

Delegated Report Application for approval of details reserved by condition.			LONDON LEGACY DEVELOPMENT CORPORATION
Case Officer:	Rowena LEE	Valid Date:	30.06.2022
Application Number:	22/00283/AOD	8-Week Date:	25.08.2022
Deemed Discharge Notice:	NA	PPA Date:	26-Jul-24
Address:	Imperial Phase 2 (formerly 'Imperial 1 Plot D1' and 'Land at Imperial Street'), Bromley by Bow, London, E3 3AE		
Proposal:	Submission of details pursuant to the discharge of Conditions 17 (Landscape Plan), 28 (Lighting Strategy), 49 (Play) and 50 (Boundary Treatment) attached to the Full planning permission 17/00344/FUL (as varied by planning references 18/00572/NMA dated 15 th March 2018, 19/00555/NMA dated 14 th September 2021 in so far as in relation to the amendments to the wordings of Conditions 17 and 28, and add Conditions 49 and 50, of Planning Permission 17/00344/FUL, dated 20th June 2018)		

Assessment:

Conditions	Condition 17 (Landscape Plan) Condition 28 (Lighting Strategy) Condition 49 (Play) Condition 50 (Boundary Treatment)
<p>4. <u>Condition 17 (Landscape Plan)</u></p> <p>Condition 17 of planning permission 17/00344/FUL is hereby amended as follows:</p> <p><i>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-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.</i></p>	

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.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, biodiversity and character of the area in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, BN.6, BN.8, T.4, T.6, T.9, S.1 and S.4 of the Local Plan (2020).

8. Condition 28 (Lighting Strategy)

Prior to the installation of any external lighting, a lighting strategy for the streets, buildings and open spaces 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. The development hereby permitted shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that habitat provisions achieve their stated aim of providing value for biodiversity by ensuring considerate lighting design.

10. Condition 49 (Play)

The following additional condition, Condition 49 (Play), is hereby added to planning permission 17/00344/FUL:

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.

Reason: To provide adequate amenities for future occupiers in accordance with Strategic Policies SP.3 and SP.5 and Policies BN.1, BN.4, BN.5, BN.6, BN.9 and S.1 of the Local Plan (2020).

11. Condition 50 (Boundary Treatment)

The following additional condition, Condition 50 (Boundary Treatment), is hereby added to planning permission 17/00344/FUL:

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.

Reason: To ensure satisfactory boundary treatments on the interests of visual amenity within the area in accordance with Strategic Policy SP.3 and Policies BN.1, BN.4 and BN.8 of the Local Plan (2020).

Details Submitted for Approval:

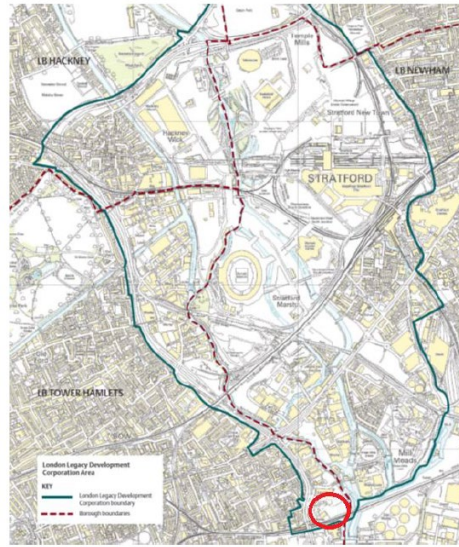
- Cover Letter, Turley, Ref. GUIL3004 dated 1 April 2022
- Below Ground Drainage Layout rev. C02 - No. IS1-WSL-D1-ZZ-DR-S-92001_(2), prepared by Waterman, rev. C02
- Green Roofs details rev C01 - No. P21037-FCH-XX-XX-SP-A-1737, prepared by FCH
- Playspace Further Info, prepared by RPP
- Lighting Strategy – Drawing No. 44148/JB/E, prepared by Kingfisher Lighting
- General Arrangement Plan - Roof - Dwg No. IS1-PRP-D01Z-ZZ-DR-L-03503 rev. P01
- Landscape Management Plan of Imperial Phase 2 (for information) – No. BL9179C-PRP-XX-XX-SP-L-3501 rev. P02 dated 23.05.24
- Roof Types – Roof Plan – Dwg No. P21037-FCH-BA-RF-DR-A-3509 rev. C3
- Secure by Design Gold Award Certificate for the Guinness Partnership, for the development at Imperial Phase 2 dated 17.04.2024
- List of Landscape and Play Area Drawings prepared by PRP Landscape – see below
 - Landscape Masterplan - No. BL9179C-PRP-XX-00-DR-L-3000 rev. P02;
 - Landscape GA Sheet 1 - No. BL9179C-PRP-XX-00-DR-L-3101 rev. P03;
 - Landscape GA Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3102 rev. P03;
 - Podium Landscape General Arrangement - No. BL9179C-PRP-XX-08-DR-L-3103 rev. P03;
 - Podium Landscape Planting Plan - No. BL9179C-XX-08-DR-L-3204 rev. P00;
 - Ground Floor Landscape Planting Plan Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3201 rev. P04
 - Ground Floor Landscape Planting Plan Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3202 rev. P03
 - Planting Schedule - BL9179C-PRP-XX-00-DR-L-3203 rev. P03
 - Typical Tree Pit Details – No. BL9179C-PRP-XX-00-DR-L-3412 rev. P00;
 - Typical Soft Landscape Details - No. BL9179C-PRP-XX-00-DR-L-3413 rev. P02;
 - Podium – Typical Soft Landscape Details – No. BL9179C-PRP-XX-08-DR-L-3416 rev. P01;
 - Suggested Level Strategy Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3104 rev. P00;
 - Suggested Level Strategy Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3105 rev. P00;

