

AMENDED DEVELOPMENT PARAMETERS SCHEDULE – JULY 2022

(For the avoidance of doubt this document replaces CD1.34.9)

1.0 DEVELOPMENT PARAMETER PLANS

1.1 The Reserved Matters submissions shall comply with the following Development Parameter Plans:

Plan PP-100_P1	Development Footprint
Plan PP-101_P1	Access & Movement Corridor
Plan PP-102_P2	Building Plots
Plan PP-103_P3	Building Heights
Plan PP-104_P2	Basement Footprint

1.2 The Reserved Matters submissions shall also comply with the Development Parameter text set out below.

2.0 FLOORSPACE OVERALL AND DISPOSITION BETWEEN USES

Total Floorspace

2.1 The total maximum floorspace within the Development as a whole shall not be more than 87,002 sqm GEA (excluding plant).

2.2 The floorspace within Use Class C3 shall not exceed 79,257 sqm GEA. The total maximum residential units shall not exceed 1,000.

2.3 The residential accommodation may range between studio apartments to 3 Bed dwellings.

2.4 The total minimum floorspace within Use Classes A1-A5 and D1-D2 shall be 2,000 sqm GEA.

2.5 The minimum and maximum floorspace by Use Class, by Plot (as defined on Plan PP-102_P2), and by total will comply with Table 1.

TABLE 1

Use Class		Plot A	Plot B	Plot C	Plot D	Total GEA sqm (excluding plant)
Maximum Floorspace (all use classes)		17,254	20,554	24,409	24,785	87,002
C3 Residential units	Min	48,000				48,000
	Max	16,294	19,324	23,071	20,568	79,257
B1a Offices	Min	0	0	0	0	0
	Max	0	0	0	24,495	24,495
A1-A5, D1-D2 Retail Units/ Community Facilities/ Gym	Min	2,000				2,000
	Max	7,000				7,000

3.0 DISPOSITION OF DEVELOPMENT

3.1 Development will take place within the Development Footprint zone shown on Plan PP-100_P1, but also in accordance with the other Development Parameters set out in the Parameter Plans and this Schedule.

Building Locations & Separation Distances

- 3.2 Buildings shall be located in Plots A, B, C and D as identified on Plan PP-102_P2.
- 3.3 The building separation distances within the development shall comply with Table 2 below:

TABLE 2

Minimum Separate Distance Category	Residential to Non-Residential	Residential to Residential
Window to Window	20m	20m
Balcony to Balcony	n/a	16m
Balcony to Window	18m	18m

3.4 All balconies will be a maximum depth of 2m. Between Plots C and D there must be a minimum of 23m distance separation at ground and first floor level regardless of use and Table 2 (above).

Access Points and Principal Movement Corridors

3.5 There shall be a single general use permanent vehicular ingress point to the Site as marked green on Plan PP-101_P1. There shall be a single general use egress point from the site within the area marked blue on Plan PP-101_P1 when the Development has been completed.

Open Space & Public Realm

- 3.6 At the end state of the Development at least 10% of the overall site area will be provided as publicly accessible open space, as defined in paragraph 3.7 below.
- 3.7 Publicly accessible open space, shall include, but not be limited to public realm including, hard and soft landscaping; provision of amenity spaces; and children’s play space provision.

4.0 MAXIMUM HEIGHTS OF BUILDINGS AND STRUCTURES

4.1 Development will take place in accordance with the maximum building heights shown on the following Development Parameter Plans:

Plan PP-103_P3 Building Heights

- 4.2 Notwithstanding Parameter Plan PP-103_P3, all reserved matters applications shall demonstrate that at least 80% of habitable rooms within the proposed new residential accommodation shall achieve the recommended minimum Average Daylight Factor (ADF), taking into account the nature of the room.
- 4.3 Notwithstanding Parameter Plan PP-103_P3, where CHP chimneys are proposed they may protrude upto a maximum of 2m above the maximum height of the roof structure.
- 4.4 The maximum extent of any below ground level area(s) is shown on Parameter Plan PP-104_P2. The depth of excavation shall not exceed 1.5m below existing ground level.
- 4.5 The finished floor level of all buildings and hardstanding areas, shall be a minimum of 38.59m AOD.

5.0 DENSITY & PRIVATE AMENITY SPACE

- 5.1 Across the site as a whole on average a maximum residential density of 600 dph will be acceptable.
- 5.2 In respect of residential amenity space, an average of 5 sqm private amenity space per unit shall apply as a minimum.

6.0 HOUSING MIX

- 6.1 In respect of housing mix within the Development as a whole the following shall apply:
 - a minimum of 40% studio and 1 bedroom apartments;
 - a maximum of 60% studio and 1 bedroom apartments; and
 - a maximum of 60% 2+ bedroom apartments shall be provided.

7.0 ACCESSIBILITY & CAR PARKING

- 7.1 A minimum of 5% of all residential units shall be designed in accordance with Approved Document M of the Building Regulations 2010 Part M4 Category 3 (2015 edition incorporating 2016 amendments). The remainder shall be designed in accordance with Part M4 Category 2.
- 7.2 One disabled parking space shall be provided in relation to 5% of all residential units provided.