

London Thames Gateway Development Corporation

Planning Committee Meeting: 13 September 2007

Planning Application for Determination by the LTGDC

Report of the Director of Planning

UDC CASE NUMBER:	LTGDC-07-140-FUL	DATE MADE VALID:	04/07/2007
APPLICATION NUMBER:	PA/07/01730/LBTH	TARGET DATE:	03/10/2007

APPLICANT:	Clearstorm Limited
AGENT:	GVA Grimley
PROPOSAL:	Erection of a building in the south-western part of the Leamouth Peninsula North; temporary landscaping and parking; building accommodating (a) an electrical sub-station to serve the forthcoming larger development on the Leamouth Peninsula (b) Community Centre/Sports Hall with temporary interim use as a Marketing Suite for the sale of residential units within the Leamouth North Development
LOCATION:	Leamouth Peninsula North, (former Pura Foods site), Orchard Place, Orchard Place, London, E14

1. SUMMARY

1.1 This report relates to an application for full permission for a 4 storey building (plus basement) to accommodate an electrical sub station and a community centre sports hall, with temporary use of the community floorspace to provide a marketing suite for the sale of the residential units within the main development. The site forms part of the wider Leamouth North development proposals, and the proposed uses are acceptable in principle, with the use of the marketing suite being acceptable on a temporary basis until such time as the community space must e provided under the terms of the S106.

1.2 The application is recommended for approval subject to conditions and a S106 agreement, details of which are set out in the recommendation at section 11 of this report.

2. SITE AND PROPOSAL

2.1 Description of Site & Surroundings.

The application site area extends to approximately 0.5 Ha and forms part of the wider Leamouth North area for which the LTGDC has recently considered the hybrid application for a residential led mixed use development (application ref: PA/06/00748 and PA06/00749). This site lies within the part of the wider site covered by the outline part of the application, at the southern extreme of the site adjacent to the Lower Lea Crossing slip road and the River Lea. A location plan is appended to this report at Appendix 1.

The site is accessed from the Lower Lea Crossing and the nearest existing public transport is East India Dock DLR station. Alongside the development of the wider site a new bus stop will be provided on Orchard Place beneath the Lower Lea Crossing and Canning Town Station will be walking distance from the site via the new pedestrian and cycle bridges over the river and railway lines, once it is built.

The site was formerly in industrial use, and was occupied by Pura Foods, who have now relocated, and the site has now been cleared of the factory structures in readiness for redevelopment

2.2 Description of Proposal.

This is a full application for a building referred to as “Building N” in the hybrid application for the Leamouth North site, which together with Building I, form the southern most proposed buildings on the Leamouth North site. The outline application proposed to accommodate a community centre in Building N and flexible workspace in Building I.

The full application now submitted for Building N proposes a larger building than proposed in the outline application, in order to accommodate, alongside the community centre/sports hall, an electrical sub station which is proposed to serve the entire Leamouth North development as well as potential future development on land to the south of the Lower Lea Crossing, referred to as Leamouth South. The application also seeks permission for the community centre/sports hall part of the building to be used temporarily for a marketing suite, and for temporary car parking (23 spaces) to serve the marketing suite and landscaping, both permanent and temporary, including the riverfront promenade within this part of the site.

The proposed building has a slightly revised footprint from that which was proposed at the outline stage, and is significantly higher at 25.5m AOD compared to the 16m AOD proposed at the outline stage. The increase in height is primarily to accommodate the plant required for the electrical substation. The building accommodates 3,665sqm of floorspace, over 5 storeys (including the basement and 2nd floor mezzanine). The substation occupies 1,911sqm of floorspace over 3 storeys (including the basement) and the community centre/sports hall occupies 1,754sqm over 4 storeys (including the 2nd floor mezzanine). The proposed temporary use of the community centre/sports hall space as a marketing suite for the sales of residential units on the wider Leamouth North site would occupy 1,976sqm (the second floor mezzanine being reduced on conversion of the space to the community centre/sports hall).

The elevations of the building are proposed to be clad in a mix of materials, these include pre oxidised zinc cladding and louvers, a structural glazing system including both clear and translucent glass panels, and a planted “green wall” system. Plans,

elevations and a coloured image of the proposed building are appended to this report for information.