	<ul style="list-style-type: none"> • Ground Floor Soil build up Plan - Sheet 1 - No. BL9179C-PRP-XX-00-DR-L-3106 rev. P01; • Ground Floor Soil build up Plan - Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3107 rev. P01; • Ground Floor Landscape Planting Plan Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3201 rev. P01; • Ground Floor Landscape Planting Plan Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3202 rev. P01; • Planting Schedule – No. BL9179C-PRP-XX-00-DR-L-3203 rev. P01; • BL9179C-PRP-XX-00-DR-L-3204 Podium Landscape Planting Plan rev. P00; • Typical Ground Paving Details – No. BL9179C-PRP-XX-00-DR-L-3401 rev. P02; • Typical Ground Level Kerb and Edging Details – No. BL9179C-PRP-XX-00-DR-L-3402 rev. P00; • Typical Paving Band Edging Details – No. BL9179C-PRP-XX-00-DR-L-3403 rev. P00; • Typical Railing Details Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3404 rev. P00; • Typical Railing Details Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3405 rev. P00; • Typical Railings Elevations – No. BL9179C-PRP-XX-00-DR-L-3406 rev. P00; • Typical Furniture Details Podium – No. BL9179C-PRP-XX-08-DR-L-3417 rev. P01; • Typical Furniture Details Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3410 rev. P00; • Typical Furniture Details Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3411 rev. P00; • Typical Play Equipment Details Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3407 rev. P02; • Typical Play Equipment Details Sheet 2 No. BL9179C-PRP-XX-00-DR-L-3408 rev. P00; • Typical Play Equipment Details Sheet 3 – No. BL9179C-PRP-XX-00-DR-L-3409 rev. P00.
	<p><u>Site Location</u></p> <p>The application site is referred to as the Imperial Phase 2, which is at Imperial Street, Bromley by Bow, London, E3 3AE (the Site). It is located within the south-east of the Bromley-by-Bow South Masterplan Area,</p>

within LB Tower Hamlets albeit close to the River Lea which forms the boundary in this location with LB Newham.

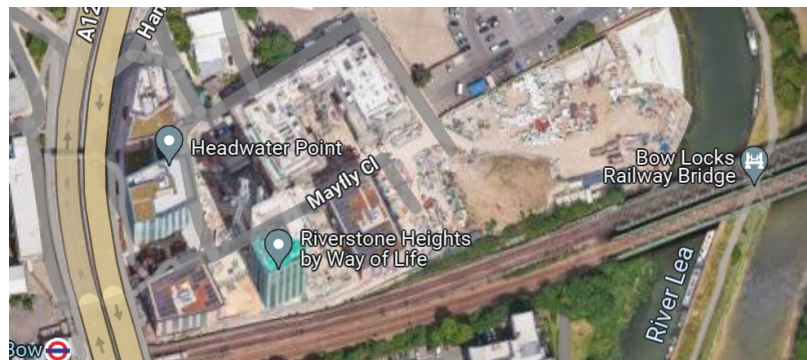
The Site

- Location
- Background / Previous Applications:

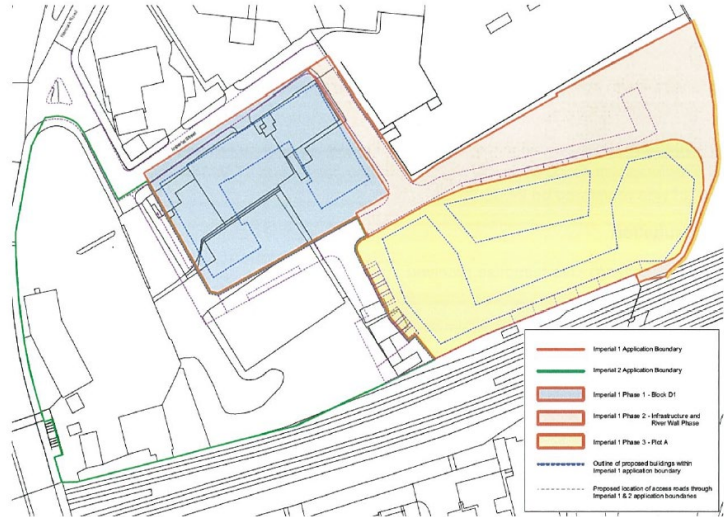


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The Site forms part of the wider comprehensive redevelopment of what was formerly two adjacent sites, known as Land at Imperial Street and Clockhouse & Access House, which is now being led and delivered by Guinness Developments.



The redevelopment of these sites is being carried out in three phases. This application relates to Phase 2, formerly known as Block D1, which is located broadly in the centre of the site and construction works are now largely complete (the Site – highlight in blue below).



Phase 1 to the west is now occupied and consists of a series of buildings ranging in height between 2 and 29 storeys. Phase 3 to the east is currently undergoing construction works.



It should be noted that the original consent for Phases 2 and 3 was granted under application ref: 17/00344/FUL; however, a further application for Phase 3 was subsequently approved under application ref: 19/00554/FUL. The current application is for Phase 2.

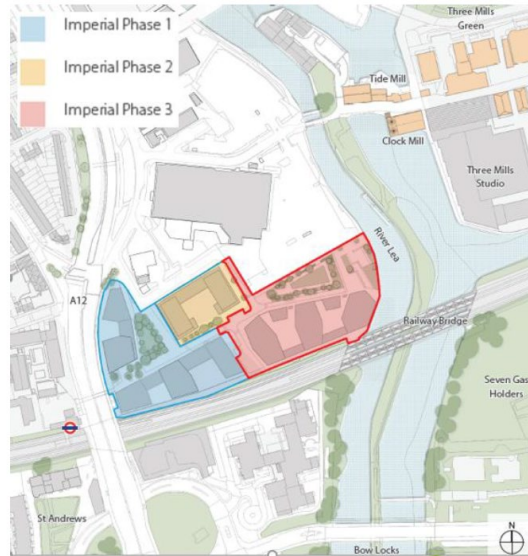


Figure 1: Imperial Street Phasing Strategy.

Relevant Planning History

Phase 2 of the development are the subject of case no. 17/00344/FUL and subsequent NMAs.

(a) 17/00344/FUL

- Application for full planning permission for the demolition of existing buildings and the development of a mixed-use scheme to include five buildings, ranging between 3 and 14 storeys in height, which would comprise 407 residential units (Use Class C3), 339 sqm of employment space (Use Class B1), 274 sqm of flexible retail space (Class A1/A3/A4), together with the provision of basement cycle parking, street level car parking, public realm, vehicular access and the replacement of the adjacent river wall. Granted – 20/06/2018.

(b) 18/00572/NMA

- Application under Section 96a of the Town and Country Planning Act 1990 (TCPA 1990) (as amended) to undertake non-material amendments to permission ref. 17/00344/FUL dated 20 June 2018 for variation of Conditions 2, 9, 10, 11, 14, 15, 16, 24 and **28**. Granted – 15/03/2019.

(c) 19/00357/NMA

- Application under Section 96a of the Town and Country Planning Act 1990 (as amended) to undertake non-material amendments to permission ref. 17/00344/FUL dated 20 June 2018 to Condition 2 (Approved Plans) for a revised phasing plan (ref: A3261 SK 190312 01 R6). Granted – 08/10/2019.

