

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 21 JUNE 2007

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Rofique U Ahmed (Chair)

Councillor Helal Abbas
Councillor M. Shahid Ali
Councillor Shamim A. Chowdhury
Councillor Rania Khan
Councillor Joshua Peck
Councillor Simon Rouse

Councillor Ohid Ahmed
Councillor Stephanie Eaton

Other Councillors Present:

Councillor Tim Archer
Councillor Philip Briscoe
Councillor Peter Golds
Councillor Shirley Houghton
Councillor Waiseul Islam

Officers Present:

Suki Binjal – (Interim Head of Non-Contentious Team, Legal Services)
Renee Goodwin – (Acting Applications Manager)
Michael Kiely – (Service Head, Development Decisions)
Dianne Phillips – (Legal Adviser)

Louise Fleming – Senior Committee Officer

1. ELECTION OF VICE-CHAIR

The Committee RESOLVED that Councillor Helal Abbas be elected Vice-Chair of the Strategic Development Committee for the 2007/08 municipal year.

2. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Louise Alexander and Sirajul Islam. Councillors Stephanie Eaton and Ohid Ahmed deputised respectively.

3. DECLARATIONS OF INTEREST

Councillor Helal Abbas declared a personal interest in item 8.1 as he had been invited to an exhibition by the applicant. However, he had not formed any opinion on the application prior to the meeting.

Councillor Josh Peck declared a personal interest in item 8.2 as he had received an e-mail from a member of the public.

Councillor Simon Rouse declared a personal interest in item 8.2 and 8.3 as he had received correspondence from objectors. He also declared an interest in item 8.5 as the Ward Member for Millwall.

The Chair declared a personal interest in Item 8.2 which related to the Olympics Applications as a member of the Olympic Delivery Authority Planning Committee and therefore left the room during consideration of the item. Councillor Helal Abbas took the Chair in his absence.

4. UNRESTRICTED MINUTES

The minutes of the meeting held on 10th May 2007 were confirmed and signed as a correct record by the Chair.

5. RECOMMENDATIONS

The Committee RESOLVED that, in the event of amendments to recommendations being made, the task of formalising the wording of any amendments be delegated to the Corporate Director Development & Renewal along the broad lines indicated at the meeting.

6. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure and those who had registered to speak.

7. DEFERRED ITEMS

The Committee noted the position relating to deferred items.

8. PLANNING APPLICATIONS FOR DECISION

8.1 13 to 20 Norton Folgate, 2 to 9 Shoreditch High Street, 5 to 11a Folgate Street, 12 to 17 & 10 Blossom Street, London E1

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the erection of buildings between 4 and 10 storeys plus plant (43 metres), and retention and conversion of a selection of existing buildings, to provide a mixed use development to contain 8 residential units (1 x studio flat, 1 x 1 bed flat, 4 x 2 bed flats and 2 x 3 bed flats), 22,387 sq m of B1 (Office) (1,336 sq m of which are small/medium enterprise units), 1,622 sq m of A1 (Retail) and A3 (Restaurant and Café) and 595 sq m of A4 (Public House), with associated open space and servicing at 13 to 20 Norton Folgate, 2 to 9 Shoreditch High Street, 5 to 11a Folgate Street, 12 to 17 & 10 Blossom Street, London E1.

Ms Renee Goodwin, Acting Strategic Applications Manager, presented a detailed report on the application and outlined the reasons why the application had been recommended for approval.

Members expressed concern relating to the width of Blossom Street and the access to it. Members also asked questions relating to the loss of the dental practice, the extension of the public house and the impact of the proposed development on sunlight and daylight. Considerable concern was expressed relating to the effect of the 10 storey element of the building on the conservation area. Ms Goodwin explained the breakdown of the different heights of the development and their positioning in relation to the conservation area. She informed the Committee that the 35 storey Bishopsgate development on Shoreditch High Street had been taken into consideration when examining the character of the area and it was the view of officers that the proposal respected the character of the conservation area.

