

SUPPLEMENTARY 1

PLANNING COMMITTEE

Thursday, 25 March 2021

Agenda Item 3. Town Quay (Pages 1 - 2)

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**Barking &
Dagenham**

ADDENDUM REPORT

Barking and Dagenham Council Planning Committee addendum report		Date: 25/03/2021
Application No:	20/02089/FUL	Ward: Gascoigne
Address:	Town Quay, Abbey Road, Barking, Barking and Dagenham	
Development:	<i>Redevelopment of the site via clearance of the existing structures and the erection of 3 No. new buildings ranging from 7 to 11 storeys in height to provide 147 residential dwellings comprising a mix of 1, 2 and 3 bedroom flats and associated private amenity space with child play space, cycle and refuse stores and car park with new vehicular access point from Abbey Road; and 980 sqm (GIA) flexible commercial floorspace (Use Class E(a) – (g) inclusive) with commercial refuse stores, together with ancillary management facilities and plant rooms. Re-alignment of Town Quay/Highbridge Road and all associated highways alterations. Formation of public realm with hard and soft landscaping including pedestrian plaza and riverside walk with other associated work</i>	
Summary: ADDENDUM <u>Neighbouring Amenity</u> Paragraph 1.107 of the Committee Report states that there are no north facing windows in Block A. To clarify, there are no north facing windows in Block A from the ground floor to floor 8; however floors 9 and 10 include north facing bedroom windows facing the neighbouring Barking Wharf Eco World scheme. However, as the windows would overlook the roof to block D2 of the neighbouring scheme, which is not accessible to the occupants, it is not considered that there would be any loss of privacy as a result of these proposed windows. <u>Transport</u> Members will note that the officer recommendation is subject to the following S106 Heads of Term: <ul style="list-style-type: none"> • Prior to above ground works of the development the developer shall submit to the council a detailed highway design and enter a s278 agreement to undertake highway improvements seeking to ensure a detailed design to accord with the relevant road safety audit and cover new Traffic Management Orders, kerb alignment and adjustment, upgrade and new pedestrian crossings, footway resurfacing / recon, to ensure parking and loading and service arrangements. The detailed design works are to be in accordance with the Design Manual for Roads and Bridges and Manual Contract for Highway Works specifications. The scheme shall be prepared on the basis of drawing references 12-T095-09 Rev C, dated 03/03/2021; 12-T095-08 Rev B, 		

dated 03/03/2021 and 16-T095-10 Rev B, dated 03/03/2021.

All off-site works to be implemented prior to first occupation of the development.

The applicant has since set out to officers that the provision to require all off-site works to be implemented prior to first occupation of the development would hinder the timely occupation of the affordable housing units within Block A which are proposed to be delivered first. Given the development includes the re-routing of Highbridge Road, and a number of interventions to Abbey Road, officers consider that it would be reasonable in this instance to allow the occupation of Block A before the completion of the off-site works, to allow a staged occupation of the site. It is therefore recommended that the occupation trigger is amended to "All off-site works to be implemented prior to the first occupation of any private market units."

Additional Neighbour Representation

A letter has been received from a resident in the neighbouring London Borough of Newham, raising concerns with regards to the following:

- This area is of great historic and cultural value; shocked at the cavalier attitude that planners are taking.
- In addition to destroying the character of the area, more homes are proposed than the town roads and infrastructure can possibly support.
- The proposed buildings are too high for the near Abbey area, and the intended vehicular access on Abbey road is neither appropriate or safe.
- The adjoining borough of Newham will also be affected by this nearby over-development

Officer response:

Officers fully acknowledge the historic and cultural value and the character of the of the area, and the design and heritage considerations are set out between paragraphs 1.47-1.93 of the Committee Report. Officers conclude that the development creates a visually attractive built environment and focal public realm area that is sympathetic to the local character and history, establishing a strong sense of place.

Sustainable transport is considered from paragraph 1.118-1.132 of the Committee Report. Officers consider the re-alignment of Highbridge Road will improve and enhance pedestrian and cyclist movement, and will remove 'rat-run' opportunities from the area.

In terms of roads and infrastructure, officers recommend approval subject to S106 Heads of Terms to address direct impacts of the development, which are appended to the Committee Report. The development will also be CIL liable.

Recommendation:

1. The Officer recommendation remains unchanged.

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