	<p>(d) 19/00555/NMA</p> <p>- Application under Section 96a of the Town and Country Planning Act 1990 (TCPA 1990) (as amended) to undertake non-material amendments to permission ref. 17/00344/FUL dated 20 June 2018 for alterations, inter alia, to the landscaping proposals including a new boundary fencing; provision of additional play space; removal of steps on eastern elevation. This result in addition of two conditions i.e. Conditions 49 and 50. Granted – 14/09/2021.</p>
<p>Officer Assessment:</p>	<p>Assessment of Planning Issues</p> <p><i>Background</i></p> <p>Planning permission (ref: 17/00344/FUL) was granted on 20th June 2018 for the change of use mainly for the development of a mixed-use scheme to include five buildings, ranging between 3 and 14 storeys in height, which would comprise 407 residential units, 339 sqm of employment space, 274 sqm of flexible retail space, together with the provision of cycle and car parking, public realm, vehicular access and the replacement of the adjacent river wall.</p> <p>This application seeks to discharge details of the Landscape Plan (Condition 17), Lighting Strategy (Condition 28), Play (Condition 49) and Boundary Treatment (Condition 50) of planning permission reference 17/00344/FUL.</p> <p><i>The Proposal</i></p> <p>The principle of development regarding the public realm was approved under application ref. 17/00344/FUL, subject to submission of details, including hard and soft landscaping, play area, daylight / sunlight - lighting strategy, and the boundary treatment.</p> <p>The current submission seeks to confirm that the detailed design of the various essential elements of the public realm, including the design of landscaping area, play space, lighting aspect and the boundary treatment.</p> <p>The applicant submitted relevant details including a landscaping management plan, drawings regarding lighting, play space, paving, street furniture, railings and equipment for respective area of the development such as Ground floor, podium or roof; planting plans, and landscape plans.</p> <p><i>Consultation</i></p> <p>LLDC Development – landscape architect and LLDC Environment Advisor, Arup, both have been consulted.</p>

LLDC Landscape Architect provided comments since August 2022 and in April to May 2024. The applicant's responses were received or recorded on in April, May and July 2024.

For Arup, comments were received / recorded on August 2022, January and September 2023. The applicant responded with supplementary and updated details on 21.12.2022, 27.01.2023 and 13.03.2024.

The applicant submitted the latest information on 03.07.2024.

Comments from our landscape architect and Arup were detailed in Appendix 2. Some of the more important requirements are highlighted below:

- (a) Urban Greening Factor (UGF) plans, soil depth, some drainage details, some paving details, eastern planter details need be provided or reviewed, inter alia;
- (b) clarity on the steps and associated tactile paving requirements, clarity on crossing points to the perimeter road, and to provide details on the handrail (H1) in the key;
- (c) submission of material samples;
- (d) to address considerations in the design on security and inclusive play aspects; and
- (e) no herbicides and pesticides should be used.

In response to Arup's and LLDC landscape architect's comments, the applicant provided clarifications and further information on 21.12.2022, 13.03.2024 and 03.07.24. Details are as follows :

- (a) UGF did not form a requirement of the original application, due to being permitted before the adoption of the London Plan. Planting plan has been produced. Would review increased loading with structural engineer. Planting bed is between 500-800mm+ width. Planting bed has to narrow to allow sufficient footpath width.
- (b) Paving and kerb details contained within GA plans submitted. Description for steps and tactile specification provided. Automated doors excluded from the scope of this landscaping condition.
- (c) Physical material samples of the hard landscaping areas had been provided.
- (d) Play details have been submitted.
- (e) wordings related to chemical pesticides and herbicides have been removed in the Landscape Management Plan report.

These and other clarifications / further information provided by the applicant were considered acceptable in addressing LLDC Development – Design and LLDC Environment Advisor, Arup's comments.

Conclusions

	<p>LLDC Development – Landscape and LLDC - Environment Advisor, Arup were consulted on this application who initially sought further information regarding the greening ratio, materials samples, details of planting, etc. The applicant subsequently provided specifications of the proposed landscaping, and materials samples together with Gold Certificate for Secured by Design were provided, to which LLDC Landscape Architect and Arup both confirmed were acceptable and sufficient to discharge Conditions 17 (Landscape Plan), 28 (Lighting), 49 (Play) and 50 (Boundary Treatment).</p> <p>Overall, Officers are satisfied that sufficient information has been provided to discharge Conditions 17, 28, 49 and 50.</p>
Officer Recommendation:	Approve

