

Ms Nelupa Malik
Principal Development Management
Officer
Be First
9th Floor Maritime House
1 Linton Road
Barking
London
IG11 8HG

Dear Nelupa

13th February 2019

By Planning Portal
and Courier

Planning Portal Ref:
PP-07612077

Planning Application
Ref: 18/00161/FUL &
18/01809/NMA

Our Ref:
AXA008/RMP/MH

**NON-MATERIAL AMENDMENT APPLICATION TO
PLANNING PERMISSION 18/00161/FUL:
18/01809/NMA ADDITIONAL UTILITY PROVISION
ON PLOT 1 AND 2: ON LAND AT FORMER SANOFI
SITE, YEW TREE AVENUE, DAGENHAM.**

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 18/00161/FUL and 18/01809/NMA.

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);
- Location Plan Phase 1, Dwg. No. PHW-ARC-SP-DR-A-0001 Rev. E (ARC:MC);
- Location Plan, Dwg. No. PHW-ARC-SP-DR-A-0002 Rev. E (ARC:MC);
- Site Plan – Phase 1, Dwg. No. PHW-ARC-SP-DR-A-0004 Rev E (ARC:MC);
- Site Plan – Phase 2, Dwg. No. PHW-ARC-SP-DR-A-0005 Rev E (ARC:MC);
- Switch House Building, Dwg. No. 80-409071-105 Rev B (Freedom);
- Switch House Building Door Details, Dwg. No. 80-409071-109 Rev B (Freedom);
- 132/11kV Substation Layout, Dwg. No. 406824-1101 Rev. P16 (Freedom);

DAVID LOCK ASSOCIATES LIMITED
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666276
✉ mail@davidlock.com
💻 www.davidlock.com

- 132/11kV Substation Sections Layout, Dwg. No. 406824-1103 Rev. P9 (Freedom);
- UKPN Control Room Layout and Sections, Dwg. No. 406824-1112 Rev. P5 (Freedom);
- Gatehouse 11kV Dagenham Data Centre, Dwg No. 410637-1001 Rev B (Freedom);
- Emergency Services and UKPN Gates, Dwg No. PHW-ARC-SP-ZZ-DR-A-0202 Rev A (ARC:MC); and,
- GRP Enclosure and Plinth Design for Metered RMU, Dwg No. PHW-BW-SP-00-DR-CS-90-0201 Rev P1 (B&W).

The accompanying drawing schedule identifies which of the drawings consented under 18/00161/FUL and 18/01809/NMA are to be superseded by this submission.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.

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 18/00161/FUL 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 and 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
- an amendment to the siting of the fire water tank and pump to the rear of unit 1.

Rationale for the Proposed Non-material Amendments

As discussed in our pre-application liaison since the granting of permission 18/00161/FUL and 18/01809/NMA further technical design work has been undertaken by UK Power Network and Freedom - the power supply providers for the facility. This has highlighted the need to make some minor revisions to the permitted scheme. In addition, detailed comments have been made as part of the building regulation process which require the provision of an additional fire access gate.

Consequently, permission is sought for the following non-material utility amendments to the extant scheme. These include:

- the refacing of the previously approved buildings in the electrical substation compound so instead of being clad in brick they match the coloured metal cladding of the data centre buildings;
- a minor reconfiguration of the main substation building in Plot 1;
- the provision of an electrical sub-station on Plot 2 that is finished to match the data centre buildings so as to supply power to the lighting in AXA Road and the entrance of the site;
- the provision of new emergency access gate into the northern perimeter fence to provide access to the power supply in the instance of an emergency;
- the provision of new emergency access gate into the southern landscape perimeter fence to provide access to the power supply in the instance of an emergency; and
- the provision of an emergency fire brigade gate in the common fence between plots 1 and 2 to allow enhanced movement for a fire engine in the instance of a major event.

In each regard the proposed changes have been designed to complement the previously approved aesthetic for this major inward investment into the borough.

In tandem with the submitted drawings and ancillary schedule, forms, certificate and notices the submission is accompanied by a Planning Portal payment of £234.00. We look forward to continuing the positive working relationship with you and your colleagues on this exciting project and of course 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: Planning Application Submission (1 Hard copy and CD)

Cc: David Harley, Be First – letter only