However, after consideration of the report, Members were still concerned about the impact that the development would have on the character and appearance of the conservation area and on a vote of 0 for, 3 against and 3 abstentions the Committee indicated that it did not support the officers' recommendation to approve planning permission. On a vote of 4 for and 1 abstention, the Committee RESOLVED that planning permission for the erection of buildings between 4 and 10 storeys plus plant (43 metres), and retention and conversion of a selection of existing buildings, to provide a mixed use development to contain 8 residential units (1 x studio flat, 1 x 1 bed flat, 4 x 2 bed flats and 2 x 3 bed flats), 22,387 sq m of B1 (Office) (1,336 sq m of which are small/medium enterprise units), 1,622 sq m of A1 (Retail) and A3 (Restaurant and Café) and 595 sq m of A4 (Public House), with associated open space and servicing at 13 to 20 Norton Folgate, 2 to 9 Shoreditch High Street, 5 to 11a Folgate Street, 12 to 17 & 10 Blossom Street, London E1 be REFUSED on the grounds that the height and scale of the development would be out of character with the conservation area.

(Councillors Ohid Ahmed, Josh Peck, Stephanie Eaton and Simon Rouse voted in favour of the proposal to refuse the application. Councillor Helal Abbas abstained).

(Councillor Rania Khan arrived during the consideration of the item, at 7.42 pm and Councillor M. Shahid Ali left the room for a short time. The Councillors could not, therefore, vote as they had not been present for the entire consideration of the item.)

(Councillor Ohid Ahmed left the room after consideration of this item, at 8.05 pm, and did not return for the duration of the meeting.)

(The order of business of the meeting was varied for procedural convenience but all items are shown in their original agenda order, for ease of reference.)

8.2 Olympics Applications

Mr Michael Kiely briefly introduced the site and proposals submitted by the Olympic Delivery Authority (ODA).

Mr Tom Ridge spoke in objection on the grounds of the loss of important historical buildings which could be retained and reused, in particular Kings Yard. He made a number of points, including the pollution which would be generated from the development and its carbon efficiency.

Mr Andrew Jones spoke on behalf of the ODA and addressed the points made in the previous presentation about renewable energy sources and the decision to demolish Kings Yard.

Mr Kiely made a detailed presentation to the Committee on the applications submitted by the Olympic Delivery Authority (ODA). He detailed the site preparation, the facilities and their legacy transformation. Mr Kiely presented the proposals for Tower Hamlets for the Olympics and Legacy phases; and the implications for the Borough. The Committee was advised of the concerns of officers in relation to the Legacy design and the impact on residents. Following submission of the applications, the ODA had requested under Regulation 19 of the EIA Regulations 1999 the submission of further information in relation to the facilities and their applications.

The Committee considered, as part of the Update Report, a draft response to the ODA detailing the observations of the Council and asked a number of questions relating to the powers of the Council in relation to the demolition of buildings, the siting of the Heating Plant in relation to the Local Development Framework, the legacy implications for Tower Hamlets and the relocation of the allotments. Members stressed the importance of retaining access for residents along the canal.

Mr Kiely stressed that English Heritage had been consulted in respect of Kings Yard and had not considered it worthy of retention. It was neither statutorily listed nor locally listed and was not part of a conservation area. He advised the Committee that the applications contained proposals for the Olympics and the immediate post-Olympics period only. Longer term proposals in line with the development plan designations for the area would come forward at a future date. Mr Kiely informed Members that officers would emphasise to the ODA the importance of a good quality design for the Plant. He also informed the Committee that the ODA was investigating the relocation a water main.

The Committee RESOLVED that

- (i) the ODA Planning Decisions Team should consider the views and issues of the London Borough of Tower Hamlets as set out in the Observations Letter to the ODA PDT attached to the Update Report with the addition of comments relating to the availability of towpaths made by the Committee; and
- (ii) the Corporate Director of Development and Renewal be given delegated powers to make further observations and/or recommendations (as necessary) to the ODA.