3. MAIN ISSUES

- 1) Land Use Principle
- 2) Car Parking & Access
- 3) Visual Impact

4. RELEVANT SITE HISTORY

PA/04/01831 - Request for Scoping Opinion on the information to be provided in an Environmental Impact Assessment to be submitted in support of planning applications for redevelopment to provide 4,000 residential units, offices, retail, restaurants, leisure facilities and a bridge spanning the River Lea. **Issued 10/01/2005: EIA required.**

Leamouth North:

PA/05/01409 - Combined Outline and Full Planning Application (Hybrid Application) for a mixed use redevelopment comprising a total of 2,460 residential units (Use Class C3) in addition to 21 459m² of non residential development including arts and cultural centre (Use Class D1/D2), leisure (Use Class D2), management offices (Use Class B1), of retail (Use Class A1/A2), food and drink (Use Class A3/A4), healthcare facility (Use Class D1) and the provision of public open space, including a bridge linking to Canning Town. The applicant appealed against non-determination June 2006. **Appeal withdrawn 12/01/2007.**

PA/06/00748 & PA/06/00749 - 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. **Resolution to Approve 9th August 2007**, currently awaiting response from GOL following referral as a departure.

Leamouth South:

PA/05/01597 - Outline Planning Application for a mixed use development comprising 477 residential units and 400 sqm of non residential floor space including offices (B1), retail (A1, A2), food and drink (A3, A4) and the provision of public open space. The applicant appealed against non-determination in June 2006. **Appeal withdrawn 12/01/2007.**

PA/05/01598 - Combined Outline and Full Planning Application (Hybrid Application) for a mixed use development comprising 925 residential units and 1600sqm of non residential floor space including offices (B1), retail (A1, A2), food and drink (A3, A4) and provision of public open space. The applicant appealed against non-

determination in June 2006. **Appeal withdrawn 12/01/2007.**

PA/05/01600/LBC - Partial demolition and alteration of the listed dock structure and retention of the existing caisson in relation to mixed use development at Union Wharf. The applicant appealed against non-determination in June 2006. **Appeal withdrawn 12/01/2007.**

PA/06/01341 & PA/06/01342 (duplicates) – Outline applications for demolition of all existing buildings and structures and redevelopment to provide 41,530 sq.m. floorspace comprising residential (Class C3), business use (Class B1), retail, financial and professional services, food and drink (Classes A1, A2, A3, A4 and A5), energy centre, storage and car and cycle parking. The development includes formation of a new vehicular access from Orchard Place and means of access and circulation within the site, new private and public open space and landscaping including a riverside walkway. This application is accompanied by an Environmental Statement as required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Applications relate to Hercules Wharf and are still **pending determination** (Associated application PA/05/01597)

PA/06/01343 & PA/06/01344 (duplicates) - Combined Outline and Full Planning Application (hybrid application) for demolition of all existing buildings and redevelopment to provide 80.070 sq.m. floorspace comprising residential (Class C3), business uses (Class B1), retail, financial and professional services, food and drink (Classes A1, A2, A3, A4, A5), energy centre, storage and car and cycle parking. The development includes formation of a new vehicular access from Orchard Place and means of access and circulation within the site, new private and public open space and landscaping including a riverside walkway. This application is accompanied by an Environmental Statement as required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Applications relate to Union Wharf and Castle Wharf and are still **pending determination**. (Associated application: PA/05/01598).

PA/06/01345 - Partial demolition and alteration of the listed dock structure and retention of the existing caisson in relation to mixed use development at Union Wharf. Application relates to Union Wharf and is still **pending determination**. (Associated application: PA/05/01600).

5. CONSULTATIONS/NOTIFICATIONS

5.1 LB Tower Hamlets

No formal comments have yet been received however it is expected that LBTH's comments will be available before the meeting, and will either therefore form part of a late report or will be reported at the meeting, together with any other consultee responses received.

5.2 Greater London Authority

No comments received to date

5.3 Environment Agency

No comments received to date

5.4 British Waterways

No comments received to date

6. APPLICATION PUBLICITY

6.1 Site Notice Expiry:	No site notice
6.2 Press Notice Expiry:	20/08/2007
6.3 Neighbour Notification:	15/08/2007

7. REPRESENTATIONS

7.1 Three neighbours were notified of the application and the application was advertised in the local press. No letters of representation have been received.

8. RELEVANT PLANNING POLICY

8.1 National Planning Policy Guidance:

PPS1 – Delivering Sustainable Development
PPS9 – Biodiversity and Geological Conservation
PPG13 – Transport
PPG16 – Archaeology and Planning
PPG17 – Sport and Recreation
PPS22 – Energy Strategy
PPS25 – Development and Flood Risk

8.2 The London Plan (Feb 2004)

2A.1 Sustainability Criteria
2A.2 Opportunity Areas
2A.3 Areas of intensification
2A.4 Areas for Regeneration
3A.15 Social Infrastructure and Community Facilities
3B.4 Mixed use development
3C.1 Integrating transport and development
3C.19 Improving conditions for buses
3C.20 Improving conditions for walking
3C.21 Improving conditions for cycling
3C.22 Parking Strategy
3D.10 Open space provision in UDPs
3D.11 Open space strategies
3D.12 Biodiversity and Nature conservation
4A.7 Energy Efficiency and renewable Energy
4A.9 Providing for renewable energy
4A.14 Reducing Noise
4A.16 Bring contaminated land into beneficial use
4B.1 Design principles for a compact city
4B.2 Promoting world-class architecture and design
4B.3 Maximising the potential of sites
4B.4 Enhancing the quality of the public realm
4B.5 Creating an inclusive environment
4B.6 Sustainable design and construction
4B.14 Archaeology
4C.1 The strategic Importance of the Blue Ribbon Network

4C.3 The natural value of the Blue Ribbon Network
4C.7 Flood Defences
4C.8 Sustainable drainage
5A.1 Sub Regional Development Frameworks
5C.1 Strategic Priorities for East London
5C.2 Opportunity areas in East London

8.3 LB Tower Hamlets UDP & LDF

Unitary Development Plan (1998):

ST3 - ST5 Good Design and Community Safety
ST6 Management of development and processes
ST7 Energy Efficiency, Renewable Energy and Sustainable Design
ST8 Open Space Protection
ST9 Promote and preserve character of river Thames
ST19 Employment
ST25 Sustainable infrastructure for housing
ST27 Transport
ST28 Restrain use of private cars
ST30 Safety of road users
ST37 Open Spaces
ST38 Leisure and recreational facilities
ST49 Social and Community Facilities
ST54 Public utilities and flood defences
DEV1 Design Requirements
DEV2 Environmental Requirements
DEV3 Mixed Use Developments
DEV4 Planning Obligations
DEV6 High Buildings outside the central area and business core
DEV8 Protection of Local Views
DEV12 Provision of landscaping in development
DEV13 Design of landscaping Schemes
DEV17 Siting and design of Street Furniture
DEV45 Development in Areas of Archaeological Interest
DEV46 Protection of Waterway Corridors
DEV47 Development affecting water areas
DEV48 Strategic Riverside walkways and new development
DEV50 Noise
DEV51 Contamination
DEV55 Development and Waste Disposal
DEV56 Waste recycling
DEV57 Nature Conservation and Ecology
DEV62 Nature Conservation and Ecology
DEV66 Creation of new walkways
EMP2 Retaining existing employment uses
EMP7 Work environment
EMP11 Industrial Employment areas
T15 New development on existing transport systems
T16 New development and associated operational requirements
T17 Planning Standards (Parking)
T18 – T20 Pedestrians
T22 – T24 Cyclists
OS9 Childrens Play Space
OS10 Indoor and outdoor sports facilities
SCF11 Meeting Places
U2 Development in Areas at risk from flooding

U3 Flood Protection Measures
U10 Electricity supply

Local Development Framework Core Strategy Submission Document (November 2006):

IMP1 Planning Obligations
CP1 Creating Sustainable Communities
CP2 Character and Design
CP3 Sustainable Environment
CP4 Good Design
CP5 Supporting Infrastructure
CP11 Sites in Employment Uses
CP27 High Quality Social and Community Facilities to Support Growth
CP30 Improving the quality and quantity of open spaces
CP31 Biodiversity
CP33 Sites of Importance for Nature Conservation
CP37 Flood Alleviation
CP38 Energy Efficiency and Production of renewable energy
CP39 Sustainable waste management
CP40 Sustainable transport network
CP41 Integrating development with transport
CP42 Streets for people
CP43 Better public transport
CP46 Accessible and inclusive environments
CP47 Community safety
CP49 Historic Environment
DEV1 Amenity
DEV2 Character and Design
DEV3 Accessibility and inclusive design
DEV4 Safety and Security
DEV5 Sustainable Design
DEV6 Energy efficiency and renewable energy
DEV7 Water quality and conservation
DEV8 Sustainable drainage
DEV9 Sustainable Construction Materials
DEV10 Disturbance from noise pollution
DEV11 Air pollution and air quality
DEV13 Landscaping and Tree Preservation
DEV15 Waste and Recyclable Storage
DEV16 Walking and Cycling Routes and Facilities
DEV18 Travel Plans
DEV19 Parking for motor vehicles
DEV20 Capacity of utility infrastructure
DEV21 Flood risk management
DEV22 Contaminated Land
DEV24 Accessible Amenities and Services
EE2 Redevelopment/Change of use of employment sites
SCF1 Social and Community Facilities
OSN2 Open Space
OSN3 Blue Ribbon Network and the Thames Policy Area
CON4 Archeaology and ancient monuments

LDF: Development Plan Document: Leaside Area Action Plan Submission Document (November 2006):

LS23 Orchard Place North
L9 Infrastructure and services
L40 Retail & Leisure uses in Leamouth sub- area
L42 Design and built form in Leamouth sub – area
L43 Site allocation in Leamouth sub - area

8.4 Other Relevant Planning Policies & SPG's

London Plan SPG: Accessible London (April 2004)
LBTH SPG: Riverside Walkways (1998)
LBTH SPG: Landscape Requirements (1998)
LBTH SPG: Archaeology and Development (1988)

9. ASSESSMENT OF MAIN ISSUES

9.1 Land Use Principle

The application site forms part of the wider Leamouth North application site, where a residential led, mixed use scheme has now been approved in principle by the LTGDC.

The site had been identified as an employment site in the LBTH UDP, however, the LB Tower Hamlet's emerging Local Development Framework Core Strategy submission document and the relevant local area action plan (Leaside AAP) now identify the site as a potential residential-led mixed use development site ('Orchard Place North' ref: L23) with supporting employment uses (Use Class B1), social and community uses (Use Class D1) and designated open space.

The principle of the redevelopment of this site is therefore supported subject to an appropriate mix of residential and non-residential uses which meet the objectives identified in the LBTH LAAP.

The proposed Leamouth North development includes the provision of 1,663 to 1,837 residential units (151,210sqm), 14670sqm flexible workspace (B1) plus an estate management office, an independent primary school including a nursery, a leisure centre, art and gallery space, a community centre and 1540 sqm shop units (for A1, A2, A3, A4 and A5 uses) .

Within that proposal this site was proposed to be occupied by two cojoined buildings, Building N and Building I. Building I is proposed as flexible workspace (B1 use class) and Building N was proposed to accommodate the community hall/sports hall to serve the proposed development. The application which is the subject of this report proposes including an electrical substation to provide for the needs of the Leamouth North development and the proposed development at Leamouth South in addition to the community/sports hall within Building N. The application additionally seeks permission for the community/sports hall to be used as a marketing suite for the residential units within the development.

The provision of the community/sports hall was taken into account in the assessment of the open space and recreational space proposals of the wider development and forms an important part of them, with one of the Local Areas for Play being located adjacent to this building as well as the facility of the sports hall itself, providing two smaller "workout" rooms and changing facilities as well as the main hall which is large enough to accommodate a basketball court, or four badminton courts. The hall will also accommodate basic kitchen facilities to enable it to be used for meetings or other community uses or events.

Information provided by the applicant confirms that utilities provider EDF have advised that there is a requirement for a primary substation to serve the Leamouth North & South developments. The proposed substation has been designed in accordance with

EDF's specification for a primary 133kV/11kV substation.

The proposed building would therefore provide essential infrastructure for the proposed development, by way of an electrical sub station, and community infrastructure by way of the community/sports hall, in accordance with policies OS10, SCF11 and U10 of the LBTH UDP, and DEV20 and SCF1 of the LBTH LDF, and there is therefore no objection in principle to the uses proposed. By accommodating both uses within this building footprint makes good and innovative use of the site.

