

Ms Nelupa Malik
Principal Development Management Officer
Be First
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Barking
London
IG11 8HG

28 February 2019

Dear Nelupa

AXA008/RMP/BB

**NON-MATERIAL AMENDMENT APPLICATION TO PLANNING
PERMISSION 18/00161/FUL ON PLOT 1 ON LAND AT
FORMER SANOFI SITE, YEWTREE AVENUE, DAGENHAM.**

Planning Application
Ref: 18/00161/FUL &
18/01809/NMA & PP-
07612077

We write on behalf of our client NTT Communications Corporation (NTT) – the applicant – in respect of the recently discussed non-material amendment to planning permissions and this subsequent non-material amendments to the scope of the previously approved work.

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 notices; and the following formally submitted plans;
- Application boundary plan, Dwg. No. PHW-ARC-SP-DR-A-0100 Rev. A (ARC:MC); and
- to assist the accompanying documentation schedule identifies which of the drawings and reports are consented and which are to be superseded by this submission. Where these are to be changed they have been formally submitted as part of this submission.

The Application Site

As shown on the Site Location Plan, the proposed development 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.

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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 30,000m² of buildings (Use classes B1(c), B2, B8, D1), retention and re-use of 41,637m² of buildings (Use classes B1, B2, B8, D1) including up to 3,500m² healthcare building (Use class D1), erection of 9,816m² training centre (Use class D1), 9,276m² supermarket including petrol station, 80 bed hotel and restaurant (Use class C1) and 2 floodlit synthetic turf football pitches with associated landscaping and parking.'

This outline planning application has been supplemented with a number of subsequent submissions which following their approval have been implemented.

This proposal relates to the eastern end of the former pharmaceutical site which has been subject to a number of recent planning applications. Of greatest relevance to this submission is that 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 conditions 2 and 3 which stipulate that the development must accord with the submitted plans.

In October 2018 a non-material amendment (18/01809/NMA) was submitted and subsequently approved to vary the design of the windows in the green wall of building 1, add an additional free-standing electrical substation in the main utility compound, alter the design of the main substation building, vary the design of the screening of areas of plant around building 1, alter the design of the perimeter security fencing; and amend the siting of the fire water tank and pump to the rear of unit 1.

In February 2018 a further non-material amendment was submitted to vary the disposition of the utilities that support the data centres within the site.

Reason(s) for these proposed non-material amendments

The design rationale for the proposed changes within this non-material amendment include:

- the provision of an additional floor of accommodation on the previously approved office pod for building 1 with ancillary alternations to the building. This will be clad in matching materials and capped in screening that matches the type and colour previously approved. No part of the accommodation will be taller than the previously permitted building;
- the enlargement of the gatehouse so as to provide additional security. This change is the result of additional consideration on how the data centre will be used. Initially it was thought that building 1 could accommodate an individual user or one for each data hall. Market intelligence now indicates that whilst this may still be a possibility it is likely that additional users may wish to take a smaller amount of data processing space. This means that additional companies are likely to use the facility which in turns means that there may be additional visitors to the site. Consequently, it is considered prudent to future proof for this possibility by increasing the security capability of the gatehouse. Additionally, a dedicated taxi-drop off point is proposed at the entrance; and
- the alterations to the gatehouse and the provision of a fork lift truck store together with the previously approved non-material amendments have necessitated ancillary alterations to the layout of the site such as the location of parking spaces, landscaped areas and lighting columns. Despite the minor increase in floorspace and the prorated increase in cycle provision no additional parking spaces are proposed.

These minor refinements are shown on the accompanying drawings are explained in the supporting reports.

With respect to the requisite planning application fee of £234.00 this has been paid by Dagenham 2BV on behalf of the applicant via the Planning Portal.

As we have prepared this package of refinements in tandem with our on-going liaison with you we trust that that you will conclude that the proposed changes are both visually sympathetic and retain the previously approved benefits of this significant inward investment into the borough. However, if you have any queries, please do not hesitate to contact me, or my colleagues Will Riley or Becky Bonnett, at your earliest convenience.

Yours sincerely,



ROBERT PURTON
Partner

email: RPurton@davidlock.com

Enc: NTT Communication Corporation Planning Application – Hard Copy

Cc: David Harley, Be First – letter only

BODY OF CONTINUATION PAGE TEXT

Yours faithfully/sincerely,

NAME
POSITION

Email:@davidlock.com

cc:

Encl:

