



THE GOODSYARD

Development Specification

September 2019



ballymore.



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PREFACE

PREFACE

This is a Development Specification prepared by DP9 Ltd.

It is submitted in relation to amendments ("Proposed Amendments") that are being made to the planning applications and applications for listed building consent (the "Applications") for the redevelopment of Bishopsgate Goodsyards. The Applications as amended by the Proposed Amendments form the "Revised Scheme".

On 21st July 2014 Bishopsgate Goodsyards Regeneration Limited (the "Applicant") submitted the Applications to the London Borough of Hackney and the London Borough of Tower Hamlets (the "Boroughs").

On 23rd September 2015 the then Mayor of London directed that he would act as local planning authority for the purposes of determining the Applications.

On 12th April 2016 the then Mayor deferred the determination of the Applications to allow the Applicant to address the issues raised in the Stage III Report.

The Applicant has carefully reviewed the issues raised in the Stage III Report and has liaised closely with the Mayor of London, the Boroughs and other stakeholders and consultees and is now submitting amendments to the Applications to address their feedback.

In broad terms, the Applicant is making the following Proposed Amendments to the Applications:

Plot 1 (Formerly Plots A and B)

The Proposed Amendments maintain the height of the building and the type of uses, as currently proposed and retains the bridging over the East London Line box. The building massing is proposed to be revised to include setbacks at the upper levels as a result of feedback from the GLA and the Boroughs to address the relationship with adjacent buildings.

Plot 2 (Formerly Plots F and G)

The Proposed Amendments replace the two tallest residential buildings with a commercial building with retail at the ground floor. The building would extend up to 17-29 storeys and would be the tallest building proposed. This building is being submitted with all matters in detail.

The reduction in height of Plot 2 means that no part of the scheme is now visible in views from the South Bastion of Tower Bridge.

Plot 3 (Formerly Plot K)

The Proposed Amendments maintain the height and footprint of the building and the type of uses, as currently proposed. The Proposed Amendments address design comments in respect of the treatment to Phoenix Street and the listed Oriel Wall along Commercial Street.

Plot 4 (Formerly Plot C)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to 19 storeys.

Plot 5 (Formerly Plot D)

The Proposed Amendments maintain the uses within this building and comprise retail at ground floor with residential above. The height of the building is proposed to be reduced to between 6 -13 storeys.

Plot 6 (Formerly Plot E)

The Proposed Amendments change the use of this building to a cultural type use with retail use. The height of the building is proposed to be reduced to up to 5 storeys in order to address comments raised by the GLA in respect of daylight and sunlight impacts along Sclater Street and the massing in the north-east part of the site.

Plots 7, (Formerly Plots H, I, J), 8A, 8B, 8C, 10 and 11 (the Pavilion)

The Proposed Amendments maintain the mix of retail uses within the Oriel as well as the potential for Class D1/D2 uses within the Braithwaite arches with public open space above, as currently proposed (Plot 7). Plot 8 introduces hotel and residential uses with access at ground floor level within a 25 storey building to the west of Braithwaite Street, plus 4 storey buildings on top of the existing

arches. The Proposed Amendments introduce residential within Plot 10 with retail at ground floor. The Proposed Amendments introduce retail use within a single storey building in Plot 11.

Public Open Space

The overall amount of public space as part of the Proposed Amendments would increase at platform level, including an area of consolidated open space at the eastern end of the platform.

The Proposed Amendments, and the rationale for them, are explained fully in the Planning Statement prepared by DP9 Ltd.

The Proposed Amendments to the Applications have required some changes to be made to the Development Specification and other documentation originally submitted with the Applications.

Rather than issuing tracked changed documents, the Applicant has issued this revised Development Specification which replaces in its entirety that submitted previously.

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1.0 INTRODUCTION

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It should be noted that references in this Development Specification to “application” should be taken to read “applications” reflecting the fact that this is an amendment to two identical planning applications originally submitted – one to LB Hackney and one to LB Tower Hamlets with each borough tasked with determining consent for the extent of the Proposed Development that fell within each respective area. Therefore, references to “planning permission” should be taken to read “planning permissions” given that two planning permissions will be required for the Proposed Amendments to proceed in its entirety.

The Purpose of the Development Specification

- 1.1 This revised Development Specification is submitted on behalf of Bishopsgate Goodsyards Regeneration Limited (“the Applicant”) to support the Revised Scheme submission for the redevelopment of Bishopsgate Goodsyards (“the site”).
- 1.2 The Applicant is seeking to obtain outline planning permission with details submitted in part (forming a ‘hybrid’ planning application) for a comprehensive mixed-use redevelopment of the site (‘the Revised Scheme’) partly located within the London Borough of Hackney (LBH) and partly within the London Borough of Tower Hamlets (LBTH).
- 1.3 The Applicant submitted identical planning applications for the Proposed Development on 21st July 2014 to both LBH and LBTH for determination. Following further consultation with LBH and LBTH, amendments to the planning applications were submitted in August 2015 (“the 2015 Amended Scheme”).
- 1.4 On 15th September 2015 the former Mayor received a request to become the local planning authority for the purpose of determining the two planning applications at the Bishopsgate Goods Yard site. On 23rd September 2015, having considered a report on the case, the former Mayor notified LBH and LBTH that he would act as the local planning authority for the purposes of determining the planning applications. The former Mayor also took over authority to determine the two related listed building applications. The Stage 3 report was published on 8th April 2016 and a public representation hearing was due to be held in April 2016 for the former Mayor to determine the planning and listed building applications. However, following a request from the Applicant to defer the representation hearing in order to work with GLA officers to satisfactorily address the concerns raised, the former Mayor decided to defer the representation hearing for that purpose.
- 1.5 Since that time, the Applicant has been working with the officers at the GLA, LBTH and LBH with regard to the submission of amendments to the current planning and listed building applications for determination by the current Mayor.
- 1.6 This revised document defines and describes the principal components of the Revised Scheme for which planning permission is sought.

The Structure of the Development Specification

- 1.7 This revised Development Specification is structured as follows:
 - Section 1 forms the Introduction;
 - Section 2 explains the type and structure of the Revised Scheme;
 - Section 3 provides key information about the site;
 - Section 4 defines and describes the overall development content and the approach to site wide issues such as floorspace, land use, residential mix and car parking;
 - Section 5 describes the plans and drawings submitted as part of the Revised Scheme submission and how these are intended to define various elements of the Revised Scheme; and
 - Section 6 contains the Appendices.

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2.0 THE PLANNING APPLICATION

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Type of Planning Application

- 2.1 The 2015 Amended Scheme proposed the comprehensive mixed use redevelopment of the site comprising of up to 1,356 residential units (Class C3), up to 65,859 m² Gross Internal Area (GIA), retail (Class A1, A2, A3 and A5) up to 17,499 m² GIA, assorted uses (Class D1, D2, sui generis) and 22,642 m² of new public open space and landscaping
- 2.2 Following further consultation with the GLA, LBTH and LBH, the Applicant now submits the Proposed Amendments which consist of: a comprehensive redevelopment of the site which will include the provision of up to 139,023 m² Gross External Area (GEA) of commercial floorspace (B1 use), up to 19,547 m² GEA of retail floorspace (A1, A2, A3 and A5 use) the provision of up to 500 residential homes and the provision for up to a 150 room hotel and public realm. The Revised Scheme is submitted in outline, with part all matters reserved and part with the exception of Plots 2 and 7 A, B, C, D ("the Detailed Component").
- 2.3 The Revised Scheme submission divides the site into 10 Plots. Plot 7 (B, C, D and E) will consist of ground level retail use within the Grade II listed Oriel arches. The arches form two east-west routes through the scheme, including London Road, and create additional public realm. This detailed element also comprises the listed Forecourt Wall, Oriel and, located to the west of the scheme, adjacent to Shoreditch High Street, the location of a new proposed entrance to the site (Plot 7A). Plot 2, also submitted in detail comprises an office building primarily within LBH.
- 2.4 Of the 8 other Plots ("the Outline Component"), several are mixed use, with Class A retail units on the ground floors and residential or Class B1 office space or Class D uses above. Buildings 1, 2 and 3 are proposed to contain the majority of the office space within the Revised Scheme. Plot 8 is proposed to provide a mix of retail, hotel and residential use.
- 2.5 The Outline Component of the Revised Scheme submission will seek approval, at this stage for the amount and use of development – the maximum and minimum amount of development proposed for each land use and Plot.
- 2.6 The following matters are reserved for future approval. However, a sufficient level of information has still been provided to enable the Mayor to assess the Revised Scheme:
- Means of Access – an indication of areas for access into the site for vehicles, cycles and pedestrians and areas within the site where circulation will occur;
 - Scale parameters – an indication of the upper and lower limits of buildings in terms of the height, width and length of each building within the development;
 - Appearance - With the exception of the Detailed Component, the Revised Scheme submission does not seek approval, at this stage, for the detailed design or external appearance of the buildings;
 - Indicative Layout: - an indicative layout showing building plots;
 - Landscaping – an indication of the potential landscaping within the site.
- 2.7 The extent of Revised Scheme that is proposed to be fixed is defined in this revised Development Specification, the revised Parameter Plans and the revised Design Guide.
- 2.8 A revised site-wide Design Guide document is submitted as part of the revised planning application. It includes additional detail to the revised Parameter Plans in relation to the layout of Building Plots, appearance of buildings and landscaping.
- 2.9 The Mayor will be able to impose planning conditions requiring the detail of the reserved matters applications to conform with the Design Guide, which will be applied to the reserved matters applications for the Outline Component.
- 2.10 A revised site-wide 'Design and Access Statement' along with other updated supporting documents is also submitted in support of the Revised Scheme. This explains the context within which design details would come forward later, for approval, as Reserved Matters applications.
- 2.11 A series of revised documents have been submitted in support of the revised planning application that explain and justify the principles of the Revised Scheme and explain the context and parameters of the final form of the Revised Scheme within which design details will be approved at a later date through the approval of reserved matters and, as appropriate, via planning conditions. Those documents forming part of this Revised Scheme submission and those supporting the revised application are listed below.

