

01 April 2022

Submitted via Planning Portal

Your ref: **17/00344/FUL (PP-11362716)**

Our ref: **GUIL3004**

**F.A.O Mr Richard McFerran**

London Legacy Development Corporation  
Level 10  
1 Stratford Place  
Montfichet Road  
London  
E20 1EJ

Dear Sir,

**IMPERIAL PHASE 2 – LAND AT IMPERIAL STREET, BROMLEY-BY-BOW, LONDON, E3 3ED**

**PARTIAL DISCHARGE OF CONDITIONS 17 (LANDSCAPE PLAN), 28 (LIGHTING STRATEGY), 49 (PLAY) AND 50 (BOUNDARY TREATMENT) ATTACHED TO PLANNING PERMISSION REF. 17/00344/FUL (AS AMENDED).**

Turley act on behalf of Guinness Developments Limited in relation to their development 'Imperial 1' (formerly Land at Imperial Street), Bromley-by-Bow, London, E3 3ED. Full Planning Permission ref. 17/00344/FUL (as amended) was granted on the 20<sup>th</sup> June 2018 for the comprehensive mixed use redevelopment of the site, comprising 407 residential units and 339sqm of employment space (Use Class B1), 274sqm of flexible retail space (Use Class A1/A3/A4) with associated basement cycle parking, street level car parking, public realm, vehicular access and the replacement of the adjacent river wall.

This application seeks **the discharge of Conditions 17 (Landscape Plan), 28 (Lighting Strategy), 49 (Play) and 50 (Boundary Treatment) for Imperial 1 Phase 1 - Block D1 (known as Imperial Phase 2)** (as defined by plan A3261-SK-190312-01-R6 (the approved phasing plan, as approved under LPA ref. 19/00357/NMA)) attached to full Permission Ref. 17/00344/FUL (as amended).

**Condition 17 (Landscape Plan)**

The full wording of Condition 16 is as follows:

*"Prior to any above ground works (excluding superstructure works) of the relevant phase of the development hereby permitted, full details of hard and soft landscape works and means of enclosure of all un-built, open areas and public realm have been submitted to and approved in writing by the Local Planning Authority for the relevant phase. The submitted details shall include all aspects of the public realm within the red-line boundary including streets, the terraces, the pocket park, residential courtyards, residential roof terraces and biodiverse living roofs. Insofar as this condition relates to Imperial Phase 2 (former Plot D1) of the development hereby approved, and as shown as a purple line on drawing ref. IS1-PRP-D1ZZ-ZZ-DR-L-*

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02509 P02, the details submitted shall have regard to the Imperial Phase 2 (Plot D1) Landscape Response and Design Intent Rev A (November 2020) by PRP.

Hard landscape details shall include:

- a) details of proposed finished levels or contours including any alterations in existing ground levels;
- b) car parking layouts including details of petrol and oil interceptors and electrical charging points;
- c) details of all vehicle and pedestrian access points and circulation areas;
- d) details of inclusive design including external steps and ramps, tactile warning or wayfinding paving, mobility features and dropped kerbs;
- e) hard surfacing materials, including dimensions, bonding and pointing;
- f) minor artefacts and structures e.g. street furniture, play equipment, refuse or other storage units, planters (fixed and moveable), bollards and hostile vehicle mitigation;
- g) general arrangement plan of functional services above and below ground including service trenches, drainage, power (such as in ground power units, operating controls and feeder pillars), communications cables, pipelines etc. indicating lines, access covers and supports to ensure no conflicts with tree and planting pits and integration of access covers with paving/surfacing layout;
- h) details of all short-stay cycle parking for residential and commercial uses to include no less than 20 spaces for Phase 2 and a provision in line with the adopted London Plan (2016) for Phase 3; and
- i) materials samples of all areas of hard landscaping.

Soft landscape details shall include:

- j) planting plans including plant schedules, noting species, plant sizes including girth and clear stem dimensions of trees and proposed numbers/densities where appropriate;
- k) written specifications including cultivation and other operations associated with plant and grass establishment;
- l) all planting systems including tree pits and planting beds demonstrating plant stabilisation, drainage, aeration/irrigation, volume and specification of growing medium, tree pit surfacing and measures for protection of planting beds during establishment;
- m) biodiversity enhancements; and
- n) implementation programme including time of year for planting.

