
- 2.31 Applicants are encouraged to "work with [the Council's] enterprise team.... to determine the nature of the affordable workspace provision on a case by case basis". The applicant team and relevant LBTH Officers have worked with the enterprise team throughout in this case.
- 2.32 Para 10.26 in the Local Plan provides for what is essentially a cascade of options in the event that on-site affordable workspace cannot be delivered. This states:

"In exceptional circumstances, where an occupier requires exclusive use of a single office property, such as a global headquarters building, we may consider implementing the development with alternative affordable workspace provision. Any alternative provision should in the first instance be provided as part of the same

development scheme or secondly within the same sub area.... But where this is not possible, nor in our view desirable, then provision elsewhere in the borough may be considered. Any alternative provision should be of equivalent value which may translate into greater floorspace....”

2.33 The Council’s Planning Obligations Supplementary Planning Document (SPD) (2021) explains how affordable workspace is to be secured through the use of an obligation under Section 106 of the Town and Country Planning Act.

2.34 Text box 15 of the SPD repeats the policy requirement and summarises the para 10.26 text before stating:

*“In instances where Affordable Workspace cannot be provided **on-site or off-site**, a commuted sum will be required. The commuted sum will be used to provide Affordable Workspace within the borough. The acceptability of off-site provision and/or a commuted sum is entirely at the discretion of the Council.”*

2.35 It can be seen from the above that the policy framework and associated guidance is clear that on site provision is required, exceptionally where that is not possible other means of delivery of the space can be considered in a cascade and only if that is not possible can a payment in lieu be considered.

2.36 The applicant’s affordable workspace offer is for on-site provision which is fully embedded within the proposed scheme. This has been reaffirmed post-Committee in response to proposed amendment 3.

2.37 It is therefore evident that suitable and policy compliant affordable workspace can be provided on site as part of the proposed development.

2.38 The Mayor of London placed considerable weight on the provision of on-site affordable workspace in their Stage 1 response to the application, stating:

*‘Considering the intention of the life sciences cluster, and the applicant’s proposal to support the development of research into business opportunities, **affordable workspace is considered to be a vital component of the scheme**’ (emphasis added).*

Officer recommendation

2.39 The ability to require an alternative approach to affordable workspace does not apply, since policy only permits this where the characteristics of the intended end user are such that they require exclusive use of the proposed development which would render on-site provision not possible. The example given in policy is for a global headquarters. There are no such circumstances in the case of the proposed development.

2.40 There is therefore no policy basis on which a commuted sum payment in lieu of on-site affordable workspace provision can be requested. Given that is the case, and in light of the applicant’s reaffirmed position that their offer is for on-site affordable workspace, LBTH would be left in an indefensible position were amendment 3 to remain. This position has been confirmed by Counsel.

2.41 As such, it is recommended that the resolution made on 9 October 2024 to require a commuted sum payment in lieu of provision of on-site affordable workspace is revoked.

3. **ADVICE OF THE DIRECTOR OF LEGAL SERVICES**

- 3.1 The core legal principle behind decision making on planning applications is that decisions must be taken in accordance with the local planning authority's development plan unless material considerations indicate otherwise.
- 3.2 Any obligations which are to be secured pursuant to a s106 agreement must be:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 3.3 The report that follows sets out the discussion surrounding the three suggested amendments to the Officer's recommendation in respect of this application.
- 3.4 The first two amendments may be dealt with in accordance with the proposals contained in the report.
- 3.5 The third amendment (revolving around the removal of the obligation to provide Affordable Workspace) is not policy compliant, for the reasons outlines in this report. In these circumstances, the "Strategic Development Committee/Development Committee – Development Procedure Rules" at Part D of the Council's Constitution set out what process should be followed in the event that the Committee is minded to make a decision contrary to the officer recommendation and contrary to the provisions of the Local Plan.
- 3.6 Paragraph 10.2 reads – 'If a Committee is minded to make a decision contrary to the officer recommendation (whether for approval or refusal) and that decision would be contrary to the provisions of the Development Plan, such motion may only contain the Committee's initial view and must be subject to a further report detailing the planning issues raised by such a decision. Further consideration of the matter must be adjourned to a future meeting of the Committee when officers will present a supplemental report setting out the proposed new position and explaining the implications of the decision.'
- 3.7 This report is therefore necessary to explain the implications of the third amendment and to allow members an opportunity of reflecting upon the amendment.
- 3.8 Members may, after due reflection, decide to endorse the previous resolution. Should this be the case, members will have to give clear reasons why exceptional circumstances (as required by policy) exist to be able to move away from the requirement to provide affordable workspace. However, this avenue may well result in the application being refused and the Council finding itself at risk of having substantial costs awarded against it in an appeal against the refusal of permission.
- 3.9 Alternatively, members may follow the legally sound recommendation contained within this report.