Planning Application Documents Comprising the Revised Scheme

- 2.12 The revised application documents which form the Revised Scheme are:
- The planning application forms;

- The land ownership form and agricultural holdings certificate;
- CIL Forms;
- Parameter plans (for the Outline Component);
- Application plans for (for the Detailed Component).

2.13 A schedule of revised Parameter Plans submitted for approval for the Outline Component is provided at Appendix 1.

Supporting Documents

2.14 The revised application is accompanied by a number of updated supporting documents and studies. These updated documents are submitted to assist the Mayor, other authorities and the general public in both understanding and evaluating the revised planning application. The updated supporting documents are set out below.

2.15 Revised documents that address policy and assessment issues:

- Development Specification;
- Environmental Statement, comprising:
 - o Volume 1: Main Text.
 - o Volume 2: Townscape Visual Impact Assessment;
 - o Volume 3: Appendices;
 - o Non-Technical Summary.
- Retail Assessment;
- Transport Assessment;
- Utilities and Services Statement
- Planning Statement;
- Heritage Statement;
- Regeneration Statement;
- Operational Waste Management Strategy;
- Hotel Needs Assessment Report;
- Code of Construction Practice;
- Health Impact Assessment;
- Structural Engineering Condition Survey Report

2.16 Updated Design Documents:

- Design Guide;
- Design and Access Statement.

2.17 An updated document that describes the consultation process:

- Statement of Community Involvement.

2.18 Updated documents that address the way in which the energy initiatives of the scheme will be implemented:

- Masterplan Sustainability Statement
- Masterplan Energy Strategy.

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3.0 THE APPLICATION SITE

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- 3.1 The site is approximately 4.4 ha and is centred at Ordnance Survey (OS) National Grid Reference (NGR) TQ 33618 82233. The site has been in a derelict state since a fire in December 1964 and demolition of buildings on-site in 2004. In 2010 the Shoreditch High Street Rail Station opened in the centre of the site, serving the East London Line (London Overground) between Highbury & Islington and several stations south of the River Thames.
- 3.2 The site is bounded by transportation infrastructure in the form of road and rail. The site is bounded by the A1209 Bethnal Green Road and Sclater Street to the north, Brick Lane to the east and the A10 Shoreditch High Street to the west. The Great Eastern Main Line and West Anglia Main Line railways from Liverpool Street station form most of the southern boundary of the site, with the A1202 Commercial Street to the southwest. Wheeler Street / Braithwaite Street run north/south through the centre of the site. Aside from the Shoreditch High Street Rail Station building and associated elevated London Overground rail line, there are currently no other permanent buildings on the site. As of December 2011, there are several temporary 'recycled metal shipping containers' used as a pop-up retail mall known as the 'Boxpark'.

Site Constraints

- 3.3 The site is subject to a significant range of physical and complex constraints located above, on and below ground level which are set out below.

The Borough Boundary

- 3.4 As previously stated, the site falls within two local authority jurisdictions (LB Tower Hamlets and LB Hackney). The borough boundary runs in a north – south direction to the west of Braithwaite Street.

Historic Structures

- 3.5 There are two Grade II listed structures on site: Braithwaite Viaduct and the Forecourt Wall and Gates to Goods Station. There are also 272 listed buildings in the vicinity of the site comprising of Grade I, Grade II and Grade II*.

London Overground Line

- 3.6 The elevated and enclosed London Overground Line runs west to east across the site with Shoreditch High Street Station located within the site.

Mainline

- 3.7 The Mainline into Liverpool Street Station runs in an open cut, approximately 7m below grade level running underneath Plot 3.

Suburban Line

- 3.8 The Suburban Line tracks are at a similar level to the Mainline tracks at the bottom of a two storey, three level enclosure. The mid level of this enclosure is approximately level to Quaker Street / Braithwaite Street and the upper level similar to that of the Braithwaite Viaduct.

Central Line

- 3.9 The Central Line tunnels diagonally across the site from the corner of Commercial Street and Quaker Street.

