

LONDON BOROUGH OF TOWER HAMLETS

ADDENDUM REPORT

Agenda Item number:	7.1
Reference number:	PA/10/01734
Location:	Bow Enterprise Park, Cranwell Close, London
Proposal:	Demolition of existing buildings and erection of new buildings between 3 to 20 storeys plus a basement and comprising of Use Class B1 (up to 6220sq.m), flexible Use Class A1/A2/A3 (up to 490sq.m), 557 residential units (up to 46,844sq.m) comprising 217x1bed, 234x2bed, 93x3bed, 6x4bed, 7x6bed with associated landscaping, highways and infrastructure works.

1.0 Errata

- 1.1 The description of proposal should be amended to omit A5 use as part of the proposal as a result of negotiations with the applicant. The correct description of the proposal is described above.
- 1.2 Paragraphs 2.11, 3.3, and 8.110 in the main report makes references to the s106 contributions towards public open space and public realm. It should be noted this is an error and that these are no longer sought. The amounts were initially identified however given the financial viability of the development, it was considered by the Planning Contributions Overview Panel that the amounts should go towards the Education and Health contributions as these are priority for the Borough. In addition, given that the proposal provides publicly accessible open space and improvements to public realm, education and health were given priority. Therefore, whilst the Education Contribution and Health Contributions were updated in the main report, the contributions towards Open space and Public realm were not omitted, in error.
- 1.3 Paragraph 8.85 states that a total financial contribution of £440,000 towards public transportation infrastructure and improvements to cycle route and its infrastructure has been included within the s106 agreement. However, this should be a total of £570,000 towards public transportation infrastructure and cycle route and its infrastructure.
- 1.4 The revised S.106 contributions are as follows:

Financial Contributions

- a) £358,791 towards Leisure; Libraries; and/or Community facilities;
 - b) £1,540,525 towards Education;
 - c) £527,684 towards Health Care;
 - d) £130,000 towards cycle route and infrastructure provision;
 - e) £3,000 towards monitoring Travel Plan
 - f) £440,000 towards public transport infrastructure provision (TfL);
- Total: £3,000,000**

Non-financial Contributions

- g) 35% affordable housing, measured in habitable rooms;
- h) Commitment to implement a Green Travel Plan;
- i) Commitment to use local labour in construction;
- j) Car-free agreement;

- k) Code of Construction Practice;
- l) Provision of two dedicated car club spaces and entering into an agreement with Carplus accredited operator;
- m) Provision of 40% electric car charging points;
- n) Public access to public open space;
- o) Provision of cycle stands by Devons Road DLR;
- p) Public access through 'Building C' during hours 08:30 to 18:00 Mondays to Fridays.
- q) any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

2.0 RECOMMENDATION

- 2.1 The recommendation remains unchanged, and recommended for approval.