

## LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

### PLANNING COMMITTEE MEETING: 10th May 2007

#### Planning Application for LTGDC's Determination

#### Addendum Report of the Director of Planning

**CASE NUMBER:** LTGDC-06-060-PP      **DATE MADE VALID:** 26/05/2006

**APPLICATION NO:** PA/06/00748/LBTH      **TARGET DATE:** 28/11/2006

**APPLICANT:** Clearstorm Limited

**AGENT:** GVA Grimley

**PROPOSAL:** Demolition of all existing buildings and structures; Comprehensive phased mixed-use development comprising 177,980sqm GEA of new floorspace for the following uses: residential (C3), business including creative industries, flexible workspace and offices (B1), retail, financial and professional services, food and drink (A1, A2, A3, A4, A5) leisure, arts and cultural uses, primary school and community centre (D1, D2), plus 36,150 sqm for the energy centre, storage and car parking. Formation of a new vehicular access and means of vehicle circulation within the site. Landscaping including a riverside walkway, the provision of public open space; and a bridge linking to Canning Town. (Part full, part outline)

**LOCATION:** Pura Foods Ltd, Leamouth Peninsula North, Orchard Place, London, E14

### 1. SUMMARY

1.1. Duplicate applications were submitted in May 2006 in outline only for the development described above, both applications were subsequently amended by the submission of full details for phase 1 of the development and the bridge link to Canning Town, in August 2006. On 6<sup>th</sup> February 2007 the applicant lodged an appeal to the Secretary of State against the Corporation's failure to determine one of the applications within thirteen weeks (PA/06/00749). The submission of an appeal prevents the Corporation from being able to determine that application, and there is also a further report before members to resolve how the Committee would have determined the application in the event that an appeal had not been lodged.

1.2. The duplicate application (PA/06/00748) which is the subject of this report, remains for the Corporation to determine, and discussions have continued with the applicant with the aim of achieving an acceptable scheme, which can be recommended for approval. As such the duplicate application has now been amended, with two sets of revisions having been received on 6<sup>th</sup> February and 19<sup>th</sup> March 2007. These amendments have been consulted upon and considered by the Corporation. The revisions to the scheme are include:

- Deletion of one floor level within Phase 1 (northern part of the site) and re-design of internal parking/servicing area;
- Revised parking provision;
- Changes to the unit mix and overall number of units;
- Changes to the floor areas of the different proposed uses;
- New affordable housing offer of 35% of habitable rooms;
- New design of bridge connection to Canning Town to include a gantry bridge and lift;
- Commitment to the provision of an emergency access route along the river Lea (plus associated highway works), widening of the existing slip roads, the creation of an opening in the central reservation of the Lower Lea Crossing;
- Commitment to the provision of additional public lifts;
- New energy strategy.

1.3. A revised Environmental Statement has also been submitted to support the revised proposal, and to address the Regulation 19 omissions identified with the previous ES.

1.4. It is considered that following the revisions to the proposals that the application can be recommended for **approval** subject to:

- The expiration of the period for readvertisement and reconsultation
- Ensuring any outstanding omissions to the Environmental Statement are addressed
- The outcome of further assessments in respect of air quality and noise
- Establishing the appropriate reduction in residential car parking
- Amendments to the scheme to enable the provision of open space to be agreed
- The successful resolution of flood risk issues
- Conditions (which are set out below)
- and the completion of the S106 agreement to secure provision of 35% (by habitable room) affordable housing, a financial contribution equating to at least £5051.71 per unit for provision of infrastructure in relation to the development including highway improvements, health care, public transport improvements, and contributions to provision of off site open space, and to secure the delivery of a range of benefits within the development itself (full proposed heads of terms are set out in the recommendation on page 3)

## 2. Conditions

The main report to committee provides an analysis of the main issues and under each section, as part of the analysis, the report identifies the need for conditions in order to secure certain aspects of the development. The conditions need to reflect the scale and phased nature of the development, in order to allow a phased discharge of the conditions. As part of the application is in outline only there is also a need for conditions to secure acceptable details in the later outline phases, and to provide a framework for the submission of reserved matters applications. A number of conditions were also proposed by consultees in their comments to the Corporation, these have been included where appropriate.

