

STRATEGIC DEVELOPMENT COMMITTEE

Thursday 15th March 2007 at 7.30 pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

INDEX

Agenda item no	Reference no	Location	Proposal
6.2	PA/06/1992	48-52 Thomas Road, London E14 7BJ	Redevelopment to provide a mixed use development within 3 buildings ranging from 5 to 12 storeys (including a mezzanine level at the top floor), 182 residential units, of which 91 will be affordable dwellings, 750 sqm of B1 floor space, 91 underground car parking spaces, 182 cycle spaces, landscaping and ancillary works.
6.3	PA/06/01439	22-28 Marsh Wall And 2 Cuba Street And 17 To 23 Westferry Road, Marsh Wall, London, E14	Construction of one building of 44 storeys (within the existing consented envelope - PA/05/00052), one building of 30 storeys (within the existing consented envelope - PA/05/00052) and two buildings of eight storeys to provide 802 dwellings, and a total of 3,267sq.m of retail (A1, A2, A3), Office (B1) and Community Uses (D1) at lower ground, ground and level 1, 5833 sq.m plant, public spaces and parking. (The application is accompanied by an Environmental Impact Assessment).

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	6.2
Reference number:	PA06/01992
Location:	48-52 Thomas Road, London E14 7BJ
Proposal:	Redevelopment to provide a mixed use development within 3 buildings ranging from 5 to 12 storeys (including a mezzanine level at the top floor), 182 residential units, of which 91 will be affordable dwellings, 750 sqm of B1 floor space, 91 underground car parking spaces, 182 cycle spaces, landscaping and ancillary works.

1. SUMMARY

- 1.1 The following information is provided to clarify the following details to the Strategic Development Committee Report:
 - 1.1.1 The owner of the site should be amended from ASDA Properties to the Genesis Housing Group.
 - 1.1.2 It is considered that further clarity is required in respect of contributions required by Transport for London towards Bus Network Development.

As part of the development, a contribution of £20,000 will be made to Transport for London towards improving bus accessibility as well as bus stops upgrades on Bow Common Lane to the north of the site and Upper North Street to the south of the site. In addition a contribution of £150,000 will be made to the London Borough of Tower Hamlets to improve accessibility between the site and the wider area including junction, pedestrian and cycle improvements.

Transport for London is additionally requesting a total contribution of total of £270,000 to provide an additional daytime peak service on a bus route that serves the site.

As part of the Transport Assessment prepared for the scheme it was suggested that the peak passenger generation period for the scheme would be between 8.00am and 9.00am. During this hour period data estimates that 63 bus trips would be made that relate to the scheme, including trips to and from the site.

The site is accessible to a total of six existing bus routes and the Dockland Light Railway at Devons Road station. The Public Transport Accessibility Level assessment carried out as part of the Transport Assessment fully details these routes. During the peak hour on average there are over six buses or DLR trains in each direction on each route – this equates to a service on each route and in each direction every 8 minutes. Assuming an even distribution across these seven public transport routes, the actual increase in passenger numbers on each service would amount to less than one passenger to each service during peak hours. This assumption does not additionally account for linked trips.

