

Jermaine Thomas

Tower Hamlets Council
Development and Renewal, Planning
Town Hall, Mulberry Place
5 Clove Crescent
LONDON E14 2BG

Our ref: D&P/3473a/02/NR

Your ref: PA/15/02671

Date: 10 March 2016

Dear Jermaine,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Alpha Square, Isle of Dogs (50 Marsh Wall, 63-69 & 68-70 Manilla Street, E14)
LPA reference: PA/15/02671**

Direction under Section 2A of the 1990 Act

I refer to your letter of 2 March 2016 and additional information received 7 March 2016 informing me that Tower Hamlets Council is minded to refuse planning permission for the above planning application. I refer you also to the notice that was issued on 7 March 2016 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference D&P/3473a/02 (copy enclosed), I hereby direct (under article 7 of the above Order and the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application. My reasons are as follows:

- a) The development would have a significant impact on the implementation of the London Plan, as set out in the in the attached report.
- b) There are sound planning reasons for my intervention as set out in the attached report.

I must also have regard to targets identified in development plans. As set out in the Report, I recognise that Tower Hamlets Council has fallen short of its housing delivery target although does have a healthy pipeline of permissions. In terms of other targets regarding the delivery of physical and social infrastructure, the Council has identified an established need for additional primary school places in the Borough, and in particular a need for new schools within the Isle of Dogs, and an increasing need to deliver new public open space in order to support the borough's growing population. The Council's latest Annual Monitoring Reports demonstrate that these needs are not being met and remain significant.

The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. I have taken the environmental information made available to date into consideration in formulating my decision.

I would be grateful if you provide me, as soon as reasonably practicable, any information relevant to the application which has not already been provided. In due course my officers will liaise with yourself and the Council officers in relation to the date of the Representation Hearing, outstanding matters that require resolution and any draft planning obligation and/or conditions.

Please also ensure that a copy of this direction is placed on Part 2 of the register required to be kept by article 25 of the General Development Procedure Order (GDPO).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Boris Johnson', with a long horizontal flourish extending to the right.

Boris Johnson
Mayor of London

cc John Biggs, London Assembly Constituency Member
 Nicky Gavron, Chair of London Assembly Planning Committee
 National Planning Casework Unit, DCLG
 Alex Williams, TfL
 Guy Bransby, JLL (agent)