

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE, 30th March 2022

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/20/02128	Cuba Street Site, Land At North East Junction Of Manilla Street And Tobago Street, Tobago Street, London	Erection of single tower block accommodating a high density residential led development (Use Class C3) with ancillary amenity and play space, along with the provision of a flexible retail space at ground floor (Use Class E), the provision of a new publicly accessible park and alterations to the public highway. This application is accompanied by an Environmental Statement.

Consultation Update and Clarifications

- 1.1 It should be noted that the consultation response from the London Fire Brigade in section 5.6 of the officer's report was received on 13th January 2022, prior to the submission of the amended design layout(including additional staircase) which was consulted on 2nd March 2022.
- 1.2 An updated London Fire Brigade consultation response was received on 23rd March 2022 which has taken into consideration the amended design. The details of this consultation response are included below.
- 1.3 *"The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.*

The LFB has been consulted with regard to the above-mentioned premises and makes the following comments/ observations:

The LFB appreciate the amended design direction from Ballymore, in particular the inclusion of two staircases into the design.

We also welcome additional meetings and communication with the Ballymore, the design team and THBC to understand the further development of the design prior to the official building regulations consultation."