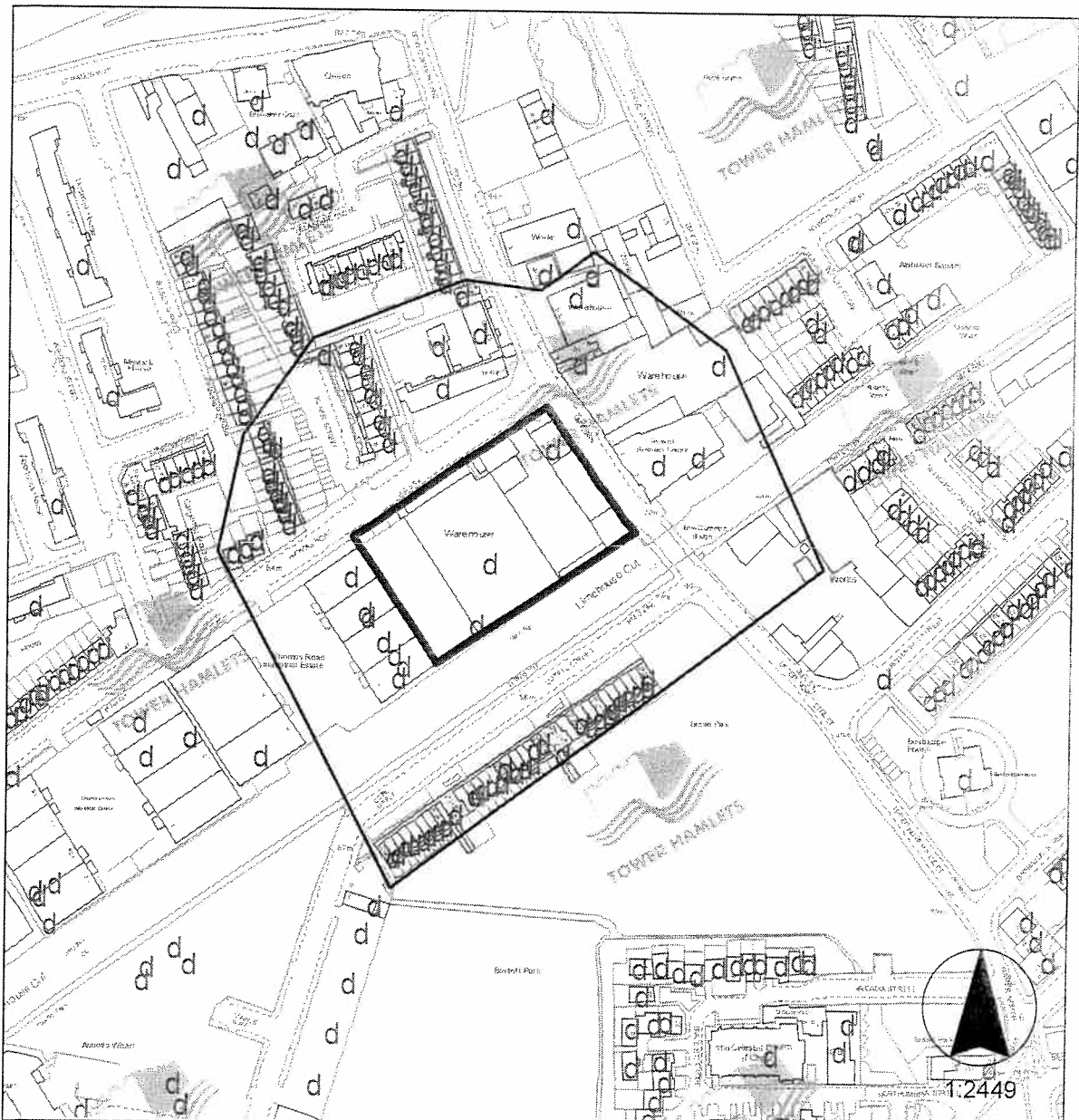
Therefore, it is considered neither necessary nor reasonable that the proposed development should be required to fund an additional bus service with a contribution of £270,000. The level of financial contribution already committed to funding local transport and accessibility improvement as well as the boroughs priorities such as affordable house, health and education is considered sufficient.

1.1.3 In respect of cycle parking, the scheme currently accommodates space for 182 cycle spaces rather than the 76 spaces referred to in the committee report (paragraph 8.52). The recommended conditions of approval detail a requirement for the scheme to provide 214 spaces in accordance with London Borough of Tower Hamlets and London Plan Policy. This can be dealt with through the discharge of conditions.

2. **RECOMMENDATION**

2.1 My recommendation is unchanged.

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- d Land Parcel Address

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LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	6.3
Reference number:	PA/06/01439
Location:	22-28 Marsh Wall And 2 Cuba Street And 17 To 23 Westferry Road, Marsh Wall, London, E14
Proposal:	Construction of one building of 44 storeys (within the existing consented envelope - PA/05/00052), one building of 30 storeys (within the existing consented envelope - PA/05/00052) and two buildings of eight storeys to provide 802 dwellings, and a total of 3,267sq.m of retail (A1, A2, A3), Office (B1) and Community Uses (D1) at lower ground, ground and level 1, 5833 sq.m plant, public spaces and parking. (The application is accompanied by an Environmental Impact Assessment).