The main report to committee indicates that there are still a number of issues to be resolved, for which delegated authority is sought, such as flood risk, noise, air quality, and open space, and therefore it may be necessary, following the resolution of those issues, to

alter or add further conditions, and delegated authority is sought to enable officers to do so. This would also allow for amendment to or additions to the conditions proposed following receipt of any further consultation responses received as a result of the recent reconsultation on the revised scheme, or for revision of conditions following further negotiation with the applicant.

### **3. RECOMMENDATION**

**It is recommended that members delegate to the Director of Planning to approve the application subject to:**

- 1. The expiration of the period of readvertisement and reconsultation**
- 2. The resolution of the outstanding Environmental Statement Regulation 19 omissions**
- 3. The resolution of the open space issue, through further amendments to the scheme**
- 4. The resolution of Flood Risk issues with the EA**
- 5. The submission of further noise and air quality assessments and agreement of appropriate mitigation**
- 6. A reduction in the level of residential car parking proposed (to be secured by condition)**
- 7. Conditions (as set out below) and any amendment or addition to the proposed conditions as may be necessary, prior to the granting of planning permission**
- 8. Completion of a S106 agreement to secure the following:**
  - **35% (by Habitable Room) Affordable Housing, and phased delivery**
  - **A financial contribution of at least £5014 per unit towards a range of measures including, health, education, public transport improvements, highway improvements, off site provision of open space, and others to be agreed by LTGDC**
  - **Delivery of the pedestrian and cycle bridge to Canning Town**
  - **Delivery of satisfactory emergency access arrangements**
  - **Commitment to provide an agreed percentage of the energy requirements of the development through the use of renewable technologies**
  - **Sustainable travel strategy/Travel Plan**
  - **Improvements to public transport including provision of bus stops and stands, and real time information systems for bus, LUL and DLR**
  - **Off site highway improvements**
  - **Unobstructed access to TfL/DBFO Traffic Control Centre to be maintained (or condition)**
  - **Car, cycle and scooter clubs**
  - **Car parking management, and servicing management strategies**
  - **Provision of a community centre/sports hall of 1600sqm (plus external space) and management strategy for it**
  - **Provision of the riverside walkway and provision for public use of it and open space and routes within the site**
  - **Provision of and management strategy for the arts centre**
  - **Local Labour Provisions**
  - **Provision of Independent Primary School**
  - **Provision of Flexible Workspace**
  - **Provision of floorspace within the development for use by Metropolitan Police**
- 9. Any Direction by the Mayor of London;**
- 10. Referral to the Secretary of State (GOL) as a departure from the development plan**

## Conditions and Reasons:

1. Phase 1 of the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions.

2. An application for written approval of the matters reserved by this permission in respect of each of phases (2-5) shown on the (plan attached) must be made to the local planning authority within three years from the date of this decision. The development in respect of each phase must begin within:
  - three years from the date of this decision; or
  - two years from the date of the last reserved matter(s) to be approved in respect of the relevant phase;whichever is later.

Reason: To make sure planning applications are carried out within a reasonable time period in accordance with Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby approved shall not be constructed unless in accordance with the following drawings and details hereby approved, as listed on the attached schedule of drawings and documents, and in accordance with the schedule of floorspace attached except where conditions require otherwise, or unless otherwise agreed in writing by the LPA.

Reason: To ensure the development is carried out in accordance with the terms of the planning permission and any details approved by the local planning authority.

