

<b>Item No:</b> 5.1 & 5.2	<b>Classification:</b> Open	<b>Date:</b> 13 September 2023	<b>Meeting Name:</b> Planning Committee (Major Applications) B
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		Rotherhithe	
<b>From:</b>		Director of Planning and Growth	

## **PURPOSE**

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

## **RECOMMENDATION**

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## **FACTORS FOR CONSIDERATION**

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

**ITEM 5.1: 23/AP/0562, 23/AP/0564, 23/AP/0565 and 23/AP/0566 - Units 1 And 4 Canada Water Retail Park and Maritime Street, London SE16**

### **Additional information submitted by the applicant**

4. In response to an enquiry regarding potential impacts on pedestrian routes from Canada Water Station to the Shopping Centre during construction the applicant has submitted a document titled 'Canada Water Dockside Site A and Dock Edge Works Indicative Hoardings and Pedestrian Routes'.
5. This document is attached to the Addendum.
6. The document provides a commitment to ensuring safe and secure accessible routes for pedestrians from Canada Water Station to the Surrey Quays Retail Park throughout the development works –with an emphasis on looking to maintain a direct route along the eastern edge when possible. An indicative hoarding plan has been provided.

7. The applicant recognises that during construction works to the eastern Dock Edge, there will likely be a need to close the route along the Dock Edge for limited periods of time so works can be undertaken safely without any danger to pedestrians. During these limited periods alternative routes will be provided along Surrey Quays Road to the east and along the western Dock Edge, so that pedestrians have safe and secure routes through the area. Closures will be kept to a minimum and undertaken in order to safeguard members of the public.
8. Officers confirm that there is an s106 obligation in the agreement attached to Outline Permission 21/AP/2655 and 21/AP/2610 (to which all of the RMAs will be bound) requiring submission of a full Construction Environment Management Plan (CEMP). At the time that this is submitted it will be a requirement for the Developer to coordinate construction activities including coordination of safe and accessible pedestrian routes around the site with adjacent schemes also under construction. It is the role of the Councils Network Development Management Team to ensure a coordinated approach is taken to CEMPs to ensure that all construction related activities are managed in a way to minimise disruption and harm, a key part of this is determining appropriate vehicles and pedestrian routes within the vicinity.
9. Finally British Land are currently constructing the dock edge enhancements to the western and southern edge of the dock. The works are expected to be complete by the end of 2024. This will include opening up the western edge of the dock as well as the new pedestrian bridge across the dock. As such it is highly likely that alternative safe, attractive pedestrian routes will be available from the station to the shopping centre before the eastern dock edge works are commenced.

## **Corrections and clarifications on the main report**

### **Recommendation Paragraphs 1 and 458:**

10. For clarity it is recommended that permission be granted for the following Reserved Matters pursuant to Outline Permission 21/AP/2655 relating to Units 1 and 4 Canada water Retail Park:
  - 23/AP/0562
  - 23/AP/0564
  - 23/AP/0565
11. And that permission be granted for the following Reserved Matters pursuant to Outline Permission 21/AP/2610 relating to Maritime Street
  - 23/AP/0566

### **Paragraph 37:**

12. For clarity the NMA Application (23/AP/0571) was granted pursuant to Outline Permission 21/AP/2655.

### **Paragraph 311, 342 and 404**

13. For clarity one cycle docking station will be provided as part of the development of Plot B and one within the vicinity of the site. The s106 obligation requires the locations to be agreed with TfL prior to first occupation of the Development.

### **Paragraph 340:**

14. The number of short stay cycle parking spaces to be provided for Building A2 is 136.

### **ITEM 5.2: 23/AP/0798 - Eastern Edge Of Canada Dock Adjacent To Units 1 And 4 Canada Water Retail Park, London, Southwark, SE16**

#### **Additional information submitted by the applicant**

15. An additional plan has been submitted in respect of the proposed layout of the dock edge enhancements specifically annotated with the dimensions of encroachment beyond the existing pontoon line. This plan is attached to the Addendum.

#### **Additional representations received**

16. At the time of publication of the report 5 representations had been received – 4 in support and 1 objection. Since publication two additional letters of support have been received.
17. A total of 7 representations now received – 6 in support and 1 objection

The following reasons for supporting the application were stated

“Surrey Docks Angling (SDA) fully support application 23/AP/0798 - Eastern Edge Canada Water Dock. (SDA) Committee Members have met with 'Art Invest Group' on several occasions for over two years. We welcomed Art Invest's interest in acknowledging the SDA from the outset. The application now meets all of our angling needs moving on to the future angling provision.

18. The other letter of support stated that they welcome the inclusion of this development.

#### **Conclusion of the Director of Planning and Growth**

19. Having taken into account the additional information provided by the applicant and the additional representations received, the council maintains its recommendation to grant permission as set out in the original committee reports.

### **REASON FOR URGENCY**

20. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

### **REASON FOR LATENESS**

21. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403