

**STRATEGIC DEVELOPMENT COMMITTEE 9 JUNE 2021  
 FURTHER UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING  
 CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/19/02534	Asda – Crossharbour District Centre, 151 East Ferry Road, London, E14 3BT	<p>A hybrid planning application (part detailed, part outline) for the demolition of existing buildings and the comprehensive, mixed-use, re-development of the site, comprising a maximum of 218,991sqm (GEA) of floorspace.</p> <p>Full details are submitted for 526 residential units (Class C3), flexible commercial floorspace, including a new foodstore (17,087sqm GIA - A1-A4/B1), a primary school (D1), community uses (D1), public bus parking and a site wide basement, with associated uses as part of the development including car parking (up to 410 spaces), cycle parking, and an energy centre. Building heights would range between a maximum of 17.4m AOD (3 storeys above ground level) and 60m AOD (15 storeys above ground level). Creation of new vehicular and pedestrian access and public realm works, including all ground floor hard and soft landscaping and other works incidental to the proposals, including a programme of interim works (which include a temporary multi-storey car park with 349 car parking spaces and a temporary access lobby to the retail foodstore).</p> <p>Outline permission (with layout, scale, appearance and landscaping at upper levels being reserved) is sought for up to 111,137sqm GEA above podium level, comprising of between 1217 and 1446 residential units (C3), with associated private and communal podium amenity and landscaping, within four buildings with maximum heights ranging between up to 45.850m (AOD)/12 storeys and up to 115.50m (AOD)/32 storeys.          [The application is accompanied by an Environmental Statement]</p>

**1. Additional Clarifications**

Paragraph 1.4 of the update report refers to an allocation of £985,830 of s.106 money to the Island Health Centre and this should say the Island Medical Centre which is located at 100 Spindrift Avenue, E14. The Island Health Centre located at 145 East Ferry Road has received funding totalling £246,200 for:

- Creation of better functioning clinical rooms;
- Conversion of coffee room into counselling room
- Creation of meeting room space to facilitate clinical discussions and multidisciplinary meetings
- clinical appointments to be increased by up to 120 per day
- dedicated area for counselling services
- dedicated area for team meetings and clinical discussions
- services to be provide on one floor which will improve communication, morale and impact
- positively on patient care

As previously stated in both main and the update report, generally, health impacts are covered by CIL and this could also be spent to further improve the health centre either through LIF funding or the Council's own capital projects programmes.

## **2. Recommendation**

- 4.1 The committee are invited to note the clarifications. There are no changes proposed to the officer recommendation to grant planning permission.