4. The development shall be carried out in accordance with the phasing plan attached
- Reason: To ensure the satisfactory phasing of the development

5. Notwithstanding submitted details drawings and particulars of the proposed bridge showing the matters set out below shall be submitted to and approved by the local planning authority prior to the commencement of development:
  - Detailed plans, elevations and cross sections identifying the width of the deck, length and gradient of ramps and heights of handrails
  - Details of the scheme of landscaping of the “green bridge”
  - Details of the design for the “gantry”
  - Details of the lift landing and green bridge landing at Canning Town
  - Details of clearance over the river and railway lines
  - Details of proposed improvements to and use of the Rotunda
  - Details and specification of the lifts
  - Details of the location of the “white phone”

Once approved the bridge shall only be constructed in accordance with the approved details

Reason: To ensure a satisfactory standard of design and to ensure the creation of a fully inclusive environment, in line with Policies ST5 and DEV1 of the adopted LBTH UDP (1998) and Policies CP4, CP46, DEV2, DEV3 and DEV16 of the LBTH LDF Core Strategy and Development Control Submission Document (November 2006).

6. The development hereby approved shall not be commenced until the detailed design of the pedestrian and cycle bridge to Canning Town has been approved and legal agreements with PLA, LBN, and TfL or their successors have been completed. The development shall not be occupied until the bridge has been completed and is ready for use.

Reason: To ensure the delivery of the bridge connection which is fundamental to the acceptability of the approved scheme, in order to ensure that the site is adequately connected to the surrounding area, in line with Policies St25, ST32, T19 and HSG2 of the adopted LBTH UDP (1998) and Policies CP1, CP41, DEV27, HSG1 of the LBTH LDF Core Strategy and Development Control Submission Document (November 2006).

7. The development hereby approved shall not begin until a landscape plan for the site has been submitted to, and approved by, the local planning authority. The plan must describe the long-term landscape, open space, sport play and informal recreation design aims for the site and give full details of both the hard and soft landscape works planned, in respect of the development as a whole and in respect of each phase. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. All soft landscaping works must be carried out within the first planting and seeding seasons following the occupation of any part of the relevant part of the development.

Trees or plants that die, are removed or become seriously damaged or diseased within five years of completion of the development must be replaced in the next planting season with plants of similar species and size. Any changes of species proposed will require the written permission of the local planning authority prior to planting.

Reason: To ensure landscaped areas in open spaces are of a high quality design and appearance that will enhance the amenity value of the development and its surroundings. This is in accordance with policies DEV1, DEV2 DEV 12, DEV16 and DEV39 of the adopted LBTH Unitary Development Plan (1998) and policies DEV1, DEV2 and DEV13 of the LBTH Local Development Framework Core Strategy and Development Control Submission Document November 2006.

8. A scheme containing Full particulars and detailed drawings showing the means of access and egress of buildings suitable for people of disabilities, and measures to ensure ability to move freely within the site, including details and size of external lifts, and provision for long term maintenance of them shall be submitted to and approved by the local planning authority before any work is commenced on the site. The approved scheme must be implemented before the development is brought into use.

Detailed access statements shall be submitted to the planning authority for approval and the development must be carried out in accordance with the approved details. A statement shall be submitted for each building phase, prior to the commencement of development (of each phase). The statements shall include:

- (a) details of means of access and egress of buildings, including details of entry systems;
- (b) way-finding systems (signage);
- (c) details of the lifts and forecourts to the lifts, including their sizes and specifications, 'calling options', height of buttons; details of the maintenance and 'rapid repair' scheme; details of alternative routes in cases of breakdown and appropriate directional signage;
- (d) details of the wheelchair accessible residential units, including floor plans and specifications of the interior;
- (e) details of the Lifetime Homes specifications to be implemented;
- (f) details of access to bin storage and any post boxes where applicable;
- (g) details of colour and contrast of fixtures and fittings, and colour and contrast of

signage.

Reason: To ensure safe and convenient access for disabled people in accordance with Policy DEV1 of the Unitary Development Plan (1998), and Policies CP2, CP4, CP46 and Policy DEV3 of our Local Development Framework Core Strategy and Development Control Submission Document November 2006.

9. The development hereby approved shall provide no less than 18,667 sqm of private amenity space, by way of balconies, terraces and gardens, and roof terraces, in accordance with the details of the submitted document titled "Public Space Standards" dated April 2007. In the part of the site where matters are reserved the following provisions shall be made with respect to private amenity space:
- (a) All ground floor units and units with direct access to rooftops shall have private open spaces in the form of patios, terraces or gardens of a minimum of 25sqm
  - (b) All family sized units (3bed+) above ground level shall have adequate private amenity space in the form of balconies, preferably partly recessed of a minimum of 10sqm

Reason: To ensure an adequate amount of amenity space for the future residents of the development, in line with policy HSG16 of the adopted LBTH UDP (1998) and policies CP25 and HSG7 of the LBTH LDF Core Strategy and Development Control Submission Document (November 2006).

10. Notwithstanding submitted details car parking accommodation is to be provided and retained within the site in accordance with the following schedule:

(Insert schedule showing reduction in residential car parking spaces here)

Plans showing the revised layout of the parking spaces, and their allocation to individual uses must be submitted to the local planning authority for written approval prior to the commencement of development. The development must not be occupied unless in accordance with the approved details.

Reason: To ensure that car parking is not overprovided and to reduce the impact of the development on the public highway in accordance with policies ST28 of the adopted LBTH UDP (1998) and Policies CP40, DEV17, DEV18 and DEV19 of the LBTH LDF Core Strategy and Development Control Submission Document (November 2006)

11. Prior to the commencement of the development hereby approved details of the proposed works to achieve a satisfactory emergency access to the site will be submitted to and approved by the local planning authority, in consultation with the emergency services. The proposed works must include:
- use of the pavement and existing riverside walkway for use by emergency vehicles to access the site independently of the Lower Lea Crossing
  - widening of the two existing slip roads to a minimum of 6.75 metres;
  - an opening (gated) in the central reservation of the Lower Lea Crossing adjacent to the slip roads.

The emergency access provisions approved shall be completed and available for use prior to the occupation of any part of the development.

Reason: To ensure the site can be accessed by the emergency services in the event of the partial or total closure of the Lower Lea Crossing.

12. Prior to the commencement of each phase of the development hereby approved samples and full particulars of all of the external materials proposed for use within that

phase shall be submitted to and approved in writing by the local planning authority, and the development shall be carried out only in accordance with the approved materials.

The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the external appearance of the building is satisfactory

13. The residential units within phases 2-5 of the development shall comply with the space standards set out in the London Borough of Tower Hamlets Supplementary Planning Guidance: residential space. A unit schedule confirming flat sizes shall be submitted to the local planning prior to the commencement of development of the outline part of the scheme to illustrate compliance.

Reason: To ensure a satisfactory standard of residential accommodation in line with policies DEV2 of the adopted LBTH UDP (1998) and policies HSG 7 of the LDF Core Strategy Submission Document (November 2006)

14. Noise mitigation – to be finalised following further assessment

15. Air Quality mitigation – to be finalised following further assessment

16. A scheme for the monitoring of black redstarts during the construction phase of development shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Once approved the monitoring shall take place in accordance with the approved scheme.

Reason: In the interests of biodiversity and the protection of the black redstart, in accordance with policy CP31 of the LDF Core Strategy Submission Document (November 2006)

17. Notwithstanding submitted details the number of nesting boxes provided within the development for sand martins shall be limited to no more than 11 and there shall be no heron poles provided within the development.

Reason: In accordance with the advice of London City Airport in relation to bird strike hazards

18. A scheme showing the proposed details of the external lighting scheme, including any lighting of the buildings within the development, shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. The approved scheme shall be implemented prior to the occupation of the phase to which it relates, unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the appearance of the development and in the interests of amenity.

19. No development shall take place until a contaminated land investigation scheme based on the Environmental Statement submitted March 2007, setting out proposals for intrusive site investigation has been submitted to the local planning authority, and approved in writing. No development shall take place until the approved contaminated land investigation scheme shall have been carried out and its results reported to the local planning authority. Such results shall be accompanied by a scheme identifying such contamination as exists on site, a risk assessment of the site, and proposals for any necessary remedial works to contain, treat or remove any contamination predicted to exist.

Where remediation is required, it shall be carried out before the site is occupied and a certificate or validation report stating that remediation has been completed as agreed with the local planning authority must also be prepared by a suitably qualified person and submitted to the local planning authority for written approval.

Occupation of the site and development shall not commence until the measures approved in the study have been implemented.

Reason: To ensure that the contaminated land is properly treated and made safe before development, to protect public health and to meet the requirements of Policy DEV51 in the London Borough of Tower Hamlets Unitary Development Plan (adopted December 1998) and Policy DEV22 in the emerging LDF submission document.

19. Notwithstanding the investigation and scheme carried out under condition 19 above or as a result thereof any contamination or suspected contamination or unusual or odorous ground conditions are encountered during any ground works on the site, the developer shall consult with the local planning authority, prior to continuing with the development. Any soil arising from the ground works must be classified for the purposes of citing an appropriately licensed landfill facility for disposal of the said material. A copy of the classification certificates and waste transport and disposal documentation shall also be provided to the local planning authority for their records

Reason: To ensure that contaminated land is properly treated and made safe before development, to protect public health and to meet the requirements of Policy DEV51 in the London Borough of Tower Hamlets Unitary Development Plan (adopted December 1998) and Policy DEV22 of the LBTH LDF Core Strategy submission document (November 2006).

20. Prior to the commencement of Phase 1 of the development hereby approved details of the proposed unit sizes for the A1- A5 uses shall be submitted to and approved in writing by the local planning authority. A minimum of (tba) A1 retail floorspace shall be provided within the development.

Reason: In order to ensure that the retail uses are ancillary to the development proposed, and to ensure that the development provides for the everyday convenience retail needs of the resident population.

21. The non residential uses hereby approved shall be restricted to the following hours of opening, unless otherwise agreed in writing by the local planning authority:

7 am to 11pm, Monday to Saturday  
10 am to 10pm on Sundays or Bank Holidays.

Any outdoor seating areas must be vacated and any tables and chairs must be removed by 10pm Monday – Saturday and by 9pm on Sunday and Bank Holidays.

Reason: To safeguard the amenity of adjacent residents and the area generally and to meet the requirements of the following policies in the London Borough of Tower Hamlets Unitary Development Plan (adopted December 1998): DEV50 Noise, HSG15 Preservation of Residential Character; and of the following policies of the London Borough of Tower Hamlets Local Development Framework Core Strategy Submission Document (2006): DEV1 Amenity

22. Details of all proposed directional signage within development shall be submitted to and approved by the local planning authority and once approved shall be implemented prior to the occupation to the building/part of the development to which it relates.

Reason: in the interests of ensuring a legible and accessible environment and in the interests of the appearance of the development.

23. Prior to the commencement of development details of the proposed cycle routes, including shared surfaces proposed for use by cycles, and including details of how connection is made with existing cycle routes outside of site shall be submitted to and approved by the local planning authority. Once approved the cycle routes shall be implemented and be available for use prior to the occupation of the development.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with London Plan Policies 3C.3 and 3C.21, and LBTH adopted UDP policies T22- T24, and LBTH LDF Core Strategy Submission Document (November 2006) policies CP40, and DEV16.

24. Prior to the commencement of the development hereby approved, full details of cycle parking, including its location within the development and the means of secure storage proposed, and allocation of it and details of cycle parking for visitors at podium and riverside walkway levels, shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be provided prior to the occupation of the building to which it relates, and shall be retained thereafter, and used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with London Plan Policies 3C.3 and 3C.21, and LBTH adopted UDP policies T22- T24, and LBTH LDF Core Strategy Submission Document (November 2006) policies CP40, and DEV16.

25. Details of the proposed communal roof gardens including details of access to them shall be submitted to and approved by the local planning authority prior to the commencement of each phase of the development and the communal roof gardens shall be provided in accordance with the approved details and shall be available for use prior to the occupation of the building to which they relate, the communal roof gardens shall be maintained as such, and shall not be used for any other purpose.

Reason: To ensure residents have access to adequate amenity space, and to safeguard the appearance of the development, in accordance with policies DEV13, and HSG7 of the LBTH LDF Core Strategy Submission Document (November 2006)

26. Details of brown & green roofs proposed, including details of location, design, dimensions, materials and a maintenance scheme, shall be submitted to and approved by the local planning authority prior to the commencement of each phase of the development, and the brown & green roofs shall be installed in accordance with the approved details prior to the occupation of that phase.

Reason: In the interests of promoting biodiversity and to mitigate surface water run off in accordance with policies CP31, and CP37 of the LBTH LDF Core Strategy Submission Document (November 2006)

27. The primary school hereby approved shall be built and occupied in accordance with the approved drawings and the BDP School Design Report (Aug 2006) unless otherwise agreed in writing by the LPA, and shall not be used for any other purpose.

Reason: To ensure the development is carried out in accordance with the terms of the planning permission and any details approved by the local planning authority.

28. All residential units hereby approved are to comply with Lifetime Homes standards as

defined in the Joseph Rowntree Foundation publication “Achieving Part M and Lifetime Home standards” and the joint collaboration of JRF, Mayor of London, GML Architects and HabintegHA in the publication “Lifetime Homes” as referred to in the GLA Accessible London SPG (appendix 4).

Reason: To ensure that accessible housing is provided in accordance with Policy HSG9 of the LB Tower Hamlets LDF, and Policy 3A.4 of the London Plan.

29. No development shall take place until there has been provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves a “very good” rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post construction review, or other verification process agreed with the Local Planning Authority, shall be provided confirming that the agreed standards have been met prior to the first occupation of the development.

Reason: To ensure that the proposed residential units are designed in an environmentally sustainable manner and in accordance with Policy 2A.1 of the London Plan.

30. No fewer than 10% of the total number of residential units within the development hereby approved shall be constructed to be easily adapted for residents who are wheelchair users in accordance with the publication “Wheelchair housing guide second edition” by Stephen Thorpe and Habinteg HA unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that accessible housing is provided in accordance with Policy HSG9 of the LBTH LDF and Policy 3A.4 of the London Plan.

31. Prior to the commencement of the development hereby approved, a security management scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of how the development meets the requirements of “Secured by Design” and shall provide details of security management measures including location of CCTV, and consierge services, door entry systems and car park security.

Reason: In order to provide a safe and secure development, in accordance with Policy DEV4 of the LBTH LDF Core Strategy Submission Document (November 2006)

32. Prior to the commencement of the development hereby approved a Construction Management Plan incorporating details of construction traffic management, waste management, use of river to transport materials, sourcing of materials, craneage and scaffolding height, and timing of noisy operations shall be submitted to and approved in writing by the Local Planning Authority. Once approved this plan shall be adhered to throughout the construction period.

Reason: In the interests of ensuring sustainable construction practices and in accordance with policies CP39, CP40, and DEV9 of the LBTH LDF and Policy 2A.1 of the London Plan.

33. Notwithstanding the details submitted, no approval is given to the design of the retail frontage within the development. Large scale details of the proposed retail frontages, including any temporary frontages proposed shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The development shall not be carried out otherwise than in accordance with the particulars so approved, and the shopfront windows must be used for display purposes and the window glass must not be painted or obscured.

