

Vivienne Ramsey  
Head of Development Control  
Olympic Delivery Authority  
Planning Decisions Team  
Mailpoint 32B  
23<sup>rd</sup> Floor  
1 Churchill Place  
London E14 5LN

Development & Renewal  
Town Planning  
Mulberry Place (AH) Anchorage House  
PO Box 55739  
5 Clove Crescent  
E14 1BY  
[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

Tel 020 7364 5203  
Fax 020 7364 5415

28 April 2008

[richard.murrell@towerhamlets.gov.uk](mailto:richard.murrell@towerhamlets.gov.uk)

Dear Ms Ramsey,

**Town and Country Planning Act 1990 (As Amended)  
Town and Country Planning (General Development Procedure Order) 1995  
Observations to the Olympic Delivery Authority**

**LBTH reference:** PA/08/00615 and PA/08/00682  
**ODA reference:** 08/90076/REMODA and 08/90077/FULODA

**Location:** Land East of the River Lea navigation and Land North of Carpenters Road (known as Kings Yard) contained within Planning Delivery Zone 4. London.

**Proposal:** Observations to the Olympic Delivery Authority  
1- New Energy Centre building housing combined heat and power units, absorption chillers, gas boilers, electric chillers and associated plant. Use of existing 2 storey building to house biomass boilers, offices and a visitors centre and provision of car-parking spaces.  
2 – To construct an interconnecting flue between the existing 2 storey building and proposed Energy Centre.

I write in reference to the above applications. I would like to submit the following initial Officer level observations. I would remind you that Council intends to report these observations to Strategic Development Committee and they are therefore subject to additional or amendment.

**Observations:**

The format of the following observations follows the topic headings given in Council's response to the main Olympic planning applications.

**Issue 1 - Commitment to Sustainable Regeneration (Urban Design)**

In overall terms Council is impressed with the architecturally led design of the proposed Energy Centre and Flue stack. The retention of the existing western building is also welcomed. The high quality design responds to most of the issues raised at the time of the initial applications about the potential impact of a building of this scale.

However, the omission of a graded access ramp to the visitors centre from the current submission is a cause for concern. Council would object to the proposal unless detail of the proposed ramp is submitted prior to the determination of the application. This detail is required to ensure that the ramp provides suitable access arrangements and that it is acceptable in appearance. Council would expect new and existing buildings to be fully accessible and require additional plans showing step-free circulation around building.

#### **Telecommunications:**

Council has repeatedly drawn attention to the importance of designing legacy buildings so that they can host telecommunications equipment internally. Without making this provision it is likely that the appearance of the iconic legacy buildings and parklands will be seriously marred by the addition of 'bolted-on' antennae and free-standing phone masts.

Council has reviewed the feasibility study prepared by Elyo East London Energy Ltd which concludes that the installation of antennae to the flue unlikely to be aesthetically acceptable. Fundamentally the Council cannot agree with this conclusion as if the Energy Centre had been designed from the outset to incorporate telecommunications equipment the problems discussed would have been avoided if the architect had been given a brief that included incorporating the ability to accommodate telecommunications apparatus within the building. It is this failure that has created the difficulties identified in the feasibility report.

Because of this omission Council would object to the current proposals, and as a matter of urgency the design of the Energy Centre and flue stack should be revisited to make proper provision for the internal installation of telecommunications equipment, particularly antennae.

Council is commissioning its own additional research by a telecommunications expert into the feasibility of introducing telecommunications equipment into the flue stack and may make additional observations on this matter.

#### **Issue 2. Sustainable Environment**

Council's Environmental Health Officers are in the process of reviewing the technical information contained in the submitted documents. Council's Noise Officer has made a number of detailed comments and has raised no objection to the proposals subject to compliance with recommended conditions. Additional information is required on potential noise disturbance from wind turbulence.

The Noise Officer's detailed comments are appended to this letter. Additional comments from the Council's Air Quality Officer will follow in due course.

#### **Issue 3: Making the best use of waterways**

Commitments attached to the Olympic Planning Applications required 50% of the fuel deliveries to the CCHP biomass boilers to be delivered by water. Council notes the findings of the 'Fuel Delivery Feasibility' report which states that at this time it is not viable to deliver fuel by barge direct to the Energy Centre, however we understand that British

Waterways Board have objected to these findings. We will comment further once we have considered all the issues.

Council remains convinced that in the longer term delivery by barge is the most desirable option and one that will set an example for future projects elsewhere. Accordingly LBTH would recommend that a mechanism be put in place requiring the periodic review of the fuel delivery for the site. This should require the adoption of a barge / road method as soon as it is practicable.

#### **Issue 4: Renewable Energy**

The ODA need to demonstrate to Council that consideration has been given to extending the CHP/CCHP scheme beyond the boundary of the site into surrounding communities. Council has previously identified Fish Island as a site for decentralised energy networks. The ODA also need to demonstrate that the CHP infrastructure delivered as part of the Energy Centre should not prejudice the future delivery of a more comprehensive network in the Fish Island area. As a minimum LBT would need to be satisfied that connection facilities to the west are capable of being provided in the future and that there are no impediments as a result of this development that would frustrate these connections being made in the future. This would include the location of, sufficient capacity for and no obstruction to the routes of those potential connections.

Council note that the Energy Centre itself will only be built to the requirements of the Building Regulations 2006 and recommend that a commitment should be given to exceed this minimum standard.

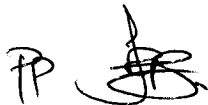
Council's Energy Officer has made a number of detailed comments on the proposals to which the ODA should respond.

#### **Others:**

Additional detail is also required in relation to the proposed lighting of the Energy Centre Flue and the proposed boundary fencing.

Should you have any further queries in relation to the above, please contact Richard Murrell on 020 7364 5203.

Yours sincerely,



**Michael Kiely**  
**Service Head Development Decisions**