During consideration of this item, at 10.30 pm, the Committee RESOLVED that, in accordance with Council Procedure Rule 14.1.13 (motion to extend the meeting under Rule 9), the meeting be extended by up to one hour.

8.3 Alberta House, Gaslee Street, E Boyle Motor Engineering Ltd Site, Blackwall Way; and Brunswick Arms Public House, 78 Blackwall Way, London E14

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the demolition of existing buildings for redevelopment to provide 133 residential units in buildings up to 25 storeys plus roof plant, 47 sq.m of retail (A1/A3) use and 26 sq.m of community (D1) use at ground floor level, with associated car parking, servicing & landscaping at Alberta House, Gaselee Street, R Boyle Motor Engineering Ltd Site, Blackwall Way, And Brunswick Arms Public House, 78 Blackwall Way, London, E14.

Mr Thomas Gere spoke in objection on the grounds of density, height, loss and lack of open space. He felt that the financial contributions proposed would not mitigate against the effects of the high density development.

Mr Hanesh Patel spoke in objection on the grounds of overdevelopment, density, privacy, overlooking and the loss of the public house.

Mr Simon Dunn-Lwin spoke on behalf of the applicant and informed the Committee that the density had been reduced following the refusal of a previous application. He outlined the changes which had been made to the

application following consultation with both officers and residents. He felt that the proposal was in context with the area and would provide benefits such as affordable housing and regeneration for the area.

Councillor Peter Golds addressed the Committee on behalf of the Blackwall and Cubitt Town ward. He felt that there had been a lack of consultation and that the proposal would contribute to the overdevelopment on the Isle of Dogs.

Councillor Tim Archer addressed the Committee on behalf of the Blackwall and Cubitt Town ward. He informed the Committee that the residents were in favour of regeneration of the area but were concerned over the density. He felt that the height was inappropriate and the proposal would exacerbate existing parking problems.

Ms Renee Goodwin, Acting Strategic Applications Manager, presented a detailed report on the application. She outlined the main issues for consideration, the objections received and the conditions which had been proposed. It was the view of officers that the proposal was acceptable and outlined the reasons why it had been recommended for approval.

Members asked questions relating to the density, provision of healthcare facilities, open space, parking and sunlight and daylight. Concern was expressed over the high density and the supporting infrastructure in the area. Ms Goodwin explained the issue of density in relation to Council policies and the financial contributions as part of the legal agreement for healthcare provision. She explained the difference between private and public open space and gave the breakdown of each for the development. It was the aim of the Council to improve the public amenity space in the area through planning contributions. The Committee was advised that the proposal included a high percentage of affordable family sized accommodation, which was in line with the Council's Policies.

The Committee RESOLVED that planning permission for the demolition of existing buildings for redevelopment to provide 133 residential units in buildings up to 25 storeys plus roof plant, 47 sq.m of retail (A1/A3) use and 26 sq.m of community (D1) use at ground floor level, with associated car parking, servicing & landscaping at Alberta House, Gaselee Street, R Boyle Motor Engineering Ltd Site, Blackwall Way, And Brunswick Arms Public House, 78 Blackwall Way, London, E14 be GRANTED subject to the following:

- A. Any direction by The Mayor
- B. The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the following:
 - 1. Affordable housing provision of 54% of the proposed habitable rooms with a 66/34 split between rented/ shared ownership to be provided on site.
 - 2. A contribution of £30,000 towards improvements to the Blackwall Way Park

Bridge Link.