Conditions and Reasons:	<p>The development shall be implemented in accordance with the Details Submitted and APPROVED listed above only.</p> <p>1. <u>Works in accordance with approved plans</u></p> <p>The development shall be carried out and retained thereafter in accordance with the following drawings and documents:</p> <ul style="list-style-type: none"> • Cover Letter, Turley, Ref. GUIL3004 dated 1 April 2022 and further information received 3 July 2024 • Below Ground Drainage Layout rev. C02 - No. IS1-WSL-D1-ZZ-DR-S-92001_(2), prepared by Waterman, rev. C02 • Green Roofs details rev C01 - No. P21037-FCH-XX-XX-SP-A-1737, prepared by FCH • Playspace Further Info, prepared by RPP • Lighting Strategy – Drawing No. 44148/JB/E, prepared by Kingfisher Lighting • General Arrangement Plan - Roof - Dwg No. IS1-PRP-D01Z-ZZ-DR-L-03503 rev. P01 • Landscape Management Plan of Imperial Phase 2 (for information) – No. BL9179C-PRP-XX-XX-SP-L-3501 rev. P02 dated 23.05.24 • Roof Types – Roof Plan – Dwg No. P21037-FCH-BA-RF-DR-A-3509 rev. C3 • Secure by Design Gold Award Certificate for the Guinness Partnership, for the development at Imperial Phase 2 dated 17.04.2024
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- List of Landscape and Play Area Drawings prepared by PRP Landscape – see below
 - Landscape Masterplan - No. BL9179C-PRP-XX-00-DR-L-3000 rev. P02;
 - Landscape GA Sheet 1 - No. BL9179C-PRP-XX-00-DR-L-3101 rev. P03;
 - Landscape GA Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3102 rev. P03;
 - Podium Landscape General Arrangement - No. BL9179C-PRP-XX-08-DR-L-3103 rev. P03;
 - Podium Landscape Planting Plan - No. BL9179C-XX-08-DR-L-3204 rev. P00;
 - Ground Floor Landscape Planting Plan Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3201 rev. P04
 - Ground Floor Landscape Planting Plan Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3202 rev. P03
 - Planting Schedule - BL9179C-PRP-XX-00-DR-L-3203 rev. P03
 - Typical Tree Pit Details – No. BL9179C-PRP-XX-00-DR-L-3412 rev. P00;
 - Typical Soft Landscape Details - No. BL9179C-PRP-XX-00-DR-L-3413 rev. P02;
 - Podium – Typical Soft Landscape Details – No. BL9179C-PRP-XX-08-DR-L-3416 rev. P01;

 - Suggested Level Strategy Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3104 rev. P00;
 - Suggested Level Strategy Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3105 rev. P00;

 - Ground Floor Soil build up Plan - Sheet 1 - No. BL9179C-PRP-XX-00-DR-L-3106 rev. P01;
 - Ground Floor Soil build up Plan - Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3107 rev. P01;
 - Ground Floor Landscape Planting Plan Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3201 rev. P01;
 - Ground Floor Landscape Planting Plan Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3202 rev. P01;
 - Planting Schedule – No. BL9179C-PRP-XX-00-DR-L-3203 rev. P01;
 - BL9179C-PRP-XX-00-DR-L-3204 Podium Landscape Planting Plan rev. P00;

 - Typical Ground Paving Details – No. BL9179C-PRP-XX-00-DR-L-3401 rev. P02;

	<ul style="list-style-type: none"> • Typical Ground Level Kerb and Edging Details – No. BL9179C-PRP-XX-00-DR-L-3402 rev. P00; • Typical Paving Band Edging Details – No. BL9179C-PRP-XX-00-DR-L-3403 rev. P00; • Typical Railing Details Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3404 rev. P00; • Typical Railing Details Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3405 rev. P00; • Typical Railings Elevations – No. BL9179C-PRP-XX-00-DR-L-3406 rev. P00; • Typical Furniture Details Podium – No. BL9179C-PRP-XX-08-DR-L-3417 rev. P01; • Typical Furniture Details Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3410 rev. P00; • Typical Furniture Details Sheet 2 – No. BL9179C-PRP-XX-00-DR-L-3411 rev. P00; • Typical Play Equipment Details Sheet 1 – No. BL9179C-PRP-XX-00-DR-L-3407 rev. P02; • Typical Play Equipment Details Sheet 2 No. BL9179C-PRP-XX-00-DR-L-3408 rev. P00; • Typical Play Equipment Details Sheet 3 – No. BL9179C-PRP-XX-00-DR-L-3409 rev. P00 <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings.</p>
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Authorising Officer Signature	<i>Anne Ogundiya</i>
Authorising Officer	Anne Ogundiya Head of Planning and Transformation
Date	25th July 2024

Appendix 1:

The LPA decision in this instance arose following careful consideration of the relevant provisions of the LPA adopted development plan and of all other relevant material considerations. Of particular relevance to this decision were the following Framework and Development Plan policies.	
<i>National Planning Policy Framework (MHCLG, December 2023)</i>	<ul style="list-style-type: none"> Section 12: Achieving well designed and beautiful places
<i>The London Plan (GLA, March 2021)</i>	<ul style="list-style-type: none"> Policy D4: Delivering good design
<i>LLDC Local Plan (July 2020)</i>	<ul style="list-style-type: none"> Policy BN.1: Responding to place Policy BN.4: Designing development Policy SP.3: Integrating the natural, built and historic environment

