

Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-09-038-OUT

Report of the Director of Planning

1. Summary

1.1. This addendum identifies some minor changes to the description of the development and the proposed conditions following discussion with the applicant. The latest information on the high pressure gas pipeline are also brought to the attention of Members following feedback from National Grid.

2. Clarification of Description of Development

2.1. The applicant has requested that the description of development state that the quantum of education floorspace and the number of parking spaces as maximum amounts. The revised description of development is now as seen in the 'Proposal' section above, adding the words 'up to' before these figures.

3. Changes to Conditions

3.1. The following changes have been made to the conditions listed in section 11 of this report.

3.2. Condition 1: Additional text to the end of the condition to read: *"...with the exception of those pre-commencement works as required by this permission. The reserved matters shall be submitted in accordance with the approved parameter plans, unless otherwise agreed in writing by the Local Planning Authority."*

3.3. Condition 5: Changed to now read: *"Prior to the submission of any reserved matters application pursuant to condition 1 of this permission, a scheme of pipeline risk mitigation measures for the Mardyke – Fords Dagenham Pipeline shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Health and Safety Authority, in order to reassess the PADHI Consultation Distances overlapping the site and achieve an satisfactory risk level for any structures within the approved parameters. The details of the approved scheme of mitigation shall be implemented in full thereafter."* This is discussed in further detail in section 4 of this report.

3.4. Condition 15: The third bullet point refers to a specific amount of green roof, however as the scheme is in outline, the specific roof area is yet to be established. Therefore, the wording shall change to read: *"Green roofs to be implemented in accordance with the principles of the approved Flood Risk Assessment and in consultation with the Environment Agency"*

4. Further Information on High Pressure Gas Pipeline Specification

4.1. Since the writing of the committee report, National Grid has been able to provide the specifications of the Mardyke – Fords Dagenham pipeline running along New Road. This pipeline

presented problems in terms of the PADHI Consultation Distances overlapping the sports hall element of the scheme. The specific information reveals that although some of the pipeline has been strengthened to 9.52mm, the length that fronts the application site remains at 7.92mm. Therefore, the PADHI Consultation Distances remain unchanged, as does the HSE's advice against the development.

- 4.2. As stated in paragraph 3.3 of this addendum report, condition 5 has been changed to require the developer to submit a scheme of pipeline mitigation prior to the submission of any reserved matters application. The wording of this condition has been passed to the HSE's case officer for input or advice on the wording. The response received stated that: *"As the planning authority, it is for the LTGDC to decide if any conditions should be applied to the granting of planning permission. It would be for the Development Corporation to determine the appropriate wording of any condition so that it would be enforceable. However, any conditions applied to the granting of planning permission would not change HSE's current advice, based on current notified particulars, which is that HSE advise against the granting of planning permission based on the present circumstances."*
- 4.3. Should Members agree the Officer recommendation, the HSE will be given 21 days in which to decide on whether to request the Secretary of State to 'Call-in' the application.

CASE OFFICER: Stephen Allen

Date: 12 November 2009