

<b>Committee:</b> Strategic Development	<b>Date:</b> 5 <sup>th</sup> July 2012	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b>
<b>Report of:</b> Director of Development and Renewal		<b>Title:</b> Town Planning Application	
<b>Case Officer:</b> Mandip Dhillon		<b>Ref No:</b> PA/11/03824	
		<b>Ward:</b> Blackwall and Cubitt Town	

1. **APPLICATION DETAILS**

**Location:** Orchard Wharf, Orchard Place, London

**Existing Use:** Vacant/Brownfield Site

**Proposal:** Cross-boundary hybrid planning application for erection of a concrete batching plant, cement storage terminal and aggregate storage facilities, together with associated structures and facilities, walkway and landscaping, jetty and ship to shore conveyor.

**1) Outline Application: All matters reserved**

Jetty; and Ship to shore conveyor.

**2) Full details**

Demolition of all existing buildings; Concrete batching plant; Cement storage terminal; Aggregate storage facilities; Associated structures and facilities; Associated highway works; Walkway; and Landscaping.

**Drawing Nos/Documents:** Drawings:  
Figure 2.1 rev C  
Figure 2.2 rev D  
Figure 2.3 rev D  
Figure 2.4 rev D  
Figure 2.5 rev D  
Figure 2.6 rev C  
Figure 2.7 rev B  
Drawing 2565/20 rev B  
Figure 3

Documents:  
Design and Access Statement dated December 2011  
Energy Report (Planning Stage) dated December 2011  
Sustainable Design and construction Statement dated December 2011  
Non-Technical Summary (Environmental Statement) dated December 2011  
Lighting Assessment dated December 2011  
Statement of Community Involvement dated December 2011  
Planning Statement dated December 2011  
Environmental Statement dated December 2011

**Applicant:** Aggregate Industries UK Ltd & London Concrete Ltd

**Ownership:** Port of London Authority and Grafton Group.

**Historic Building:** None  
**Conservation Area:** None

## **2. RECOMMENDATION**

- 2.1 Members are not required to make any decision. The purpose of this report is to update Member's on the progress of this application.

## **3 Background**

- 3.1 An Application for planning permission was reported to Strategic Development Committee on 31<sup>st</sup> May 2012 with an Officer recommendation for approval.
- 3.2 Member's expressed concern over the safeguarding status of the Orchard Wharf site, the impact of the development on the FAT walk, the impact from noise and general use on the biodiversity of the site and the East India Dock Basin, the impact of noise on neighbours, transportation impacts and design and impact on views. Member's voted to defer making a decision to allow Officer's to prepare a supplemental report setting out the reasons for refusal and the implications of the decision.

## **4 Safeguarded Wharves Review 2011/2012 Consultation Draft**

- 4.1 Officers reported at the Strategic Development Committee that the GLA have recently reviewed the status of the safeguarded wharves within the London area through their Safeguarded Wharves Review 2011/2012 consultation draft document. Whilst the safeguarding of Orchard Wharf was not objected to at the time of the consultation, Members expressed that due to the changing nature of the area, objections should have been raised. In light of the comments received, Officers have submitted formal objections to the safeguarding status of Orchard Wharf and we await the GLA's view on our objection issued.
- 4.2 Officers anticipate an update on the status of the Safeguarded Wharves Review 2011/2012 document in July 2012. As such, Officers will be in a position to report this information back to Members, alongside the full reasons for refusal in August.

## **5 London Thames Gateway Development Corporation Planning Committee**

- 5.1 Following the Committee Meeting of 31<sup>st</sup> May 2012, Officers have provided observations to the Corporation based on the concerns raised by Members. A copy of these representations is attached as an appendix to this report.
- 5.2 The LTGDC are therefore timetabling to take the Orchard Wharf application to their planning committee on the 9<sup>th</sup> August 2012.

## **6 LBTH Strategic Development Committee**

- 6.1 Officers will present a full update of the Safeguarded Wharves Review 2011/2012 document at the August Strategic Development Committee.
- 6.2 Officers will also present full reasons for refusal for the Orchard Wharf application, for Members consideration at the August Strategic Development Committee.

## **7.0 APPENDICIES**

- 7.1 Appendix One – Observations Issued to LTGDC