

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-06-155-PP

DATE MADE VALID: 13/12/2006

APPLICATION NO: 06/01249/REM

TARGET DATE: 14/03/2007

APPLICANT:	Redrow Regeneration (Barking) Ltd
AGENT:	Hepher Dixon
PROPOSAL:	Submission for approval of reserved matters: siting, design and external appearance, means of access and landscaping for Phase 2 of mixed use development for Barking Town Square including five blocks with commercial floorspace of 4505 sq metres (Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), B1 (business), and 272 residential units and an extensive public realm area together with parking and servicing areas including 50 public car parking spaces.
LOCATION:	Town Square, Clockhouse Avenue/Ripple Road/Axe Street, Barking

1. The following comments were received from LBBD Highways officers this morning:
 - There will be a need to offer up that part of the access road up to the car park entrance for adoption as highway since there cannot be access to a public car park from private land
 - The layout as currently proposed does not take account of the support structure for the superstructure above, therefore there will be a need to rearrange the parking bay layout so that the 50 spaces can be realized taking this into account
 - There will be a need to ensure that adequate provision is made for correct and ample signage such that it is clear that this is public parking

- There should be consideration given to CCTV provision in both the car park and its access points for public safety although this would likely be considered through secure by design process
- There will be a need to ensure that emergency service vehicle provision to the LLLC is not impaired by car park use and vice versa
- No access doors from the car park are to open outwards directly on to public footway
- Consideration should be given to the orientation of the disabled parking bays immediately adjacent the car park entrance. The bay furthest from the access road will require the driver to reverse either into or out of the bay as well as the full length of the access in this area.

The issues raised would be covered by the proposed condition 20, set out in the main report at page 26, which requires submission of a revised design and additional detailed design of the proposed public car park.

2. Following discussion with the applicants it has been agreed to amend conditions 7 & 8, as set out on page 23 & 24 of the report to the following:

7. A drainage strategy detailing any on and/or off site drainage works shall be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been approved and completed.

8. An independently verified EcoHomes 2006 report that confirms that the scheme achieves a 'very good' rating with certification shall be submitted to and agreed in writing by the local planning authority. 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.

3. Following receipt of further comments from LBBD the following additional condition is proposed in respect of the shopfronts proposed within the development:

21. The shopfront windows must be used for display purposes and the window glass must not be painted or obscured.

Reason: To maintain the appearance of the building and to provide an active retail frontage in accordance with Policy S.14 of the Unitary Development Plan.

And also following receipt of comments from LBBD it is proposed to amend condition 5, to read as follows,

5. The proposed biomass boiler shall be installed in the basement of building 2, wind turbines **or another agreed type of renewable energy**, shall be installed on the roof of building 4 and buildings 1, 2, 3 and 5 linked through interconnecting pipework in order to facilitate the connection to the proposed district heating system in accordance with details to be submitted to and approved in writing by the Local Planning Authority. No development shall commence until the renewable energy details have been submitted and approved in writing by the local planning authority. No building shall be occupied until the part of the approved scheme that relates to that building has been installed.

4. Negotiations have continued with the applicants on the matter of affordable housing. A further meeting has been held with Redrow today and it now looks likely that we can agree the provision at 18 units as representing an equivalent provision. Confirmation of our discussions is still to be submitted and therefore the recommendation before you remains unchanged
5. The applicants have now confirmed they agree to the revised description of development to exclude D1& D2 uses, as set out at paragraph 9.13 in the report. This means condition 18 can now be amended to remove reference to D1& D2 uses, to read as follows:

18. Notwithstanding the details on the application submission, none of the ground floor commercial units shall be used for purposes within Classes B1 as defined by the Town and Country Planning (Use Classes) Order 1987 as amended.