Appendix 2:

Consultations:		
<i>Consultee:</i>	<i>Date Consulted:</i>	<i>Summary of response:</i>
London Borough of Tower Hamlets – Planning	01/07/2022	No comments received.
Canal and River Trust	01/07/2022	No comments received.
LLDC Development - Landscape	01/07/2022	<p>Comments received on / or in our records dated 23.08.2022, 23.04.2024, 08.05.2024. Details as follows :</p> <p>Initial review confirmed most of the information is there and is pretty good but the landscape condition (17) does call for full details of hard and soft landscape works for the residential roof terraces and biodiverse living roofs. A GA drawing for the roof has been provided, which covered hard landscape elements but there was no detail on planting or build up depths and ecological enhancements associated with the biodiverse extensive roof.</p> <p>With regard to the lighting layout, there appeared to be a section adjacent to the commercial unit that was without lighting – can the applicant clarify what would be proposed here?</p> <p>Please request this additional information for the roof terrace so as to be reviewed altogether.</p>

		<p>In response, the applicant provided additional and revised drawings, and responses as follows :</p> <p><i>Condition 17 Landscape</i></p> <ol style="list-style-type: none"> 1. Drawing BL9179C-PRP-XX-00-DR-L-3401 shows typical ground paving details – this refers to tactile paving as corduroy (which is correct as indicated at the top and bottom of steps) but the detail plan shows blister paving which is incorrect. 2. A drainage plan has been submitted but it would be useful to indicate the service covers onto the GAs in order to ensure there are no conflicts as asked for by the condition. 3a. Drawing BL9179C-PRP-XX-08-DR-L-3103 GA for the podium level shows planters immediately next to facades and all ‘green roofs’ need to have a 300mm fire break around all perimeters and 500mm where there are any openings such as windows – refer to GRO Green Roof Code. 3b. In addition, there are no details on the construction of the planters at podium level – we would ask that these are provided to give confidence that there is adequate planting medium, plant support and drainage. Information on interface with paving and structural slab would be helpful. 4. Although a specification has been provided for the sedum green roof which includes reference to ecological enhancements. There is no drawing to indicate the extent of the green roof and where the enhancements will be located both in terms of areas left to naturally colonise as well as raised mounds and any rocks or log piles. 5. Reference must be made to biosecurity in relation to plant sourcing and replacement within the planting notes and landscape management plan. Use of herbicides should not be permitted and pesticide only where all other methods have failed. <p><i>Condition 28 Lighting</i></p> <ol style="list-style-type: none"> 6. The explanatory text is understood. The fittings do not appear to be the same as those submitted for Phase 1 – can confirmation be provided that they align and if not justification as to why. <p><i>Condition 49 Play</i></p> <ol style="list-style-type: none"> 7. It is understood that inclusive play will be provided within the overall development parcel and therefore the submitted information is acceptable. <p><i>Condition 50 Boundary Treatment</i></p>
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		<p>8. Adequate detail has been provided in terms of drawings but there is no SBD statement of compliance – has this been reviewed externally?</p> <p>In response to the Landscape Architect’s comments, the applicant has provided a drawing, and justifications as detailed below (received on 04.04.24, 13.04.24, 24.04.24, 08.05.2024 and 03.07.2024). Details as follows :</p> <ol style="list-style-type: none"> 1. Update to the Drawing BL9179C-PRP-XX-00-DR-L-3401 was provided. 2. On the drainage plan – the Waterman drawing provided references the landscape GA underneath demonstrating no conflicts and coordination between the drainage and landscaping design. 