4. RECOMMENDATION

4.1 The Strategic Development Committee is recommended to:

1. Revoke the 9 October 2024 resolution to grant planning permission subject to the amended planning obligations;
2. Agree the following amendments (in bold) to the financial contribution and community involvement space obligations only

c) £2,500,000.00 towards women's **and other community groups' health and wellbeing research, projects and programmes**

e) *Community Involvement Centre*

i) Provision of a "Community Involvement Centre" accessible to the public and community groups **to be leased to the Council on an exclusive basis to be used for health related initiatives:**

- To be provided on the ground floor of Plot D1 CAT B fit out
- Peppercorn rent arrangements
- Minimum of 20 years
- **Lettings to be in accordance with approved lettings strategy**
- Dedicated flexible community space comprising meeting rooms, co-working space, kitchen and WCs
- Life science occupiers to provide commitment to locally agreed coproduction principles (reasonable endeavours)

3. That subject to any direction by the Mayor of London, conditional planning permission is GRANTED subject to the prior completion of a legal agreement to secure the following planning obligations:

Financial Contributions

- a. £ 323,908 towards construction phase skills and training
- b. £1,705,440 towards end-user phase employment skills training
- c. £2,500,000 towards women's and other community groups' health and wellbeing research, projects and programmes
- d. £1,917,257.00 toward carbon emission off-setting
- e. £180,000 towards development co-ordination and integration
- f. £220,000 towards TfL cycle hire provision
- g. £100,000 towards monitoring the legal agreement

Non-financial Obligations

- a. Establishment of a group to foster collaboration between various stakeholders on a variety of topics, including reporting updates against agreed relevant strategies; exact Terms of Reference for the group to be confirmed in the detail of the s106 agreement
- b. Reasonable endeavours to facilitate access to employment; as follows:
 - 25% local procurement
 - 25% local labour in construction phase
 - 25% local labour in end use phase
 - 61 construction phase apprenticeships

- Minimum 20 end-user phase apprenticeships
- Pathways into life sciences provisions (including provision of two officer posts (one senior and one junior) for a period of 10 years to support primarily young residents (primary, secondary and college) and their parents/carers understand the employment opportunities flowing from the development)

c. Affordable Workspace

- i. Provision of 10% of the qualifying NIA as Affordable Workspace comprising:
 - Affordable fitted out incubator space
 - approximately 65% of qualifying floorspace
 - at least 40% wet lab space
 - balance to be provided as write-up and dry lab space
 - 20% discount to all in costs (i.e. fully inclusive of service charges/membership for AW tenants), compared to market rate for equivalent Entry Level office space
 - Approximately 35% of qualifying floorspace
 - CAT A fit out
 - 50% discount to all in costs (i.e. fully inclusive of service charges/membership for AW tenants), compared to market rate for equivalent
- ii. To be provided for a minimum of 25 years and subject to periodic review
- iii. Provision of entry level office space for an additional 10 years after the initial 25 year period, based on 10% of the qualifying NIA floorspace with 10% discount below the average market rate.
- iv. Plot C to be excluded from Affordable Workspace requirements subject to restrictions providing for that Plot to be occupied on a non-commercial basis.

d. Education and Outreach - Science Technology, Engineering and Maths (STEM) provisions

- i. Approval of Community Education Outreach Programme Strategy
- ii. Provision of a dedicated "Community Lab" and learning space
 - A free to use fitted out and equipped space on the ground floor of Plot A or other agreed location within the application site
 - Peppercorn rent
 - Minimum of 20 years
- iii. Commitment to providing the appropriate resources for the delivery of the STEM activities.
- iv. Establish life science ambassador programme.
- v. Annual life science festival for life of development.

e. Community Involvement Centre

- i. Provision of a of a "Community Involvement Centre" accessible to the public and community groups to be leased to the Council on an exclusive basis to be used for health related initiatives:
 - To be provided at CAT B fit out on the ground floor of Plot D1 or other agreed location within the application site

- Peppercorn rent arrangements
- Minimum of 20 years
- Lettings to be in accordance with approved lettings strategy
- Dedicated flexible community space comprising meeting rooms, co-working space, kitchen and WCs
- Life science occupiers to provide commitment to locally agreed coproduction principles (reasonable endeavours)

f. Skills Escalator

- i. Creation of a bespoke Skills Escalator Programme to coordinate the following across the masterplan:
- School work experience
 - Internships
 - Adult work experience placements
 - Graduate paid placements

g. Campus Strategy (to include details of an enterprise support programme and life science SME networking space).

