

**ADDENDUM REPORT**

<b>UDC CASE NUMBER:</b>	LTGDC-09-107-FUL	<b>DATE MADE VALID:</b>	04/12/2009
<b>APPLICATION NUMBER:</b>	DC/09/00963/REM	<b>TARGET DATE:</b>	Subject to PPA

<b>APPLICANT:</b>	Barking Riverside Ltd
<b>AGENT:</b>	Berwin Leighton Paisner LLP
<b>PROPOSAL:</b>	Rivergate Centre: Application for approval of reserved matters pursuant to Condition 45 (zone details) of planning permission DC/08/00887/FUL for the neighbourhood centre within Stage 1. The proposed development comprises a local community campus which includes adult services and health provision, a cafe and foyer, a place of worship, offices, primary school with sport, recreational and play areas, nursery, a landscaped public square, CHP building, retail units (Use Class A1-A3), of up to 677 sqm, a home delivery store, a Metropolitan Police Safer Neighbourhoods team base, 93 no. residential units and associated landscaping, car parking and ancillary engineering and other operations.
<b>LOCATION:</b>	Barking Riverside, Barking Reach, Renwick Road, Barking, Essex

**1. FIRE BRIGADE ACCESS**

- 1.1 The London Fire and Emergency Planning Authority (LFEPA) has confirmed that they are now satisfied with the proposals.
- 1.2 LFEPA has also provided further advice to the applicant as follows:

*A fire appliance should be able to approach to within 18m of the inlet to the dry riser which is normally situated on the face of the building and it should be visible from the appliance. The access roadways shown on the plans are to be constructed to take a vehicle of 14 tonnes.*

This advice will be included as an informative to the applicant.

## 2. NOISE CONDITION

- 2.1 London Borough of Barking and Dagenham's (LBBD) noise team has commented on the submitted Acoustics Report as follows:

*“... it is clear from the Acoustics Report that the Rivergate Centre Site is predicted to fall within Noise Exposure Category A in 2029, based on the predicted traffic flow data supplied.*

*In addition, the report states that the flats on the north side of the site will be subjected to the highest traffic noise levels, about LAeq, day 53dB and LAeq, night 43dB and that these dwellings are also likely to meet the "good standard" set out in BS 8233:1999 "Sound insulation and noise reduction for buildings - code of Practice", in the majority of cases, perhaps with the exception of some of the flats nearest the road, which may be nearer the reasonable standard during the day time under rapid ventilation and cooling conditions i.e. windows open.*

*In my view, based on the report's findings, with a reasonably effective glazing configuration, effective in terms of both sound reduction index and thermal efficiency, a good standard should be achievable under most conditions.”*

- 2.2 On the basis of the comments from LBBD's noise team it is considered that the proposed Condition 2 (noise) should be amended to read as follows:

*The development hereby approved shall only be constructed in accordance with the principles of the Acoustics Report (dated 17 December 2009) in the Barking Riverside Submission Pack – Rivergate Centre – “Phase 1 Community Campus & Phase 2 Residential and Retail – Appendix” dated December 2009 (Revision A), unless otherwise agreed in writing with the Local Planning Authority.*

**Reasons:** *To protect the amenity of future residents and neighbours, in accordance with Policy G36 of the London Borough of Barking and Dagenham's Unitary Development Plan (adopted 1996), Policy BP8 of the Borough Wide Development Policies Pre-Submission Report (November 2008), and Policy 4A.20 of the London Plan (adopted February 2008).*

## 3. LONDON BOROUGH OF BARKING AND DAGENHAM DEVELOPMENT CONTROL BOARD

- 3.1 The application was reported to LBBD's Development Control Board on 8 February 2010 with an officer's recommendation for approval subject to conditions.

- 3.2 Having received clarification on a number of points, LBBB members voted to support the officer's recommendation. The conditions recommended by LBBB are included in the LTGDC's recommended conditions.

4. **FURTHER INFORMATION REGARDING CAR PARKING AND THE FUNCTIONALITY OF THE SQUARE**

Further information/clarification has been received from the applicant regarding car parking and the functionality of the square, as set out below:

*Provision of parking for school teachers – the first objective must be to try to persuade the teachers as good examples to use public transport - and that may be by looking at using the green sustainable travel fund to subsidise teachers Oyster cards for example. Failing that we can look at issuing business passes.*

*The basement car parking under the 93 residential units comprises 85 car parking spaces (including 13 disabled car parking spaces).*

*Three parking spaces suitable for customers will be located near to the retail units with a 30 minute waiting restriction.*

*In order to provide activity in the square, it is the intention that shops and community uses around the square will operate up to 2300 hours. There are also flats overlooking the square. CCTV can be provided if required. Whilst security has been considered, costs may not be affordable. It has been noted that Barking Town Square works well.*