3. Updates to the Drawing BL9179C-PRP-XX-08-DR-L-3103 GA for the podium level for details on the planters. 4. A roof plan was provided showing the extent of the green roofs – in terms of enhancements, it is proposed for the entire biodiverse roof to be left grow unkept/wild and can all naturally colonise with natural flora. We note 7.9.1 of the Green Roof Spec that further enhancements are noted, however to confirm these are not required / specified by the planning permission. However, this is the specification for designers and essentially sets out that these are possible and stating that if these are to be included these need the approvals set out within the specification for coordination with engineers etc. 5. On biosecurity in relation to plant sourcing and replacement within the planting notes and landscape management plan, updates to the management plan and notes in the planting plans have revised that the use of herbicides would not be permitted and pesticide used only where all other methods have failed. <p><i>Condition 28 Lighting</i></p> <ol style="list-style-type: none"> 6. Confirmed that the fittings align with those of Phase 1 <p><i>Condition 50 Boundary Treatment</i></p> <ol style="list-style-type: none"> 8. SBD certificate for Phase 2 was attached which is being submitted to discharge Condition 23, and confirms Phase 2 including landscaping meets SBD Gold Accreditation. <p><i>Others</i></p> <p>Please see ‘P21037-FCH-XX-XX-SP-A-1737 Green Roofs details rev C01’ for the biodiverse roof details and ‘BL9179C-PRP-XX-00-DR-L-3103 Podium Landscape GA rev. P00’ and ‘BL9179C-PRP-XX-00-DR-L-3204 Podium Landscape Planting Plan rev. P00’ for the detailed landscaping drawings for the podium.</p>
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		This area is served by 4 no. Column Mounted LED Lanterns (EX2) that form part of the Phase 1 lighting strategy (attached and not for submission under this condition) across the other side of the road from this section of Phase 2, therefore no additional lighting is proposed under Phase 2.
LLDC Development – Inclusive Design	01/07/2022	No comments received.
LLDC Development – Design	01/07/2022	No comments received.
Arup (EIA Consultants)	01/07/2022	<p>Comments received on / or in our records dated 23.08.2022, 31.01.2023, 01.09.2023.</p> <p>Further information or clarifications are required for the followings :</p> <p>I. Condition 17 : Landscape Plan; and</p> <p>IV. Boundary Treatment</p> <p>(a) No Urban Greening Factor plans have been provided so cannot assess the greening credentials of the drawings, in respect of the detailed elements delivering on the target.</p> <p>(b) Biosolar roof - no details on Biodiverse roof combined with PV units are provided.</p> <p>(c) Details for the biodiverse roof should be provided along with reasoning for why no habitat features are provided e.g. variation of soil depth, log piles, rock piles etc.</p> <p>(d) No planting plan has been provided so it is difficult to gauge appropriateness of tree and shrub, herbaceous planting.</p> <p>(e) General comment - F9 planter is not correctly or consistently labelled, one F9 planter is labelled SL2 which is not a sufficient depth to support a tree. Some planters do not have F9 attributed to them and one F9 label is on a cube seat. F12 planter not labelled on all occasions.</p> <p>(f) Tree soil volume - no planting plans provided so not clear what sizes are trees. However, rough calculations suggest:</p> <p>Two types of planter: $6 \times 1.5\text{m} \times 0.745\text{m} = 4.47\text{m}^3$ soil supporting 1no 2.5m diameter tree (is this tree or shrub?). If tree minimum depth should be 0.9m or 1m and 8-12m³ soil volume. $2.8\text{m} \times 2.8\text{m} \times 0.745 = 5.84\text{m}^3$ soil supporting 3no 1.85m diameter tree (is this tree or shrub). Again, if tree increased soil volume required. If large shrub then minimum 3-5m³ per plant.</p> <p>(g) No irrigation drawings. The management plan says Podium Roof Level planting to be irrigated by 'suitable permanent irrigation system' so needs to be considered in the design.</p>