8-Tracking

- 3.10 The safeguarded route for the proposed 8-tracking scheme would provide an additional two lines into Liverpool Street Station.

BT Tunnel

- 3.11 A BT tunnel runs north-south across the site almost directly below the line of Braithwaite Street. Surveys show that the 7 feet diameter tunnel runs below the Central Line with a crown level varying from approximately 25m below grade level at Quaker Street to approximately 23m below grade at Bethnal Green Road.

Townscape and Views

- 3.12 The site is affected by two strategic views from Westminster Pier and King Henry's Mound. This is in addition to important static and kinetic views from Waterloo Bridge and the South Bank close to Gabriel's Wharf to St. Paul's Cathedral.

4.0 DEVELOPMENT CONTENT

Development Description

4.1 The revised description of development, is as follows:

LB Hackney Description of Development

An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising:

- *Residential (Class C3) comprising up to 500 residential units;*
- *Business Use (Class B1) – up to 130,940 m² (GIA);*
- *Hotel (Class C1) – up to 11,013 m² (GIA)*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;*
- *Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);*
- *Public conveniences (sui generis) – up to 298 m² (GIA);*
- *Basement, ancillary and plant space – up to 21,216 m² (GIA);*
- *Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; and*
- *Provision of new public open space and landscaping.*

The application proposes a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 19.0m AOD.

With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17 / part 29 storey building; and Plot 7 A, B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:

- *Up to 109,599 m² (GIA) of Business Use (Class B1);*
- *Up to 4,509 m² (GIA) of Retail Use (Class A1, A2, A3 and A5), of which only 902 m² (GIA) can be used for hot food takeaways (Class A5);*
- *Up to 2,254 m² (GIA) of Class D1 / D2 use;*
- *Up to 12,752 m² (GIA) of ancillary and plant space.*

LB Tower Hamlets Description of Development

- *“Residential (Class C3) comprising up to 500 residential units;*
- *Business Use (Class B1) – up to 130,940 m² (GIA);*
- *Hotel (Class C1) – up to 11,013 m² (GIA)*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;*
- *Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);*
- *Public conveniences (sui generis) – up to 298 m² (GIA);*
- *Basement, ancillary and plant space – up to 21,216 m² (GIA);*
- *Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; and*
- *Provision of new public open space and landscaping.*

The application proposes a total of 10 buildings that range in height, with the highest being 142.4m AOD and the lowest being 19.0m AOD.

With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17 / part 29 storey building; and Plot 7 A B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses:

- Up to 44,067 m² (GIA) of residential use (Class C3);
- Up to 21,341 m² (GIA) of Business Use (Class B1);
- Up to 11,013 m² (GIA) of Hotel Use (Class C1);
- Up to 13,881 m² (GIA) of Retail Use (Class A1, A2, A3, A5) of which only 2,776 m² (GIA) can be used for hot food takeaways (Class A5);
- Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 4,109 m² (GIA);
- Up to 298 m² (GIA) of sui generis use;
- Up to 8,464 m² (GIA) of ancillary and plant space.

- 4.2 The Revised Scheme also includes works which require listed building consent and therefore revised applications under the Planning (Listed Building and Conservation Areas) Act 1990 for listed building consent, have been submitted for the following:

Listed Building Consent Application (Plot 7 A)

“Restoration and repair of the existing Grade II listed oriel and gates and adjoining historic structures to provide a principal western pedestrian gateway into the scheme and to accommodate proposed Class A1/A2/A3/A5/ use into a number of the existing arches at ground floor. Part removal of a section of adjoining structures proposed to provide improved public realm and pedestrian access into the site.”

Listed Building Consent Application (Plot 7 B, C, D)

“Restoration and repair of the existing Grade II listed Braithwaite Viaduct and adjoining structures for proposed Class A1/A2/A3/A5/D1/D2 and sui generis use at ground level. Structural interventions proposed to stabilise London Road structure, removal of sections of London Road roof to create openings over proposed new public squares; formation of new shopfront openings, installation of new means of public access up to park level. Part removal of adjoining unlisted wall on Brick Lane to provide improved public realm and pedestrian access into the site.”

Total Proposed Floorspace by Land Use

- 4.3 The Revised Scheme submission seeks planning permission for a maximum total of 160,892 m² GEA for the Outline Component and 82,964 m² GEA for the Detailed Component. As such, the Revised Scheme submission seeks planning permission for a total of 243,856 m² GEA across the site.