*The landscaping scheme shall be provided in accordance with the approved details prior to the first occupation/use of the development and shall be retained for the lifetime of the development thereafter."*

### **Condition 28 (Lighting Strategy)**

The full wording of Condition 28 is as follows:

*"Prior to the installation of any external lighting, a lighting strategy shall be submitted and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the lighting scheme has been designed to ensure that it minimises impacts on bats and other species impacted by artificial lighting and minimises any impact upon residential amenity. Lighting design must follow advice set out in DCLG and BCT guidance. The lighting shall be carried out in accordance with the approved strategy."*

### **Condition 49 (Play)**

The full wording of Condition 49 is as follows:

*"Prior to any above ground works (except superstructure works) of the relevant phase of the development hereby permitted, full details of the proposed children's play strategy including location and equipment*

*have been submitted to and approved in writing by the Local Planning Authority for the relevant phase. Insofar as this condition relates to Imperial Phase 2 (former Plot D1) of the development hereby approved, and as shown as a purple line on drawing ref. IS1-PRP-D1ZZ-ZZ-DR-L-02509 P02, the details submitted shall have regard to the Imperial Phase 2 (Plot D1) Landscape Response and Design Intent Rev A (November 2020) by PRP.*

*The submitted details shall include:*

- a) boundary treatments and access points;*
- b) details of age provision and age appropriate equipment;*
- c) associated surfacing, planting and street furniture;*
- d) security considerations including lighting, proximity to roads, natural surveillance from adjacent properties, access from family accommodation;*
- e) risk and safety testing of imaginative and innovative play proposals; and*
- f) details of inclusive play (access, age provision and details of equipment).*

*The play areas/equipment shall be provided in accordance with the approved details prior to the first occupation of the development and shall be retained for the lifetime of the development thereafter.”*

#### **Condition 50 (Boundary Treatment)**

The full wording of Condition 50 is as follows:

*“Prior to any above ground works (except superstructure works) of the relevant phase of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected including Secured by Design considerations and any access points and access control measures has been submitted to and approved in writing by the Local Planning Authority for the relevant phase. All boundary treatments shall be provided in accordance with the approved details prior to the first occupation of the development and shall be retained thereafter unless otherwise approved in writing by the Local Planning Authority. Insofar as this condition relates to Imperial Phase 2 (former Plot D1) of the development hereby approved, and as shown as a purple line on drawing ref. IS1-PRP-D1ZZ-ZZ-DR-L-02509 P02, the details submitted shall have regard to the Imperial Phase 2 (Plot D1) Landscape Respond and Design Intent Rev A (November 2020) by PRP.”*

The following information has been submitted for the discharge of all four conditions:

- BL9179C-PRP-XX-00-DR-L-3000 Landscape Masterplan rev. P02, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3101 Landscape GA Sheet 1 rev. P03, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3102 Landscape GA Sheet 2 rev. P03, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3103 Podium Landscape GA rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3104 Suggested Level Strategy Sheet 1 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3105 Suggested Level Strategy Sheet 1 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3106 Ground Floor Soil build up Plan - Sheet 1 rev. P01, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3107 Ground Floor Soil build up Plan - Sheet 2 rev. P01, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3201 Landscape Planting Plan Sheet 1 rev. P01, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3202 Landscape Planting Plan Sheet 2 rev. P01, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3203 Planting Schedule rev. P01, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3204 Podium Landscape Planting Plan rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3401 Typical Ground Paving Details rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3402 Typical Ground Level Kerb and Edging Details rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3403 Typical Paving Band Edging Details rev. P00, prepared by PRP Landscape;

- BL9179C-PRP-XX-00-DR-L-3404 Typical Railing Details Sheet 1 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3405 Typical Railing Details Sheet 2 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3406 Typical Railings Elevations rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3407 Typical Play Equipment Details Sheet 1 rev. P02, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3408 Typical Play Equipment Details Sheet 2 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3409 Typical Play Equipment Details Sheet 3 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3410 Typical Furniture Details Sheet 1 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3411 Typical Furniture Details Sheet 2 rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3412 Typical Tree Pit Details rev. P00, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-3413 Typical Soft Landscape Details rev. P02, prepared by PRP Landscape;
- BL9179C-PRP-XX-00-DR-L-34501 Landscape Management Plan rev. P00, prepared by PRP Landscape;
- IS1-WSL-D1-ZZ-DR-S-92001 Below Ground Drainage Layout rev. C02, prepared by Waterman;
- P21037-FCH-XX-XX-SP-A-1737 Green Roofs details rev C01, prepared by FCH;
- Playspace Further Info, prepared by RPP; and,
- Lighting Strategy (44148E), prepared by Kingfisher Lighting.

The statutory planning application fee of £116 (plus £28 Planning Portal fee) has been paid directly by Turley.

We trust that the above and supporting material provides you with sufficient information to validate and approve this condition discharge application. However, should you require anything further, please do not hesitate to contact myself.

Yours sincerely,



Luke Sumnall  
**Senior Planner**

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