Reason: To safeguard the appearance of the development and to prevent the introduction of dead frontages within the development, in accordance with policies S10, S11, S13 and DEV1 adopted Tower Hamlets Unitary Development Plan (1998) and Policy DEV2 of the Local Development Framework Core Strategy and Development Control Submission Document (2006).

34. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, from the non residential uses, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvres) together with details of its method of construction, appearance and finish shall be submitted to and approved by the local planning authority before the development hereby permitted commences. The development shall not be occupied other than in accordance with the details thus approved.

Reason: To safeguard the amenity of the occupiers of adjoining properties by preventing noise disturbance and to ensure a satisfactory appearance in accordance with the requirements of policies DEV2 and DEV50 of the adopted Unitary Development Plan 1998 and policies DEV1, DEV2, DEV10 and Planning Standard 1 (Noise) of the Local Development Framework LBTH Development Plan Document Submission Document (November 2006).

35. Details of riparian life saving equipment to include grab chains, access ladders and life buoys along the river edge shall be submitted to and approved in writing by the local planning authority. Such equipment shall be to a standard recommended in the Hayes Report on the Inquiry into River Safety. Once approved the equipment shall be provided in accordance with the approved details prior to the occupation of any part of the development.

Reason: In the interests of public safety

36. The flexible workspace (use class B1) hereby approved shall be occupied only in accordance with the principles set out in the flexible workspace strategy (August 2006) unless otherwise agreed in writing by the LPA.

Reason: To ensure that the objective of providing for the growth of the creative industries sector, and the needs of small and medium sized firms within that sector is provided for within the development in accordance with policies CP7, CP9 and CP14 of the LBTH LDF Core strategy submission document (November 2006)

37. No development approved by this permission shall be commenced until an Ecological mitigation, compensation and enhancement scheme has been submitted to and approved (in writing) by the Local Planning Authority. Development shall be carried out in accordance with the approved details. This scheme shall outline the detailed design of all ecological mitigation, compensation, and enhancement measures listed in the Environmental Statement dated March 2007. This shall include design plans and layout, materials, timings, methods of construction and species lists for planting. The works shall be undertaken in accordance with the approved details. (EA)

Reason: To protect and conserve the natural features of importance for biodiversity across the site. In accordance with London Plan Policies 3D.12, 4C.1, and 4C.3, Policies DEV 46, DEV 47, DEV 57 & DEV 62 of the LBTH adopted UDP, and policy OSN 3 of the LBTH LDF Core Strategy Submission Document (November 2006)

38. There shall be no lightspill into the watercourse or adjacent river corridor habitat. To achieve this artificial lighting should be directional and focussed with cowlings to light sources in close proximity to the river corridor.

Reason: Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using/inhabiting the river and its corridor habitats, and to accord with London Plan Policies 3D.12, 4C.1, and 4C.3, Policies DEV 46, DEV 47, DEV 57 & DEV 62 of the LBTH adopted UDP, and policy OSN 3 of the LBTH LDF Core Strategy Submission Document (November 2006)

39. The design and location of suitable native and locally appropriate marginal and aquatic species planting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall not be carried out unless in accordance with these details so approved.

Reason : To enhance the ecological value of the site and protect the river corridor. Non native species planted alongside rivers can have particularly detrimental impacts by spreading along the river corridor and out competing natural flora, reducing species diversity and impacting on the associated ecology of the river corridor. In accordance with London Plan Policies 3D.12, 4C.1, and 4C.3, Policies DEV 46, DEV 47, DEV 57 & DEV 62 of the LBTH adopted UDP, and policy OSN 3 of the LBTH LDF Core Strategy Submission Document (November 2006)

40. A landscape and ecology management plan for the development site including long term design objectives, ecological objectives, a planting scheme, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority before the development commences. The landscape management plan shall be carried out as approved.