3. A contribution of £165,574 to mitigate the demand of the additional population on health care facilities.
4. A contribution of £64,426 to mitigate the demand of the additional population on education facilities.
5. Provide £40,000 towards open space improvements to relieve the pressure that will arise from the new dwellings on existing open space and recreational facilities within the Borough.
6. Completion of a car free agreement to restrict occupants applying for residential parking permits.
7. TV reception monitoring and mitigation.
8. Commitment towards utilising employment initiatives such as the Local Labour in Construction (LLiC) in order to maximise the employment of local residents.
9. Preparation of a Travel Plan

That the Head of Development Decisions be delegated power to impose conditions on the planning permission to secure the following:

Conditions

1. Permission valid for 3 years.
2. Details of the following are required:
 - Samples of materials for external fascia of building;
 - Mock up of external cladding system module to be assembled on site;
 - Roof level parapet wall details (1:10 scale);
 - Typical balcony and cladding details (1:20 scale);
 - Ground floor public realm (including children's play space and cycle parking/storage);
 - All external landscaping (including roof level amenity space) including lighting and security measures, finishes, levels, walls, fences, gates and railings, screens/ canopies, entrances, seating and litter bins;
 - The design of the lower floor elevations of commercial units including shop fronts; and
 - The storage and collection/disposal of rubbish
3. Landscape Management Plan
4. Parking – 5 car parking spaces (minimum 2 disabled spaces) and a minimum of 133 cycle spaces
5. Details of insulation of the ventilation system and any associated plant required
6. Archaeological investigation.
7. Investigation and remediation measures for land contamination (including water pollution potential).
8. Impact study of water supply infrastructure required.
9. Full particulars of the following:
 - Surface/ foul water drainage plans/ works; and

- Surface water control measures.
- 10. Details of finished floor levels required.
- 11. No soakaways to be constructed in contaminated ground.
- 12. Details of the site foundations works.
- 13. Construction Environmental Management Plan,
- 14. The D1 use is to be limited to Class XV and XVI
- 15. Details of the proposed D1 uses, including hours of operation and delivery hours.
- 16. Details of the proposed A1/A3 use, including hours of operation and delivery hours.
- 17. Details of the A3 fume extraction system.
- 18. Detailed design and method statement for all ground floor structures, foundations and any other structures below ground level, including piling
- 19. No works below ground level shall be carried out when a tunnel boring machine (associated with Crossrail) within 100 metres of the site.
- 20. Air Quality Assessment
- 21. Biomass heating and renewable energy measures to be implemented
- 22. Implementation of noise control measures as submitted.
- 23. Implementation of micro-climate control measures as submitted.
- 24. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays.
- 25. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
- 26. Ground borne vibration limits.
- 27. Submission of details of brown and/or green roof systems.
- 28. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible.
- 29. Access and circulation
- 30. 278 agreement to be entered into for Highway works surrounding the site
- 31. Ensure that Secured by Design principles are incorporated into the design of the public realm.
- 32. Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Means of fire escape and relevant Building Regulations.
6. Environment Agency Advice.
7. Ecology Advice
8. Environmental Health Department Advice.
9. Metropolitan Police Advice.
10. Thames Water Advice.
11. Transport Department Advice.
12. Advertising signs and/or hoardings consent.
13. Contact the GLA regarding the energy proposals.

That, if by 21st September 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions be delegated power to refuse planning permission.

(Councillor Stephanie Eaton left the room during consideration of this item, at 8.55 pm, and did not return for the duration of the meeting.)

(The Committee adjourned for a short break at 9.10 pm and resumed business at 9.20 pm.)

8.4 2 to 10 Bow Common Lane, London E14

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the redevelopment up to 13 storeys to provide 157 residential units and 2 commercial units comprising 868 sq.m of floor space for A1, A2, A3, A4, B1, D1 or D2 use with car parking and landscaping at 2-10 Bow Common Lane, London E14.

Ms Renee Goodwin, Acting Strategic Applications Manager, presented a detailed report on the application and outlined the main issues for the Committee to consider when making its decision.

