

27 April 2016

Alpha Square, Isle of Dogs
in the London Borough of Tower Hamlets
planning application no. PA/15/02671

This further addendum note sets out some clarifications to the Stage 3 report, which have arisen since the publication of that report. They are as follows:

Microclimate - para 263-265, p. 55-56

The Council has raised further concerns about the applicant's wind assessment, in the context of the cumulative assessment with the Cuba Street application. It is concerned about the ability of the development to mitigate its wind impacts, as the assessment concludes that off-site mitigation may be required. It is concerned about the certainty of these measures coming forward on land outside of the applicant's control.

GLA officers have assessed the cumulative wind study submitted by the applicant and consider that adequate information has been provided to assess the environmental effects of the proposal. This study concludes that some off-site mitigation may be required to reduce wind speeds, in the form of porous elements attached to street lighting along Cuba Street and planting. The wind tunnel testing concluded that banner structures affixed to street lighting poles would be effective in reducing wind speeds. As the street lighting poles are within the public highway, this would be deliverable and a S106 obligation is recommended requiring a detailed scheme to be approved prior to commencement of the development, and implemented during construction.

Mitigating the impact of development through planning obligations – para 301-318, p.62-64

The Canal and River Trust has clarified its request for a small contribution to dockside enhancements. It has requested a contribution of £5,000 towards new information boards and safety equipment around the dock edge. The dock edge is some 50 metres from the site and it is considered that the requested contribution does not meet the tests for planning obligations, in terms of making the proposal acceptable in planning terms and being directly related to the scale and nature of the development.

for further information, contact GLA Planning Unit (Development and Projects):

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