1. SUMMARY

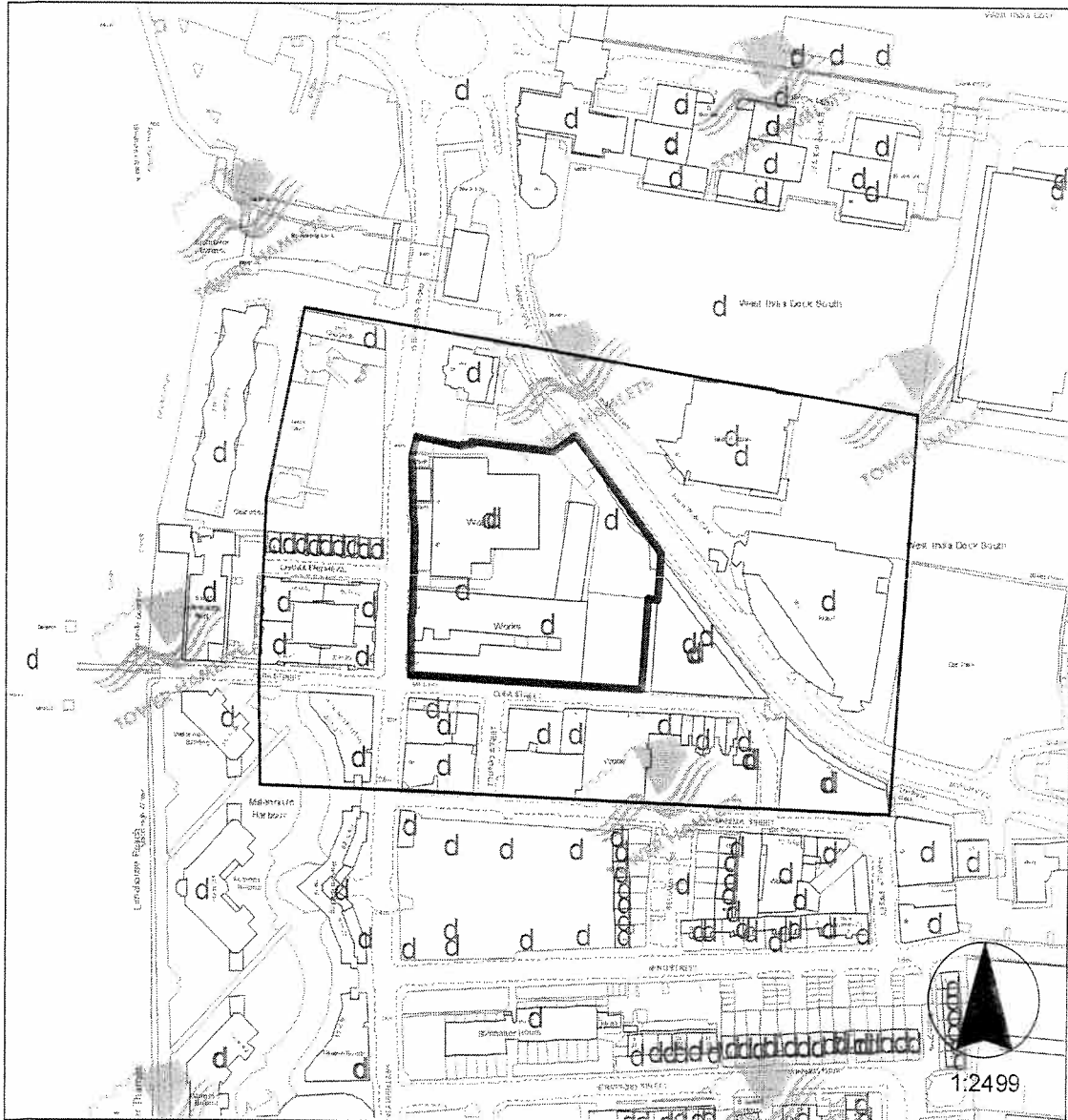
Representations

- 1.1 Since the report to the Strategic Development Committee was written, one representation has been received in support of the proposed land uses.

2. RECOMMENDATION

- 2.1 My recommendation is unchanged.

Site Map



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