		<p>(h) Planting areas around building are in places very narrow. Sometimes 400mm. These, coupled with adjacent foundations of hard standing materials, will dry out. Our recommendation is that the planting width is no less than 700 / 800mm once consideration has been given to the concrete foundations of the building and the rigid construction holding the paving.</p> <p>(i) Eastern planter is too narrow as the new road tapers. If design had a more rational approach the area of planting would increase.</p> <p>(j) Paving detail 'in and out detail' is complicated and could lead to awkward cuts. A detail should be provided to show how this will be avoided. Currently the detail is just a zoom in of the GA plan and provides no more information.</p> <p>(k) Area between the F6 URS surrounds on west and south and the kerb is very narrow and will lead to unnecessary cutting of paving. This should either be widened or the URS surround to be placed hard against the kerb.</p> <p>(l) F6 URS overlaps kerb on east 'New Road'.</p> <p><i>SuDS and other infrastructure</i></p> <p>(m) Drainage & Levels:</p> <ul style="list-style-type: none"> - 1:338 is too shallow and will lead to ponding. The pavement should have 1:40 crossfall. 1:60/80 is acceptable where this cannot be achieved. - 1:21 crossfall across pavement is not acceptable where shallower gradients can be achieved. Maximum cross fall for pavement should be 1:30. There are options to improve this - e.g. lower the +7100 level to relax this crossfall or change the ST1 step depth to 170mm and bring levels down - Cycle entrance on NE corner causes levels to be very erratic. In the small area there is 1:152, 1:49, 1:21, 1:341 - Door entrances with 'no slope' on northern façade (should be compliant with Part M (min 1:60) - 1:304 gradient is not acceptable - see previous comments - Western pavement has gradients broken up into two - if 1:60 cannot be achieved by changing the kerb height or door FFL then simplify with a consistent fall the full width. <p>(n) The drawings do not provide information as requested in the Landscape condition b - parking layouts/spaces require dimensions and clarification on drainage approach.</p> <p>(o) The drawings do not provide clarity on the steps and associated tactile paving requirements (as required in the Landscape condition d). For example, confirmation is needed on how external doors, which open outwards, are designed to protect pedestrians on the adjacent pavement. Confirmation needed as to whether there are any</p>
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		<p>automatic doors on site and push buttons provided for DDA users. No information is given on the handrail (H1) in the key.</p> <p>(p) K2 Corten Steel Edging - It is not clear whether this needs detail to ensure staining does not occur onto adjacent paving.</p> <p>(q) K2 Corten steel edging radius design layout leads to pinched points where it adjoins the radius of the geometry of the building terrace walls. Planting will dry out and the edging and its foundations could clash with the wall when built - more space should be provided.</p> <p>(r) There is a concern a number of external benches on the pavement are numerous and very close to bedrooms, their positioning provides for an elevated position to stand on and look into ground floor apartments (for example on the south side to the New Road). In addition, a seat is floating in a planting bed to the south-east corner. Reduce number of benches provided and increase areas of planting - they are very close to bedrooms and front rooms. If this is for play as the 'play space further info' describes then make the planting more generous and use boulders, logs and stepping stones to create the playable edge.</p> <p>(s) The location of F3 and F4 adjacent to each other, appears to negate the function of the bench (F4) - with the concrete cubes reducing area for legs and making the benches very awkward to access.</p> <p>(t) Planting design is very blocky and lacking in variety and seasonal interest. Adding more specimen flowering perennial species would add variety throughout. The planting should provide natural relief from the orthogonal layout.</p> <p>(u) Planting beds on south pavement should increase from four types to seven and should be punctuated with specimen species.</p> <p>(v) The section illustrates that the planter width of 885mm is too narrow - for a semi mature tree with rootball of circa 600mm diameter, a minimum of 1000-1200 should be provided to give the tree best opportunity to thrive - not withstanding the underground root system but these trees will not have automated irrigation and the exposed area of soil should be maximised.</p> <p>(w) No Soil Plan provided, and no depth provided on typical soil shrub detail so cannot deem depths of soil are sufficient for planting.</p> <p>(x) Play mound, the junction between the mound and the horizontal surface creates an angle which will be hard to lay and the rubber crumb could crack - provide a radius where the surface transitions from horizontal plane to the mound.</p> <p>(y) No drainage plans provided; however, Landscape Management Plan makes reference to 'Land drains'. No detail is provided on where these are located. If the water</p>
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		<p>from the paving is to fall into planting then more detail is need on the drainage elements within the planting.</p> <p>(z) Information is provided to address Landscape Condition 17, part e - more detail is needed on jointing.</p> <p>(aa) Landscape Condition 17, part i requires the submission of material samples.</p> <p>(bb) No details have been provided to address the following parts of Condition 17, Parts k, l, m and n which require:</p> <ul style="list-style-type: none"> - written specifications including cultivation and other operations associated with plant and grass establishment; - 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; - biodiversity enhancements; and - implementation programme including time of year for planting. <p>II. Condition 49 : Play Ideally more detail would be provided to address considerations in the design which address security and inclusive play. No further action required.</p> <p>III. Condition 50 : Lighting Strategy (cc) The applicant has provided a plan with marked up light levels on the ground floor, typology of fixtures etc. However, the information provided is lacking a commentary on the strategy and in particular the results and metrics which are listed by the ILP GN 01 on the matter of obtrusive lighting.</p> <p>In response to the Arup’s comments, the applicant has provided drawings, and justifications as detailed below (received / recorded on 21.12.2022, 27.01.2023 and 13.03.2024).</p>
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Positive and Proactive Statement

In accordance with the National Planning Policy Framework and with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the following statement explains how the LLDC as Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this planning application:

Following submission of the planning application to LLDC, the local planning authority continued to work with the applicant in a positive and proactive manner. The planning application complies with planning policy as stated above and was determined in a timely manner.

The applicant has been kept informed of the progress of the application and has been given the opportunity to respond to and address any problems arising.