The Detailed Component

- 4.4 The proposed total floorspace by land use (GEA) for the Detailed Component (Plots 2 and 7) is set out in Table 1 below:

Land Use	Use Class	Plot 2 (GEA m ²)	Plot 7 (GEA m ²)	Total (GEA m ²)
Retail	A1, A2, A3, A5	2,350	5,878	8,228
Office	B1	66,930	-	66,930
Non-residential Institutions / Assembly and Leisure	D1 / D2		390	390
Plant / Ancillary	-	7,317	-	7,317
Public Conveniences	Sui Generis	-	99	99
TOTAL	-	76,597	6,367	82,964

Table 1: Total Proposed Floorspace (GEA) (M²) within the Detailed Component.

Note: The plant / ancillary area includes a basement area of 3,381 m² within Plot 2.

The Outline Component

- 4.5 The Revised Scheme submission seeks a total maximum of 160,892 m² GEA for the Outline Component. Table 2 below defines the maximum floorspace for each category of land use (in GEA m²) proposed for the Outline Component.
- 4.6 The total floorspace by land use exceeds the maximum GEA cap for the Outline Component because there is an allowance for swings between land uses, to allow for flexibility for different land uses to potentially come forward over the lifetime of the delivery of the Revised Scheme. The amount of floorspace that could come forward is therefore controlled by a maximum GEA cap by Plot, land use and for the Revised Scheme as a whole.
- 4.7 For the Outline Component, the documentation submitted in support of the application considers the impacts of the maximum development floorspace and maximum parameter applied for as part of the amended application. However, for certain assessment topics the lower limit (minimum extent) of the building envelope across the entire site has been used. This approach has been taken to ensure that a reasonable worst case assessment of the likely impacts of the Revised Scheme is carried out.

	Plot 1	Plot 3	Plot 4	Plot 5	Plot 6	Plot 8	Plot 10	Plot 11	TOTAL M²
A1, A2, A3, A5 (Retail) m²	945	2,470	587	1,004	-	2,578	3,565	170	11,319
B1 (Office) m²	54,230	17,342	-	521	-	-	-	-	72,093
C1 (Hotel) m²	-	-	-	-	-	11,595	-	-	11,595
C3 (Residential) m²	-	-	13,969	9,518	-	11,300	13,721	-	48,508
D1 / D2 (Non-resi inst. / Assembly & Leisure) m²	-	3,685	-	315	2,385	299	-	-	6,684
Sui-Generis m²	-	-	-	-	-	-	202	-	202
Plant/Ancillary m²	7,038	1,134	1,218	423	78	2,816	1,192	-	13,899
Service Yard m²	-	-	206	869	-	226	499	-	1,800
Total Per Plot Capped (m²)	61,572	20,363	15,980	12,650	2,463	28,515	19,179	170	
Site Use (per Plot) MAXIMUM GEA (m²)									160,892

Table 2: Outline Component: Proposed Land Use Mix (GEA) (M²)

Note: The sum of the maximum areas by use for the outline Plots exceeds the figure shown in the total maximum for those Plots. This allows for a degree of flexibility in the distribution of uses within each Plot.

Proposed Land Use by Borough

The maximum revised proposed land use floorspace split between the Boroughs (m²) (GEA) is set out in Table 3 Below.

		LB HACKNEY	LB TOWER HAMLETS
LAND USE	USE CLASS	MAXIMUM (Detailed and Outline Components Combined) (m ²)	MAXIMUM (Detailed and Outline Components Combined) (m ²)
Residential	C3	-	48,508
*Retail	A1/A2/ A3/A5	4,870	14,677
*Business	B1	116,201	22,822
Hotel	C1	-	11,595
Non-residential Institutions / Assembly and Leisure	D1 / D2	2,452	4,622
Sui Generis	-	-	301
Plant / Ancillary	-	12,752	8,464
Service Yard	-	-	1,800
Total Per Plot (Maximum)	-	132,858	110,998

Note: The sum of the maximum areas by use for the outline Plots exceeds the total maximum for those Plots.

Table 3: Total Maximum Land Use Split Between LBH and LBTH (GEA)

Building Plot Land Use Description

4.8 Table 4 below provides a summary description of the potential land uses within each Outline Component Building Plot.

PLOT	LAND USE
1	Principal Land Use – Business (B1) Other land uses – Retail use (A1, A2, A3, A5)
3	Principal Land Use – Business (B1) Other land uses – Retail use (A1, A2, A3, A5), Non-residential Institutions / Assembly and Leisure (D1 / D2).
4	Principal Land Use – Residential (C3) Other land uses – Retail use (A1, A2, A3, A5), Business (B1)
5	Principal Land Use – Residential (C3) Other Land Uses – Business (B1); retail use (A1, A2, A3, A5); Non-residential Institutions / Assembly and Leisure (D1 / D2)
6	Principal Land Use – Non-residential Institutions / Assembly and Leisure (D1 / D2)
7 (Oriel & Braithwaite Arches)	Principal Land Use – Retail use (A1, A2, A3, A4, A5) Other Land Uses - Non-residential Institutions / Assembly and Leisure (D1 / D2)

