

Agenda Item number:	7.1
Reference number:	PA/05/01866
Location:	Car park at South East Junction of Prestons Road and Yabsley Street, Prestons Road, London, E14
Proposal:	Erection of buildings between 7 and 17 storeys comprising 43 sqm of commercial use at ground floor and 141 flats (comprising 76 x 1 bed; 29 x 2 bed; 22 x 3 bed; 6 x 4 bed; 8x 5 bed), 49 car parking spaces at basement level, communal open space including roof gardens and associated works

1.0 AMENDMENTS

- 1.1 The second sentence of the paragraph 8.45 should read: 'the proposal makes provision for 2, 917 sqm of total amenity space which exceeds the policy requirement of 2360sqm.
- 1.2 The first sentence of paragraph 8.46 should read: "the proposed communal amenity space of 1,392 sqm exceeds the policy requirement of 180 sqm identified by the IPG 2007
- 1.3 The last sentence in paragraph 7 should read '(Officers comment: Design issues are discussed in paragraph 8.17-8.27)
- 1.4 The last sentence in paragraph 7.4 should read: (Officers comment: Amenity issues are discussed in paragraph 8.55-8.80)
- 1.5 In further responding to paragraph 7.8, the trees which will be demolished are not protected to a tree preservation order. Notwithstanding this, the applicant will be required to submit a detailed landscape study which identifies suitable locations for the planting of semi mature trees in site. This is secured in condition 2(e)

2. ADDITIONAL INFORMATION

- 2.1 The applicant will be required to provide details of the children's play space totalling 300 sqm. A new condition is required.
- 2.2 London City airport do not raise any objections to the proposed development
- 2.3 Environmental Agency do not object to the application subject to the attachment of the following conditions:
 - Details of a contamination risk impact assessment
 - Details of piling and site foundations

3.0: RECOMMENDATION

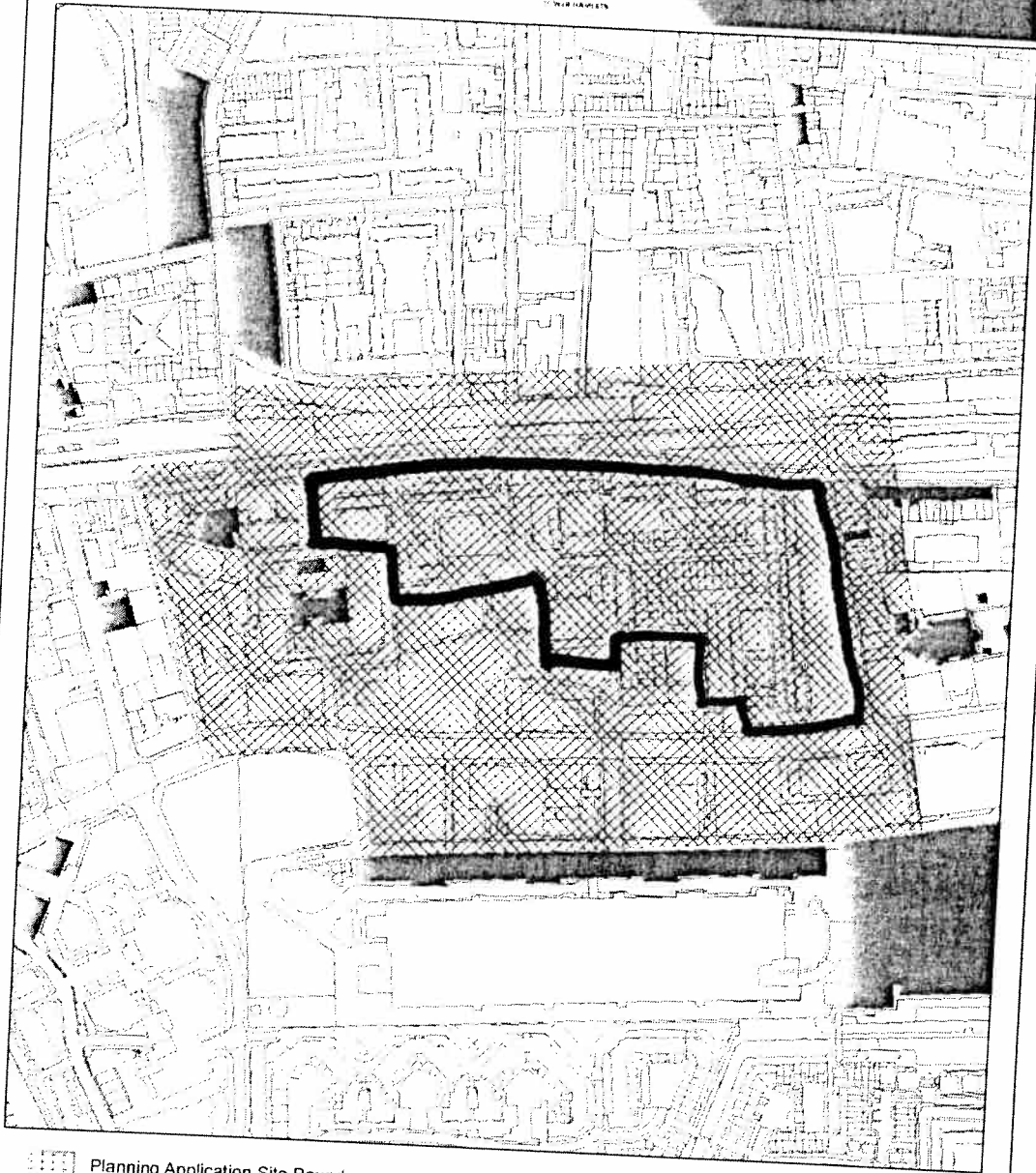
3.1: The issues raised in the additional objection as well as some of the issues raised in the consultation responses have been addressed within the scope of the committee report and were found to be acceptable.





ADD a condition to require full details of child playspace on site.

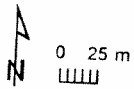
ADD a condition to require details of a contamination risk assessment

ADD a condition to require details of piling and site foundations

Planning Application Site Map



-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA086568