The provision of the community/sports hall is secured through the S106 agreement for the Leamouth North development, in which there is a requirement to make the facility available for use before 70% of the open market units within the wider development are occupied. There is therefore no objection in principle to the proposed temporary interim use of the community/sports hall floorspace as a temporary marketing suite, as long as the marketing suite use ceases at such time as necessary to ensure that the community/sports hall is provided in accordance with the requirements of the S106.

9.2 Car parking & Access

Vehicle access to the site is from the Lower Lea Crossing west bound slip road, and this is the only vehicle access serving the Leamouth North site. 23 car parking spaces are proposed on a temporary basis for visitors to the Marketing Suite. No staff parking is proposed, and no permanent parking will be provided once the Marketing Suite use has ceased and the building is in use as a community/sports hall (a condition is proposed to ensure that this is the case). At that stage the parking requirements of this buildings will be catered for as part of the car park management scheme for the whole Leamouth North development which is secured through the S106 agreement.

The temporary use as a marketing suite is expected to attract up to 30 visitors per day on weekdays and up to 100 visitors a day on weekends, and therefore as well as the visitor parking on site, visitor cycle parking is proposed, and the applicants also propose to operate a shuttle bus service from nearby Underground and DLR stations to assist in bringing visitors to the site. In addition in order to reduce potential car journeys, the staff will be transferred from Ballymore's office nearby by shuttle bus. Details of the proposed cycle parking are required by condition, and details of the shuttle bus services for staff and visitors are required though the S106 agreement.

In the longer term when the building is used as a community/sports hall, the proposed new bus service to Orchard place will be operational, and the station at Canning Town will be accessible via a dedicated pedestrian route through the Leamouth North site and the pedestrian bridge, giving access to underground, DLR and bus services. The community centre will also be readily accessible by foot from the development & the surrounding area, and by cycle using the new routes created as part of the Leamouth North development.

9.3 Design & Visual Impact

The building is designed to be a striking feature on this prominent corner of the new development. The design cleverly uses different materials on the elevational treatment depending on which use lies behind to give an interesting appearance. The substation does not require an "aspect" and therefore lends itself well to being screened by a passive opaque frontage, the Green wall and the zinc cladding and louvers. Whereas the community use (and the temporary Marketing suite use) will benefit from a more open frontage and the proposed structural glazing system provides this, which along with the elevated position, above the substation, also provides good views. A condition requiring samples of the proposed materials is proposed to ensure that a high quality finish is achieved. The proposal is considered to comply with policies

CP4 and DEV2 of the LBTH LDF.

The proposed Green Wall is considered to be beneficial both in terms of the visual interest which it provides and the biodiversity benefits, and as such it represents part of the biodiversity improvement measures which the development as a whole proposes to offer.

The building height is greater than proposed in the outline proposals for the site, at 25.5m AOD, which is 9.5m higher than the 16m proposed at the outline stage (the footprint remains more or less the same). However, there is not considered to be any objection in terms of visual impact to a higher building in this location. The additional height gives the building prominence, and the building is still much smaller than the proposed Building I adjacent which is proposed at 52m AOD.

The application submission includes detailed landscaping proposals for the temporary landscaping of the site, including details of the hard landscaping proposed, and this section of the riverside walkway. Conditions imposed on the main application require that the proposed landscaping is consistent with the ecology objectives for this riverside area, and therefore conditions are proposed here to ensure this, in accordance with Policies DEV1, DEV2, DEV12, 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.

An access statement has been submitted for the building based on the proposed marketing suite use, and LBTH's access officer has been consulted on it, it is hoped that their comments will be available to be reported at the meeting. No access statement has been submitted in respect of the community/sports hall use and therefore a condition is proposed to require that this is submitted for approval prior to the use of the building as a community/sports hall, in accordance with policies CP46, DEV3 and DEV24 of the LBTH LDF, and policy 4B.5 of the London Plan.

10. CONCLUSION

This proposed building is integral to the wider Leamouth North development, providing essential utilities infrastructure and community facilities. The proposal has been considered in light of the relevant planning policies and other material considerations and is considered to be acceptable subject to conditions and completion of a S106 agreement.

This is a full application (rather than a reserved matters application pursuant to an outline permission) and therefore it is necessary to ensure that, because the building is part of the wider development, the application needs to be controlled by the same conditions as imposed on the permission for the wider site, where these are relevant to this part of the site, and also the relevant S106 requirements need to be imposed. The proposed conditions are listed at the end of this report, and the S106 heads of terms are set out in the recommendation.