8	Principal Land Use – Hotel (C1) Other land uses – Residential (C3), retail use (A1, A2, A3, A5), Non-residential Institutions / Assembly and Leisure (D1 / D2)
10	Principal Land Use – Residential (C3) Other land uses - Retail use (A1, A2, A3, A5), sui generis
11	Principal Land Use – Retail use (A1, A2, A3, A5)

Table 4: Description of Land Use

Proposed Land Uses

Residential (Class C3)

- 4.9 The revised planning application seeks permission for a maximum level of residential floorspace of 48,508 m² (GEA) across the site within the Outline Component.
- 4.10 The amended application proposes a range of building types. This could accommodate up to a maximum of 500 residential units depending on the precise mix of unit sizes. The Revised Scheme submission proposes 50% affordable housing by habitable room of the Revised Scheme within LBTH to be provided on-site, within LBTH.
- 4.11 The proportion of each unit type may change slightly, allowing for possible changes in market demand and housing needs over the period of construction of the scheme. This will be dealt with in the reserved matters applications for the relevant phases of development.
- 4.12 The proposed indicative mix of units, including the provision of affordable housing is set out in in Tables 5 and 6 below:

MAXIMUM (Parameter) SCHEME						
Unit Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	0	275	138	73	14	500
Hab Rooms	0	550	414	365	84	1413
Low Cost Rent	0	21	27	28	14	90
% (Unit)	0%	23%	30%%	31%	16%	347
Number hab rooms	0	42	81	140	84	
Intermediate	0	12	39	44	0	95
% (Unit)	0%	13%	41%	46%		361
Number hab rooms	0	24	117	220	0	
Private	0	242	72	1	0	315
% (Unit)	0%	77%	23%	0%		705
Number hab rooms	0	484	216	5		

Table 5: Mix of Residential Units for the Maximum Parameter Scheme

MINIMUM (Parameter) SCHEME						
Unit Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	0	187	104	45	10	346
Hab Rooms	0	374	312	225	60	971
Low Cost Rent	0	18	16	19	10	63
% (Unit)	0%	29%	25%	30%	16%	239
Number hab rooms	0	36	48	95	60	
Intermediate	0	18	39	19	0	76
% (Unit)	0%	24%	51%	25%		248
Number hab rooms	0	36	117	95	0	
Private	0	151	49	7	0	207
% (Unit)	0%	73%	24%	3%		484
Number hab rooms	0	302	147	35	0	

Table 6: Mix of Residential Units for the Minimum Parameter Scheme

Retail (A1, A2, A3, A5 use)

- 4.13 The Outline Component of the Revised Scheme submission seeks planning permission for a maximum of 11,319 m² (GEA) of Use Classes A1, A2, A3 and A5. The Detailed Component also comprises 8,228 m² (GEA) of A1, A2, A3 and A5 use. The total amount of retail floorspace is up to 19,547 m² (GEA).
- 4.14 Retail floorspace will be distributed across all Plots, with the exception of Plot 6. As part of the Outline Component, Building Plots 1 and 3 allow for a flexibility of retail use (Class A1, A2, A3, A5) or Business Use (Class B1) at ground floor level.

Hotel (Class C1 use)

- 4.15 The Revised Scheme submission seeks planning permission for a maximum of 11,595 m² (GEA) of hotel (Class C1 floorspace) which would accommodate up to 150 hotel rooms within Plot 8.

Business (Class B1 use)

- 4.16 The Revised Scheme submission seeks planning permission for a maximum of 139,023 m² (GEA) of B1 floorspace. Building Plots 1 and 3 within the Outline Component have the potential to be 100% Class B1 use.

Non-Residential Institutions (Class D1 use) / Assembly and Leisure (Class D2 use)

- 4.17 The Revised Scheme submission seeks planning permission for a maximum of 7,074 m² (GEA) Class D1 / D2 use, which could be provided in Plots 3,5,6,7 and 8.

Sui Generis

- 4.18 The Revised Scheme submission seeks planning permission for the provision of sui generis uses, to include public conveniences, to be provided in Plot 7 and Plot 10.

Car and Cycle Parking

- 4.19 The Prevised Scheme is 'car free' and will provide only 'Blue Badge' parking. The Revised Scheme submission seeks planning permission for two 'Blue Badge' car parking spaces on site. A total of a minimum of 334 short stay cycle spaces and 2,809 Long Stay cycle spaces are proposed.

