

**LONDON BOROUGH OF WALTHAM FOREST**

Committee/Date:	Planning – 13 <sup>th</sup> June 2023
Application reference:	230086
Applicant:	PBBE Leyton BV
Location:	Estate Way Industrial Site, Church Road, Leyton E10 7JQ
Proposed development:	Demolition of the existing buildings and construction of five buildings that would be subdivided into nine small to medium commercial units with mezzanine levels for industrial uses to accommodate new Use Classes E (g) (i) (ii) (iii) (light industrial), B2 (general industrial) and B8 (warehousing and storage) together with new pedestrian and cycle links, car and cycle parking and landscaping. (For information purpose: the development would accommodate 17,658 sqm of industrial/employment uses).
Wards affected:	Leyton and Lea Bridge
Appendices:	None

**1. AMENDMENTS TO ASSESSMENT:**

- 1.1 Since the publication of the committee report, the consultation section has been updated and comments provided by the Mayor of London dated 9<sup>th</sup> March 2023 have been added to paragraph 5.3 (External Consultation) as follows:

<b>External Consultation:</b>	<b>Comments:</b>
Mayor of London	<p>The principle to provide a significant quantum of purpose built industrial floorspace is acceptable in principle as it would optimise the potential of the site. However, it should be confirmed that the loss of the waste facility is acceptable and that the industrial capacity is being maximised on the LSIS.</p> <p>The proposed design is functional and appropriate to the purpose and character of the LSIS. Further refinements to the layout, scale and public realm should be considered.</p> <p>Further details are required on access, parking, servicing and delivery and further information is required on energy, circular economy, whole-life carbon, flood risk, sustainable drainage, water efficiency, air quality, noise, biodiversity, and green infrastructure.</p> <p>Officer's Response:</p> <p>The applicant has provided clarification information to the GLA to address the comments raised. The urban greening factor report, whole-life carbon assessment and circular economy statement have been revised, in response to initial comments outlined in the Stage 1 Report dated 9<sup>th</sup> March 2023. In addition, the building layout has been refined as part of minor amendments to the originally</p>

	submitted proposal and details with regards to energy efficiency have been provided by the applicant. Outstanding details with regards to car and cycle parking, delivery and servicing, drainage and water efficiency are secured by condition.
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## 2. CONDITIONS

- 2.1 Since the publication of the committee report, the following conditions have been updated. (Changes to the conditions in **bold**):

### Condition 3:

3. Prior to commencement of the development, (excluding **demolition**, ground works and substructure), and notwithstanding any indications shown on the submitted plans, samples, and a schedule of materials to be used in the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: To ensure a satisfactory appearance in accordance with Policies CS12 and CS15 of the Waltham Forest Local Plan Core Strategy (2012), policy DM28 of the Waltham Forest Local Plan – Development Management Policies (2013) and policy D4 of the London Plan (2021).

### Condition 26:

26. Prior **to six months of occupation** of the development hereby approved, a post-construction monitoring circular economy report shall be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk) alongside any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to and approved in writing by the local planning authority, prior to occupation of the development hereby approved.

REASON: In the interest of sustainable development in accordance with policies D3 and SI7 of the London Plan (2021).

### Condition 27:

27. The non-residential units hereby permitted shall be constructed to achieve not less than BREEAM 'Excellent' in accordance with the submitted Energy Report (or the equivalent standard in such measure of sustainability for non-residential building design which may replace that scheme). **Formal certification shall be issued confirming that not less than 'Excellent' is achieved for each unit and this certification shall be submitted to and approved in writing within six months of occupation by the Local Planning Authority.**

REASON: In the interests of the sustainability and energy efficiency and to provide high quality development in accordance with policy CS4 of the Waltham Forest Local Plan

Core Strategy (2012) and policy DM10 of the Waltham Forest Waltham Forest Local Plan – Development Management Policies (2013).

Condition 29:

29. Prior **to six months of occupation** of any part of the development hereby permitted, a post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLA's Whole-Life-Cycle Carbon Assessment Guidance. The post-construction assessment shall be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) along any supporting evidence in accordance with the guidance. Confirmation of submission to the GLA shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

REASON: In the interest of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI2 of the London Plan (2021).

Condition 30:

29. Prior to **the occupation of the development hereby approved**, a scheme detailing measures of a water leak detection system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: To minimise the water use of the development, in accordance with the requirements of policy SI5 of the London Plan (2021).

Condition 39:

Condition 39 (Access Control and Counter-Terrorism Security Strategy) **removed** from the committee report. The numbering of conditions 40, 41, 42, 43, 44, 45 and 46 has therefore been altered to reflect the omission of condition 39.

### 3. **INFORMATIVES**

- 3.1 Since the publication of the committee report, informatives 11, 12, 13, 14 and 15 are removed from the committee report.

### 4. **RECOMMENDATION:**

- 4.1 Officer's recommendation is updated (additional wording in **bold**) as follows:

That Planning Permission be GRANTED under reference 230086 **subject to Stage 2 referral to the Greater London Authority (GLA)**, conditions, informatives and completion of a Section 106 Agreement.