Members asked questions relating to the lighting of the towpath, the materials to be used, the microclimate statement and the parking provision. Ms Goodwin advised that the lighting of the towpath would be included in the S106 agreement and that the materials to be used would be controlled by a condition. There would be no adverse wind conditions created by the development, and there would be appropriate planting to mitigate against any weather conditions. Ms Goodwin explained the Council's policy on parking in relation to the Public Transport Accessibility Level (PTAL) of the area.

The Committee RESOLVED that planning permission for the redevelopment up to 13 storeys to provide 157 residential units and 2 commercial units comprising 868 sq.m of floor space for A1, A2, A3, A4, B1, D1 or D2 use with car parking and landscaping at 2-10 Bow Common Lane, London E14 be GRANTED subject to

- A. Any direction by the Mayor;
- B. The prior completion of a Legal Agreement to the satisfaction of the Chief Legal Officer, to secure the following:
 - a) Affordable Housing provision of 36.7% of the proposed residential units measured by habitable rooms with a 76/24 split between rented/shared ownership in accordance with the mix specified in the Committee report.
 - b) A contribution of £500,000 towards healthcare to mitigate the demand of the additional population on healthcare services.

- c) A contribution of £250,000 towards education to mitigate the demand of additional school places generated by the proposal.
- d) A contribution of £20,000 towards employment initiatives such as the Local Labour in Construction (LLiC) or Skillsmatch in order to maximise the employment of local residents.
- e) A contribution of £150,000 towards highways, pedestrian & cycle improvements within the surrounding area.
- f) A contribution to TfL of £20,000 towards the installation of the Docklands Arrival Information System (DAISY).
- g) Completion of a car free agreement to restrict occupants applying for residential parking permits.
- h) Preparation of a Travel Plan (for both the residential and commercial component).
- i) A contribution of £10,000 towards improvements to the riverside walkways and access to the canal to be implemented by British Waterways, to include sufficient lighting along the towpath.
- j) Code of Construction Practice.
- k) TV and Radio Reception.

That the Head of Development Decisions be delegated power to impose conditions and informative on the planning permission to secure the following:

Conditions

- 1) Permission valid for 3 years;
- 2) Details of the following to be submitted:-
 - (a) the materials, to be used on the external faces of the building including balcony detail and treatments;
 - (b) Design of frontage for ground and first floor commercial units;
 - (c) Details of all roof level plant equipment;
 - (d) Detail of children's play areas;
- 3) Submission of a Secured by Design Statement and implement recommendations;
- 4) Submission of a Landscaping scheme and landscape management plan, to be considered in consultation with British Waterways and the Environment Agency. Landscaping schemes would include unobstructed access to the Limehouse Cut for riverside maintenance;
- 5) All planting, seeding or turfing to be carried out in the first planting and seeding seasons;
- 6) Submission of full details of the proposed lighting and CCTV scheme, to be considered in consultation with British Waterways;
- 7) Submission of details of all necessary fume/ventilation for the Class A1, A2, A3, A4, B1, D1 or D2 use;
- 8) Any fume/ventilation and air conditioning equipment shall only operate between the hours of 8.00 am and 10.00 pm;
- 9) The Class A1, A2, A3, A4, B1, D1 or D2 use to operate only between the hours of 8.00 am to 10.00 pm on any day;
- 10) No music, PA system or other amplified sound to be played within the Class A1, A2, A3, A4, B1, D1 or D2 use so as to be audible from nearest residential premises;

