

Ms Nelupa Malik  
Principal Development Management  
Officer  
Be First  
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London  
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21 March 2019

Dear Nelupa,

Planning Portal Ref:  
PP-07722510

Planning Application  
Ref: 18/00161/FUL

AXA008/RMP/BB

**APPROVAL OF DETAILS RESERVED BY CONDITION 30 (LIVING WALL) RELATING TO PLANNING PERMISSION 18/00161/FUL: ERECTION OF TWO DATA CENTRE BUILDINGS (USE CLASS B8), WITH ANCILLARY PLANT, OFFICES, GATEHOUSE, ELECTRICAL SUB-STATIONS, FUEL STORAGE, CAR PARKING, SITE FENCING, LANDSCAPING AND OTHER ASSOCIATED WORKS ON LAND AT THE FORMER SANOFI SITE, YEW TREE AVENUE, DAGENHAM.**

We write on behalf of our client NTT Communications Corporation (NTT) – the applicant – in respect of approving details reserved by condition 30 attached to planning permission 18/00161/FUL.

This covering letter forms part of a suite of formal planning application documents, which meet the validation requirements of the London Borough of Barking and Dagenham. The submitted documents include:

- Application forms and requisite fee;
- Technical Submittal Form
- Building 1 – Planting Matrix (Dwg.: PHW-ARC-B1-ZZ-DR-A-0403) (ARC:MC)
- Building 2 – Planting Matrix (Dwg.: PHW-ARC-B2-ZZ-DR-A-0402) (ARC:MC)
- Building 1 – Office Elevations (Dwg. No. PHW-ARC-B1-ZZ-DR-A-0630 Rev. C) (ARC:MC).
- Maintenance Schedule

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**The Application Site**

As shown on the Site Location Plan, the application site lies on the eastern side of the former May and Baker / Sanofi pharmaceutical works. To the north west are the retained buildings which form part of Londoneast-uk business and technical park and to the north is Foxes Lane and the May & Baker Sports & Social Club. To the east is the Chase Nature Reserve and to the immediate south is the over ground

element of the underground (District Line) serving Dagenham East Station. To the immediate west are three newly constructed warehouses.

The site is situated on contaminated land, a result of its former land use as a chemical manufacture facility (former May and Baker / Sanofi pharmaceutical works). In relation to the historical legacy of the site Sanofi have invested a significant amount of time, in full consultation with both the Environment Agency and the London Borough of Barking and Dagenham, in order to appropriately remediate the site.

### **Planning History**

Outline planning permission (11/01044/OUT) on the wider site was granted by the London Borough of Barking & Dagenham in March 2012 for:

*'Permission for Mixed use redevelopment comprising erection of up to 30,000m<sup>2</sup> of buildings (Use classes B1(c), B2, B8, D1), retention and re-use of 41,637m<sup>2</sup> of buildings (Use classes B1, B2, B8, D1) including up to 3,500m<sup>2</sup> healthcare building (Use class D1), erection of 9,816m<sup>2</sup> training centre (Use class D1), 9,276m<sup>2</sup> supermarket including petrol station, 80 bed hotel and restaurant (Use class C1) and 2 floodlit synthetic turf football pitches with associated landscaping and parking.'*

Elements of this detailed planning permission and ancillary associated planning permission have now been implemented on the central and northern part of the site.

This proposal relates to the eastern end of the former pharmaceutical site which has been subject to a number of recent planning applications.

On the 12th of September 2018, full planning permission was granted on the site (Ref: 18/00161/FUL) for the following:

*"Erection of two data centre buildings (Use Class B8), with ancillary plant, offices, gatehouse, electrical sub-stations, fuel storage, car parking, site fencing, landscaping and other associated works."*

The permission is subject to a number of conditions, including condition 30 which stipulates that:

*"No development above ground level shall take place for each relevant building until details of the proposed living walls including their type and specific purpose together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. The living walls shall be constructed in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule."*

London Borough of Barking and Dagenham gave the following reason for attaching the condition:

**"Reason:** *In the interests of reducing the impact of the development on the mains drainage system, enhancing the insulation of the building and contributing to biodiversity and in accordance with policy CR1 of the Core Strategy and policies BR3, BR4 and BP11 of the Borough Wide Development Policies Development Plan Document."*

**Reason(s) for approving the condition**

The submitted drawings and accompanying technical information demonstrates indicate the location and design of the detailed living walls including their type and specific purpose together with a maintenance schedule which clearly shows how they will be watered, maintained, be an addition to the normal insulation of the building and will by reason of the diversity of planting add to the biodiversity of the area. On this basis we look forward to receiving your confirmation that sufficient information has been submitted to approve details reserved by condition 30 of permission 18/00161/FUL.

If you have any queries, please do not hesitate to contact me, or my colleague Becky Bonnett, at your earliest convenience.

Yours sincerely,



ROBERT PURTON  
PARTNER

Email: [RPurton@davidlock.com](mailto:RPurton@davidlock.com)

cc: NTT Communication Corporation Planning Application  
David Harley, Be First

Encl: Application documentation