11. RECOMMENDATION

That the application be delegated to the Director of Planning to APPROVE subject to:

- i) the referral of the application to the Mayor of London,
- ii) referral to the Secretary of State as a departure from the Development Plan,
- iii) the conditions listed below (with any amendment that might be necessary up to the issue of the decision); and
- iv) completion of a S106 agreement to secure the following:
 - Commitment to provide an agreed percentage of the energy requirements of the development through the use of renewable technologies
 - Sustainable travel strategy/Travel Plan, including temporary measures for visitors to the Marketing Suite
 - Unobstructed access to TfL/DBFO Traffic Control Centre to be maintained
 - Car parking management, and servicing management strategies
 - Provision of the community centre/sports hall prior to occupation of no more than 70% of the open market units and provision of a management strategy for it
 - Provision and management of public realm areas
 - Provision of the riverside walkway and provision for public use of it and open space and routes within the site
 - Site management scheme
 - Repairs and Maintenance of the river wall
 - Local labour provisions.

12. CONDITIONS AND REASONS

1. 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. The development hereby approved shall not be constructed unless in accordance with the following drawings and details hereby approved:

DPA-N-300 00 – Extent of Development

DPA-N-301 01 – Level 0

DPA-N-301A 00 – Level 0 Community Centre Use

DPA-N-302 00 – Levels 1&2

DPA-N-302A 00- Levels 1&2 Community Centre Use

DPA-N-303 00– Level 2 Mezzanine Roof Plan

DPA-N-303A 00– Level 2 Mezzanine Roof Plan Community Centre Use

DPA-N-304 00 – Level -1 Basement

DPA-N-305 00 – Level 0 Extent of Building I

DPA-N-401 00 – Elevations

DPA-N-402 00 – Building Sections

DPA-N-402A 00 – Building Sections Community Centre Use

DPA-N-501 00 – Exterior Wall Partial Section, Elevation and Plan

LPL0702 DPA-3 – Block N Illustrative Landscape Plan

LPL0702 LP110 – Block N Landscape Hardscape Plan

LPL0702 LP120 – Block N Landscape Planting Plan

Building N Design & Access Statement

GVA Grimley Letter dated 13th August 2007

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.

3. The landscaping works hereby approved 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.

4. Prior to the commencement of community centre/sports hall use, a detailed access statement shall be submitted to the planning authority for approval and the use must be implemented in accordance with the approved details. The statement 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 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.

5. The temporary car parking is to be provided in accordance with the approved details and retained until the use of the building as a temporary marketing suite ceases, at which time the car parking spaces must cease to be available for use.

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)

6. Prior to the commencement of the development hereby approved samples and full particulars of all of the external materials proposed for use 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

7. Any electrical and mechanical plant must not exceed 10dBA below current ambient noise level. Reports showing compliance with this requirement shall be submitted to the LPA for each building on/to which the equipment is erected/attached prior to the first use/occupation of the relevant building.

Reason: To safeguard the residential amenity of future occupiers, in line with policies DEV2 and DEV50 of the adopted LBTH UDP (1998) and policies DEV1 and DEV10 of the LBTH Core Strategy and Development Control Submission Document (2006).

8. 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).

9. Prior to the occupation of the development, a scheme showing the proposed details of the external lighting scheme, including any lighting of the buildings, shall be submitted to and approved in writing by the local planning authority, prior to the commencement of that phase of development.

The approved scheme shall be implemented prior to the occupation of the development, 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.

10. 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 and to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment has been submitted to the local planning authority, and approved in writing. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. 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, including details of appropriate measures to prevent pollution of groundwater and surface water, and provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences.

Where remediation is required, it shall be carried out before that phase 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 each phase of the 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.

11. Notwithstanding the investigation and scheme carried out under condition 10 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 phase of development to which this condition relates. 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).

12. Prior to the occupation of the development 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.

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

13. Prior to the commencement of the 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.

14. Prior to the commencement of the development hereby approved, full details of cycle parking, including its location and the means of secure storage proposed, and details of cycle parking for visitors, 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, 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.

15. 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 the development, and the brown & green roofs shall be installed in accordance with the approved details prior to

the occupation.