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5.0 DESCRIPTION OF PLANS AND DRAWINGS

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Parameter Plans

- 5.1 The revised Parameter Plans referred to below are submitted as part of the Outline Component of the Revised Scheme submission for approval. Although the Outline Component does not seek approval in detail, at this stage, for the exact layout or scale of buildings, details are provided of the maximum and minimum Building Plots. The detailed appearance and scale of the buildings will be designed and submitted for approval as part of subsequent applications for reserved matters.
- 5.2 The revised Parameter Plans should be read together with their key and the description provided below and also the updated Design Guide document. A schedule of revised Parameter Plans submitted for approval and Plans submitted for Information purposes is enclosed at Appendix 1.

Application Red Line Boundary

- 5.3 Drawing BGY-FBA-00-00-DR-A-00-0003 shows the boundary of the site which is the subject of the planning application. Drawing BGY-FBA-00-00-DR-A-00-0004 and Drawing BGY-FBA-00-00-DR-A-00-0005 show the planning application boundary within LBH and LBTH. The application site area (i.e. within the red line) extends to 4.4 hectares.

Site Levels, Sections, Heights

- 5.4 Plans BGY-FBA-00-00-DR-A-00-0011, BGY-FBA-00-00-DR-A-00-0012, BGY-FBA-00-00-DR-A-00-0013, BGY-FBA-00-00-DR-A-00-0014, BGY-FBA-00-00-DR-A-00-0015, BGY-FBA-00-00-DR-A-00-0016, BGY-FBA-00-00-DR-A-00-0017 provide information on existing site levels, sections and building heights. Plans BGY-FBA-00-00-DR-A-00-0043 and BGY-FBA-00-00-DR-A-00-0044 show proposed site levels which would be subject to landscaping conditions and as such, some variation would be permitted.

Site Layout

- 5.5 This Revised Scheme submission reserves the approval of details of layout for the Reserved Matters stage. However, the application provides a sufficient level of information for assessment purposes of the routes and open spaces which could be provided in relation to the Building Plots and their parameters. This information will inform approvals to be submitted at Reserved Matters stage.
- 5.6 Plans BGY-FBA-00-00-DR-A-00-0023 and BGY-FBA-00-00-DR-A-00-0024 provide, for approval, plans of the Development Plots at ground floor and Podium levels.
- 5.7 Plans BGY-FBA-00-00-DR-A-00-0025 and BGY-FBA-00-00-DR-A-00-0026 provide details on the proposed extent of open spaces.

Details of Land Use

- 5.8 Revised Parameter Plans BGY-FBA-00-00-DR-A-00-0040, BGY-FBA-00-00-DR-A-00-0041 and BGY-FBA-00-00-DR-A-00-0042 define the extent of the ground, Platform and typical upper levels uses.

Scale Parameters

- 5.9 Revised Parameter plans BGY-FBA-01-00-DR-A-00-0060, BGY-FBA-03-00-DR-A-00-0061, BGY-FBA-04-00-DR-A-00-0062, BGY-FBA-05-00-DR-A-00-0063, BGY-FBA-06-00-DR-A-00-0064, BGY-FBA-07-00-DR-A-00-0065, BGY-FBA-08-00-DR-A-00-0066, BGY-FBA-10-00-DR-A-00-0067 and BGY-FBA-11-00-DR-A-00-0068 provide maximum and minimum building footprints and plans for Building Plots for the Outline Component. The plans define minimum and maximum footprint and height envelopes for each building:
- Maximum extent of development (red line). This is to include all aspects of development such as accommodation, balconies, plant, lift overruns, associated structures and architectural features.
 - Minimum extent of development (grey shade). The buildings will not be smaller in extent than the grey shading.

Access Plans (For Information)

Service and Vehicle Access

- 5.10 Revised Parameter Plans BGY-FBA-01-00-DR-A-00-0029 and BGY-FBA-01-00-DR-A-00-0030 provide details of access into the site for vehicles in terms of the positioning of access points and how these fit into the surrounding existing access network.

- 5.11 The application seeks to reserve, at this stage, details of access for future approval. However, this Revised Scheme submission provides a sufficient level of information for assessment purposes showing an indication of areas where access into the site for vehicles, cycles and pedestrians will be located.
- 5.12 Revised Plan BGY-FBA-00-00-DR-A-00-0027 and BGY-FBA-00-00-DR-A-00-0028 illustrates the pedestrian routes through the development.

Masterplans

Masterplan Drawings

- 5.13 A series of revised illustrative Masterplan drawings are submitted for approval showing the Revised Scheme at ground, Platform and typical upper levels, park and roof.