- 11) Submission of details of sound insulation measures for the Class A1, A2, A3, A4, B1, D1 or D2 use premises;
- 12) Implementation of mitigation against external noise and the recommendations continued within Table 3 of the noise assessment submitted;
- 13) No doors or gates shall be hung so as to open over or across any pedestrian or public footpath;
- 14) Provision of a minimum of 157 cycle spaces;
- 15) Provision of a maximum of 30 car parking spaces and 3 disabled spaces;
- 16) Parking, access and loading/unloading, manoeuvring;
- 17) Submission of details of refuse and recycling facilities;
- 18) Submission of details of surface source water drainage works/control measures;
- 19) No soakaways shall be constructed in contaminated ground;
- 20) Submission of details of site foundations;
- 21) Submission of an investigation and remediation measures for land contamination;
- 22) Submission of an air quality assessment;
- 23) Submission of construction management plan including a traffic management plan detailing all routes to be used by construction vehicles and maintenance programmes to be considered in consultation with TfL;
- 24) Hours of Construction (8.00 am to 6.00 pm Monday to Friday 9.00 am to 5.00pm on Saturdays. You must not carry out the required building works on Bank Holidays.)
- 25) Power/hammer driven piling/breaking (10am – 4pm Monday – Friday);
- 26) Lifetime Homes / 10% Disabled Access;
- 27) Renewable Energy Measures (at least 10% reduction in carbon dioxide emissions);
- 28) Submission of a waterways wall survey, including a method statement and schedule of repairs identified;
- 29) Prior to the commencement of development a canal wall survey must be submitted and considered in consultation with the environment Agency. The survey would detail the stability and structural integrity of the wall and the ability to accommodate climate change.
- 30) A canal wall survey shall be carried out to assure that the canal wall lifetime corresponds to the lifetime of the development, which is at least 50 years.
- 31) A detailed scheme of how the canal wall can be raised in the future with at least 600 mm.
- 32) Any planting scheme within the buffer zone.
- 33) As part of the development, green or brown roofs should be established on the flat roofs of the buildings.
- 34) During construction no solid matter shall be stored within 10 metres of the banks of the Limehouse Cut and thereafter no storage of materials shall be permitted in this area.
- 35) Sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, to be approved.
- 36) The construction of the foul and surface water drainage system.

- 37) A scheme to deal with the risks associated with contamination of the site.
- 38) The construction of the site foundations.
- 39) A scheme detailing water efficiency measures.
- 30) Any other condition(s) considered necessary by the Head of Development Decisions.
- 31) Additional conditions recommended by the Environment Agency as set out in the Addendum Update Report.

Informatives

- 1) Section 106 of the Town and Country Planning Act 1990.
- 2) Locally native plant species only, of UK genetic origin.
- 3) Adequate sewerage infrastructure in place.
- 4) With regard to (Decontamination), contact Council's Environmental Health Department.
- 5) With regard to the Code of Construction Practice, discuss this with Council's Environmental Health Department.
- 6) With regard to the Air Quality Assessment, discuss this with Council's Environmental Health Department.
- 7) Consult with the Council's Highways Development Department regarding any alterations to the public highway.
- 8) Consult British Waterways on canal edge details, including landscaping and ecological enhancements.
- 9) Consult British Waterways on opportunities to explore the opportunity to remove construction waste, deliver construction materials and to remove household waste and recylates from the site by water.
- 10) Any discharge of surface water into the waterways requires British Waterway's written permission before development commences.
- 11) In the event of any balcony overhangs or other encroachments into British Waterway's airspace, land or water, enter into an appropriate agreement with British Waterways
- 12) Contact British Waterways engineer, "Code of Practice for Works affecting British Waterways."
- 13) Contact the GLA regarding the energy proposals.

That if by the 21st September 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer; the Head of Development Decisions be delegated power to refuse planning permission.

8.5 Site south of Westferry Circus and west of Westferry Road, London

Mr Michael Kiely, Head of Development Decisions, introduced the site and proposal for the erection of Class B1 office buildings comprising two towers of 45 and 35 storeys with a lower central link building and Class A1, A2, A3, A4 and A5 uses (retail, financial/professional services, restaurant/ café, drinking establishments and hot food takeaway) at promenade level together with ancillary parking and servicing, provision of access roads, riverside walkway,

public open space, landscaping, including public art and other ancillary works at site south of Westferry Circus and west of Westferry Road, London.

Ms Renee Goodwin, Acting Applications Manager, presented a detailed report on the application and outlined the differences between the proposals and that which had been previously approved on the site.

Members asked questions relating the retention of public access on the riverside walkway, the impact of the heights of the buildings and its effect on daylight/sunlight. Members expressed a wish that the river be used for the transportation of refuse from the site and that the public walkways are available at all times.

The Committee RESOLVED that planning permission for the erection of Class B1 office buildings (324,888 sq. m) comprising two towers of 45 and 35 storeys (max 241.1m and 191.3m AOD) with a lower central link building (77.450m AOD) and Class A1, A2, A3, A4 and A5 uses (retail, financial/professional services, restaurant/ café, drinking establishments and hot food takeaway) at promenade level up to a maximum of 2367 sq.m together with ancillary parking and servicing, provision of access roads, riverside walkway, public open space, landscaping, including public art and other ancillary works. (total floor space 327,255 sq.m) at site south of Westferry Circus and west of Westferry Road, London be GRANTED subject to the following

- A. Any direction by the Mayor;
- B. The prior completion of a Legal Agreement to the satisfaction of the Chief Legal Officer, to secure the following:

1) Public Transport

Contribution towards DLR enhancement works - £3,000,000;
Contribution to TfL towards enhancements to the No. 135, 330 and the 330 bus services (£900,000 – paid in sums of £300,000 per annum);

2) Public Realm

Provision and maintenance of the new open space at the southern end of the site, the riverside walkway within the site and other areas of public realm within the site - £5,343,000;

3) Isle of Dogs Community Foundation

Contributions towards social and community facilities - £2,500,000;

4) Highways Works

Provision of pedestrian crossing to the north of Heron Quays Roundabout - £236,000;
Contribution towards upgrade of Heron Quays Roundabout - £607,000;

5) Lease of Skills Match / IDEA Store

16 years 6 month lease of the IDEA Store / 10 year lease of the Skills Match Unit at peppercorn rents - £5,312,000; and

6) Community and Social Infrastructure Provision – projects to be determined through strategy for each area - total of £4,545,000

- Employment, Skills and Training
 - Sustainable Transport Initiatives
 - Public Realm, Design and Open Space Improvements
 - Sports facility improvements
- 7) Preparation of a Travel Plan Framework - to be completed prior to the commencement of the development. The Travel Plan will be subject to ongoing monitoring and review
- 8) Code of Construction Practice
- 9) TV and Radio Reception

That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission to secure the following:

Conditions

1. Time limit;
2. Details of the following are required prior to the relevant stage of construction:
 - a) Samples of all external building materials including a 'typical cladding detail mock up';
 - b) Detailed design of all lower floor elevations, including shop fronts;
 - c) Details of hard soft landscaping, including walkways, design and layout of new park, tree planting scheme, street furniture, CCTV and all external lighting;
 - d) Public art;
 - h) Details of all boundary wall treatments including walls, fences, railings and gates;
3. Submission of details of external ventilation/extract ducts to A3, A4, A5 units;
4. Submission of details of high level/roof top plant and sound attenuation;
5. Submission of details of refuse/recycling proposals, including a waste management strategy;
6. Submission of details of disabled access (also to address the matters raised in the Councils letter of the 15th May 2007 in regards to accessibility);
7. Submission of details of the location of a proposed taxi rank;
8. Submission of details of the location of suitable riparian life saving equipment along the riverside walkway;

9. Submission of details of external lighting to be used during construction and on completion of the development to be considered in consultation with the Port of London Authority;
10. River Barges must be used where feasible for the transport of materials to/from the site in both construction and on completion of the development. A strategy must be submitted detailing the use of barges to be considered in consultation with the Port of London Authority;
11. Submission of a landscape Management Plan;
12. Planting, seeding, turfing;
13. Detailed scheme for the ecological enhancement of the river wall.
14. Ecological management plan detailing all ecological enhancement works for the site.
15. Details of the riverside walk.
16. Methods for the reconstruction of the river wall and basement construction, the use of barges, the storage of materials, the tracking of machinery and construction uses within 5 metres of the river wall. There will be no fires or dumping within this 5 metre zone.
17. A landscape management plan.
18. No development approved by this permission shall be commenced until a planting scheme has been approved by the Local Planning Authority.
19. No development approved by this permission shall be commenced until a scheme for 'brown roofs', has been submitted.
20. The construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved.
21. Surface water source control measures.
22. Scheme for the provision and implementation of surface water run-off limitation, by means of a sustainable drainage system.
23. Detailed site investigation shall be carried out to establish if the site is present, and to determine its potential for the pollution of the water environment.
24. The construction of the site foundations shall be carried out in accordance with details submitted and approved.
25. Submit a scheme for approval by the Local Planning Authority detailing water efficiency measures along with rainwater harvesting and grey water reuse.
26. Completion of the restaurant/retail units prior to occupation of any other part of the Development.
27. Submission of details of the method of construction including details of use location and height of cranes and other structures to be considered in consultation with London City Airport;
28. When not in use cranes are to be parked parallel to the runway centre line with London City Airport;
29. Buildings must be equipped with aircraft obstacle lighting.
30. Submission of design specifications of acoustic screens for cooling towers/air cooled chillers;
31. Submission of a Construction Environmental Management Plan (EMP) setting out measures to be applied during the construction phase, relating to site planning, construction vehicles, demolition and construction activities on the site;
32. The following parking spaces are to be provided:

- A maximum of 150 car parking spaces of which 10% must be allocated for disabled users.
 - A minimum of 1300 cycle spaces for the office element and a minimum of 8 spaces located at the entrance for the retail element.
 - 132 motorcycle spaces.
33. Restriction of access from podium level down to Westferry Circus to Emergency Vehicles only.
 34. Submission of a detailed plan to ensure that the barrier to the basement access is setback from the highway in order to allow for sufficient space to allow for queuing vehicles.
 35. Submission of a service management plan detailing a servicing scheme for deliveries and servicing throughout the site;
 36. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays.
 37. Air Quality Monitoring;
 38. Level of noise emitted from the site to be restricted.
 39. Ground borne vibration limits.
 40. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
 41. Details of a monitoring and control regime of the Environmental Management Plan.
 42. Investigation and remediation measures for land contamination (including water pollution potential).
 43. Details of the construction of the site foundations.
 44. Details of surface and foul water drainage system required.
 45. Impact study of water supply infrastructure required.
 46. Details of Water Efficiency measures.
 47. Renewable energy measures to be approved in writing by the Local Planning Authority in consultation with the Greater London Authority and implemented in perpetuity.
 48. Implementation of a programme of archaeological work in accordance with the written scheme of investigation.
 49. S278 to be entered into for highway works surrounding the site.
 50. Requirement for a pedestrian capacity study. To be considered in consultation with Transport for London.
 51. Any other condition(s) considered necessary by the Head of Development Decisions.

Informatives:

1. Section 106 agreement required;
2. Section 278 (Highways) agreement required;
3. River works licensing (Port of London Authority);
4. Riparian lifesaving equipment provided to the 1991 Hayes Report Standards (Port of London Authority);
5. Site notice specifying the details of the contractor required
6. Construction Environmental Management Plan Advice
7. Use of Thames to transport bulky materials
8. London City Airport Advice

9. All cycle parking is to be provided in accordance with the London Cycle Network Manual.
10. Environmental Health Department Advice
11. Advertising signs and/or hoardings consent
12. Contact the GLA regarding the energy proposals
13. Any other informative(s) considered necessary by the Head of Development Decisions

That if by the 21st September 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer; the Head of Development Decisions be delegated power to refuse planning permission.

(The Chair left the room after consideration of this item, at 9.50 pm, and did not return for the duration of the meeting.)

The meeting ended at 10.40 p.m.

Chair, Councillor Rofique U Ahmed
Strategic Development Committee