h. 40% or 19,513sqm (whichever is the greater) of NIA to be designed as wet lab capable.

i. Provision of a retail strategy to manage active frontages.

j. Provision and ongoing maintenance of public toilets and water fountains.

k. Phases to be defined by reference to a plan appended to the legal agreement. Construction phasing plan also to be appended to the agreement.

l. Delivery of St Phillip's Square/Public Realm Delivery Strategy (including backstop trigger, provisions for future maintenance and S.278 works).

m. Health Outcomes Strategy and Health Strategy Working Committee

n. Public realm access and management.

o. Provision of public art.

p. Sponsoring and managing of cultural events programme for St Phillips Square.

q. Architect retention.

r. Provision for future connection to district heat network.

s. Provision of waste heat utilisation strategy

t. Travel Plans

u. Incorporation of Legible London way-finding

- 4.2 That the Corporate Director of Housing and Regeneration is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Housing and Regeneration is delegated power to refuse planning permission.
- 4.3 That the Corporate Director of Housing and Regeneration is delegated the power to impose conditions and informatives to address the following matters:

Planning conditions

Compliance

1. Three years deadline for commencement of development
2. Development in accordance with approved plans
3. Occupation in accordance with life science definition (Class E (g)) as follows:
"Occupation for life sciences (as defined) unless otherwise approved in writing by the LPA"
4. Development to be undertaken in accordance with ES mitigation measures
5. Restrictions on Demolition and Construction Activities
6. Undertaking tree/shrub clearance outside of bird nesting season
7. Maximum Containment Level 2 laboratory use
8. Limitation of external noise from plant
9. Kitchen Extract Standards for Commercial Uses
10. Energy and sustainability standards
11. Hours of use
12. Hours of use of the terrace
13. Restriction on telecommunications apparatus

Pre-commencement

14. Confirmation of Code of Construction Practice compliance
15. Conservation Area demolition
16. Method statement and structural information regarding retention of original facades on Plot B3
17. Demolition Method Statement (DMS).
18. Construction Plant and Machinery (NRMM)
19. Basements – highway protection
20. Measures to protect controlled waters including basements
21. Tree protection details
22. Submission of a tree planting methodology in line with BS 8545
23. Archaeological WSI, results dissemination and outreach (in consultation with GLAAS)
24. Assessment of location, depth and protection of LU and Royal Mail assets
25. Detailed design and method statement (in consultation with TfL)
26. UXO risk assessment (detailed)
27. Remediation Method Statement and Production of a Verification Report.
28. Materials Management Plan.
29. Geotechnical ground investigation and production of Geotechnical Design Report
30. Additional ground gas monitoring to facilitate recommendations of ground gas protection measures
31. Detailed Circular economy statement
32. Crane and scaffold details (in consultation with London City Airport)
33. Details of phasing

34. Future district heat network connection, including drawings for safeguarded connection and correspondence with Barts
35. Be Lean energy requirements

Pre-superstructure works

36. Materials (details, samples, mock up panels)
37. Emergency generators flues
38. Plant – full details
39. Biodiversity, including bio solar
40. Site waste management plan
41. Sustainable drainage details and strategy
42. Details of cycle hire docking station reprovision

Pre-occupation

43. Secured by Design certification (plot by plot)
 44. Whole Life Carbon assessment post construction information (for each building)
 45. Cooling demands (for each building)
 46. Landscaping and management details, including to achieve UGF score of at least 0.227 and wind mitigation
 47. Deliveries and Servicing Management Plan
 48. Erection (and details of) privacy screen on Plot C to protect amenity of Gwynne House residents
 49. Erection (and details of) privacy screen on Plot A to protect amenity of Mount Terrace residents Installation of low reflectance glass for the windows causing the solar reflection to point N1.
 50. Travel Plan
 51. Measures to reduce the cumulative impact of the emergency generators
 52. Consolidated commercial waste arrangements
 53. Detailed lighting strategy
 54. Lights off scheme
 55. Cycle parking
 56. Majority active ground floor frontages and detailed design display bays
 57. Privacy glazing strategy in respect of south elevation of building on Plot A
- 4.4 That the Corporate Director of Housing and Regeneration is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Housing and Regeneration is delegated power to refuse planning permission.

LIST OF APPENDICES

Appendix 1 – SDC 09 October 2024 Deferral Report

Appendix 2 – SDC 09 October 2024 Supplemental Update Report

Appendix 3 – SCD 28 August 2024 Committee Report

Appendix 4 – SDC 28 August 2024 Update Report