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6.0 APPENDICES

6.0 APPENDICES

APPENDIX 1

SCHEDULE OF REVISED PARAMETER PLANS FOR THE OUTLINE COMPONENT ONLY

Drawing Number	Drawing Title	Scale	Revision	Planning Status
DR-A-05_10 Series	Planning Series General Arrangement			
BGY-FBA-00-00-DR-A-00-0001	EXISTING SITE PLAN	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0002	EXISTING LOCATION PLAN - CONTEXT	1:2500	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0003	SITE BOUNDARY	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0004	APPLICATION BOUNDARY - LBH	1:1250	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0005	APPLICATION BOUNDARY - LBTH	1:1250	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0006	ILLUSTRATIVE PROPOSED MASTERPLAN - GROUND	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0007	ILLUSTRATIVE PROPOSED MASTERPLAN - PLATFORM	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0008	ILLUSTRATIVE PROPOSED MASTERPLAN - TYPICAL UPPER	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0009	ILLUSTRATIVE PROPOSED MASTERPLAN - ROOF	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0010	EXISTING SITE CONSTRAINTS	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0011	EXISTING SITE LEVELS (GROUND)	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0012	EXISTING SITE LEVELS (PLATFORM LEVEL)	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0013	EXISTING SITE SECTIONS 1,2,3	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0014	EXISTING SITE SECTIONS 4,5,6,7	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0015	EXISTING SITE SECTIONS 8,9,10	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0020	HERITAGE AND CONSERVATION IDENTIFICATION	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0021	PARAMETER - RETENTIONS AND DEMOLITIONS	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0022	PARAMETER - DEVELOPMENT PLOTS (BASEMENT)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0023	PARAMETER - DEVELOPMENT PLOTS (GROUND)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0024	PARAMETER - DEVELOPMENT PLOTS (PODIUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0025	PARAMETER - PUBLIC REALM/OPEN SPACE (GROUND)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0026	PARAMETER - PUBLIC REALM/OPEN SPACE (PLATFORM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0027	PARAMETER - PEDESTRIAN ACCESS (GROUND)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0028	PARAMETER - PEDESTRIAN ACCESS (PODIUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0029	PARAMETER - SERVICING AND EMERGENCY ACCESS (GROUND)	1:750	P1	PLANNING - FOR APPROVAL

BGY-FBA-00-00-DR-A-00-0030	PARAMETER – ACCESS, SERVICING AND EMERGENCY SERVICING (PLATFORM LEVEL)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0031	PARAMETER - CYCLE AND PUBLIC TRANSPORT ACCESS	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0032	PARAMETER - MAXIMUM BUILDING HEIGHTS, PLAN	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0033	PARAMETER - MAXIMUM BUILDING HEIGHTS, SECTIONS 1, 2	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0034	PARAMETER - MAXIMUM BUILDING HEIGHTS, SECTION 3	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0035	PARAMETER - MAXIMUM BUILDING HEIGHTS, SECTION 4	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0036	PARAMETER - MAXIMUM BUILDING HEIGHTS, SECTIONS 5, 6, 7	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0037	PARAMETER - MAXIMUM BUILDING HEIGHTS, SECTIONS 8, 9, 10	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0038	PARAMETER - PHASING (GROUND)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0039	PARAMETER - PHASING (PLATFORM LEVEL)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0040	PARAMETER – PREDOMINANT USE FRONATGES AND USE (GROUND)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0041	PARAMETER – PREDOMINANT FRONATGES AND USE (PLATFORM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0042	PARAMETER – PREDOMINANT FRONATGES AND USE (TYPICAL UPPER)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0043	PARAMETER - PROPOSED LEVELS (GROUND)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0044	PARAMETER - PROPOSED LEVELS (PLATFORM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-00-00-DR-A-00-0045	PARAMETER - PROPOSED UTILITIES (PLATFORM)	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-00-00-DR-A-00-0046	PARAMETER - PROPOSED UTILITIES (GROUND)	1:750	P1	PLANNING - FOR INFORMATION
BGY-FBA-01-00-DR-A-00-0060	PARAMETER - PLOT 1 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-03-00-DR-A-00-0061	PARAMETER - PLOT 3 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-04-00-DR-A-00-0062	PARAMETER - PLOT 4 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-05-00-DR-A-00-0063	PARAMETER - PLOT 5 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-06-00-DR-A-00-0064	PARAMETER - PLOT 6 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-07-00-DR-A-00-0065	PARAMETER - PLOT 7E (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-08-00-DR-A-00-0066	PARAMETER - PLOT 8 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-10-00-DR-A-00-0067	PARAMETER - PLOT 10 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-10-00-DR-A-00-0068	PARAMETER - PLOT 11 (MAXIMUM AND MINIMUM)	1:750	P1	PLANNING - FOR APPROVAL
BGY-FBA-10-00-DR-A-00-0100	TOPOGRAPHICAL SURVEY - GROUND	1:500	P1	PLANNING - FOR INFORMATION
BGY-FBA-10-00-DR-A-00-0101	TOPOGRAPHICAL SURVEY - PLATFORM LEVEL	1:500	P1	PLANNING - FOR INFORMATION

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