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)

16. 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 concierge services, door entry systems and car park security, as appropriate.

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)

17. Prior to the commencement of the development hereby approved a Construction Management Plan relating to the construction incorporating details of construction traffic management, waste management, use of river to transport materials, sourcing of materials, locations and means of storage of materials within the site, 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 of the development.

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.

18. Details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes from the development, 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. Details of any additional extraction, ventilation and filtration equipment required as a result of the specific requirements of the end user or occupier shall be submitted to and approved in writing by the local planning authority prior to the occupation of that unit. No further external equipment or plant may be installed without the prior written approval of the local planning authority.

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).

19. 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

20. Prior to the commencement of the development an Ecological mitigation, compensation and enhancement scheme relating to the relevant phase shall be submitted to and approved (in writing) by the local planning authority. The 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, unless otherwise agreed in writing by the local planning authority. 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)

21. There shall be no lightspill from the external lighting scheme approved pursuant to condition 9 of this permission into the watercourse or adjacent river corridor habitat. To achieve this the external lighting scheme shall be designed such that 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)

22. The design and location of suitable native and locally appropriate species planting shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the 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)

23. 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 each phase of the development is occupied. 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)

24. Prior to the first use of the development as a community centre/sports hall, details of surfacing, boundary treatment, and equipment proposed for areas designated as Local Area 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)

25. 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)

26. 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

27. Prior to the commencement of each phase of the development a survey to detect any potential unexploded ordnance within the relevant phase 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, and that phase of the development shall only be implemented in accordance with the agreed mitigation plan.

Reason: To avoid disruption to the operation of the Airport

28. 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 and surface water 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)

29. 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.

30. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

31. Prior to the commencement of each phase of the development details of the construction of the site foundations shall be submitted to and approved in writing by the local planning authority, once approved the construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development of each phase commences.

Reason: To prevent pollution of groundwater.

32. The applicant should submit a scheme for approval of the Local Authority detailing Water Efficiency measures.

Reason: Water Efficiency is particularly important as the sources of water in the area are classified as either over abstracted or over licensed within the Catchment Abstraction Management Strategy.

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, walls or other boundary treatments other than those expressly authorised by this permission shall be erected without the grant of further specific planning permission from the local planning authority.

Reason: To ensure that the appearance of the development is retained in the approved form.

34. A scheme containing full particulars, specifications and detailed drawings of the Community Centre/Sports Hall shall be submitted to, and approved by, the local planning authority prior to the commencement of the community use.

Reason: To ensure that the development meets the reasonable needs of the future users and in accordance with the objectives set out for the outline application PA/06/00748, in line with Policies ST49, EDU5 and SCF8 of the adopted LBTH UDP (1998) and Policies CP1 and SCF1 of the LBTH LDF Core Strategy and Development Control Submission Document (November 2006).

35. A detailed Health and Safety Statement with regard to the proposed sub station shall be submitted to the planning authority for approval and the development must be carried out in accordance with the approved details. The statement shall be submitted prior to the commencement of the development. This shall include but not be limited to:

- a. details of isolation and protection measures between the substation and community centre;
- b. emergency access arrangements to the building

Reason: To safeguard the health and safety of the future users of the building, in accordance with the requirements of policies DEV2 of the adopted Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Local Development Framework LBTH Development Plan Document Submission Document (November 2006).

37. Full particulars and details of the following shall be submitted to and approved in

writing by the local planning authority before the development hereby permitted is commenced and the development shall not be carried out otherwise than in accordance with the particulars so approved. Provision in accordance with the details thus approved shall be made prior to the commencement of each use (substation, community centre and marketing suite) and shall thereafter be permanently retained and used for that purpose, to the satisfaction of the local planning authority.

- a. design, materials, access, collection and management arrangements of the refuse and recycling storage.

Reason: To ensure adequate provision for the storage of refuse, in accordance with the requirements of policies DEV1 and DEV55 of the adopted Unitary Development Plan 1998 and policy DEV15 of the Local Development Framework LBTH Development Plan Document Submission Document (November 2006).

CASE OFFICER: Sara Purvis

Appendix 1: Site Location Plan

Appendix 2: Proposed Site Layout Plan

Appendix 3: Proposed Elevations

Appendix 4: Artists Impression