Reason: To protect and conserve the natural features ecology and character of the area and ensure their long term sustainability through appropriate site management, In accordance with London Plan Policies 3D.12, 4C.1, and 4C.3, Policies DEV 46, DEV 47, DEV 57 & DEV 62 of the LBTH adopted UDP, and policy OSN 3 of the LBTH LDF Core Strategy Submission Document (November 2006)

41. No development approved by this permission shall be commenced until a scheme for the maintenance and renewal of the river wall, including the enhancement of the riverside as proposed within the Environmental Statement, has been approved by and implemented to the satisfaction of the Local Planning Authority. This must include the design, method of construction, dimensions, elevation (in relation to tidal levels) and material. Any planting should be limited to appropriate native species only. This scheme shall also include consideration of inter tidal terracing subject to the condition of the river wall.

Reason: To protect and enhance the ecological value of the River Thames. In accordance with London Plan Policies 3D.12, 4C.1, and 4C.3, Policies DEV 46, DEV 47, DEV 57 & DEV 62 of the LBTH adopted UDP, and policy OSN 3 of the LBTH LDF Core Strategy Submission Document (November 2006)

42. Prior to the commencement of each phase of development details of surfacing, boundary treatment, and equipment proposed for areas designated as Local Equipped Area for Play and Local Areas for Play in the submitted drawings, shall be submitted to and approved by the Local Planning Authority. Once approved the play areas shall be laid out in accordance with the approved details and shall be completed and available

for use prior to the occupation of that phase of the development.

Reason: In order to ensure that residents benefit from adequate provision of children's play areas in accordance with policy OS9 of the LBTH adopted UDP and OSN 2 of the LBTH LDF Core Strategy Submission document (November 2006)

43. Prior to the commencement of each phase of the development hereby approved details of any temporary works proposed and boundary treatment around later phases of the development shall be submitted to and approved by the local planning authority. Once approved these works shall be implemented and retained until the commencement of development on that phase.

Reason : To protect the residential amenity of occupants of the earlier phases of development in accordance with Policy DEV1 of the LBTH LDF Core Strategy Submission Document (November 2006)

44. No works shall take place until the applicant has secured the implementation of a programme of recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason: The development of this site is likely to damage structural remains. The applicant should therefore submit detailed proposals in the form of a project design for building recording. The design should be in accordance with the appropriate English Heritage guidelines. In accordance with Policies DEV44 and DEV45 of the LBTH Adopted UDP and Policy CON4 of the LBTH LDF Core Strategy Submission Document (November 2006)

45. Prior to the commencement of development a radio impact survey shall be undertaken, and submitted to the local planning authority for their written approval, to assess the impact of the development on the DLR radio signal. Should the development be found to have an impact on the radio signal, no development shall take place until a scheme of mitigation has been agreed and implemented.

Reason: To ensure the development does not interfere with the safe operation of the DLR

46. Prior to the commencement of development a survey to detect any potential unexploded ordnance shall be carried out by the developer, and where such unexploded ordnance is located, a suitable mitigation plan shall be agreed in consultation with London City Airport, the development shall only be implemented in accordance with the agreed mitigation plan.

Reason: To avoid disruption to the operation of the Airport

47. The site shall be developed with separate systems of drainage for foul and surface water, and no development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved by and implemented to the satisfaction of the Local Planning Authority.

Reason: To prevent pollution of the water environment, and prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal, in accordance with policies U2, U3, and U9 of the LBTH adopted UDP, and DEV 20 and DEV 21 of the LBTH LDF Core Strategy Submission Document (November 2006)

48. No building or other obstruction shall be erected over or within 3 metres of any public sewer, otherwise provision shall be made for its satisfactory relocation in consultation with Thames Water prior to the commencement of development.

Reason: To allow access for maintenance and repair work.

49. Development shall not be commenced until impact studies of the existing water supply infrastructure have been submitted to and approved in writing by the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to cope with the additional demand, in accordance with policy DEV 20 of the LBTH LDF Core Strategy Submission Document (November 2006)

Further conditions are awaited from the Environment Agency and an update will be provided at the meeting.

**CASE OFFICER:** Sara Purvis