

OS/HS/njh/DP3089

30 April 2013

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For the attention of Richard McEllistrum

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011**

MOUNT PLEASANT – PHOENIX PLACE SITE

On behalf of our client, Royal Mail Group Limited (the Applicant), we hereby submit a detailed planning application which seeks full planning permission for the comprehensive redevelopment of the area of land hereafter referred to as the Phoenix Place Site.

The Phoenix Place Site is currently used as a car park for Royal Mail staff employed at the Mount Pleasant Sorting Office and is bound by Phoenix Place to the east, Gough Street to the west, Mount Pleasant to the south and Calthorpe Street to the north.

The Phoenix Place Site forms one half of the wider Royal Mail Mount Pleasant Site. The other half, hereafter referred to as the Calthorpe Street Site, is subject to a separate but intrinsically linked planning application which has been simultaneously submitted to the London Borough of Islington.

The application proposals take a holistic masterplanning approach across the two sites, in line with the guidance set out in the jointly adopted Mount Pleasant Supplementary Planning Guidance document, and consequently the applications should be read together when considering the overall impacts and benefits of the development. Notwithstanding this, both applications have been designed so that they can come forward independently of each other.

The Phoenix Place Site

Full planning permission is sought for the following:

‘Comprehensive redevelopment of the site following the demolition of existing buildings to construct four new buildings ranging from 4 to 15 storeys in height to provide 38,723 sqm (GIA) of residential floorspace (Class C3), 822 sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, vehicle and cycle parking (including the re-provision of Royal Mail staff parking), hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works’.



The application proposals for the Phoenix Place Site form part of a wider holistic development for the Mount Pleasant Site and should be considered in the context of the redevelopment of the adjacent Calthorpe Street Site in the London Borough of Islington. A detailed planning application and associated conservation area consent application has been submitted to the London Borough of Islington for the following:

'Comprehensive redevelopment of the site following the demolition of existing buildings and structures to construct six new buildings ranging from 3 to 12 storeys in height to provide 38,015 sqm (GIA) of residential floorspace (Class C3), 4,260 sqm (GIA) of office floorspace (Class B1), 1,428 sqm (GIA) of flexible retail and community floorspace, (Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, vehicle and cycle parking, hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and construction of a new dedicated vehicle ramp to basement level to service Royal Mail operations, construction of an acoustic roof deck over the existing servicing yard and all other necessary excavation and enabling works'.

A single Environmental Impact Assessment (EIA) covering both the Phoenix Place Site and the Calthorpe Street Site is submitted in support of the planning applications in order to assess the likely significant environmental effects of the following three different Development Scenarios:

- *Scenario 1: the Entire Development (i.e. Calthorpe Street Development (including Enabling Works) and Phoenix Place Development);*
- *Scenario 2: Calthorpe Street Development (including Enabling Works); and*
- *Scenario 3: Phoenix Place Development.*

The Application Documents

Given the nature of this cross-borough boundary development, the large majority of the application documents consider the development as a whole, with separate assessments of the Phoenix Place Site and Calthorpe Street Site included within the application documents where necessary. The application documents specific to the Phoenix Place Site are set out below:

Application documents submitted as part of the planning application for the Phoenix Place Site:

- This Covering Letter;
- Planning Application Form, Land Ownership Certificate B and Agricultural Holdings Certificates;
- CIL Liability Form;
- The application red line and site location plan;
- Existing site plans, floorplans sections and elevations;
- Proposed site wide plans, floorplans, elevations, sections and details;
- Proposed landscape masterplans;
- Phoenix Place Framework Travel Plan;

- Phoenix Place Operational Waste Plan;
- Phoenix Place Sustainability Statement; including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment; and
- Phoenix Place Energy Strategy; including Overheating Report.
- Basement Impact Assessment

Application Documents assessing both the Phoenix Place Site and Calthorpe Street Site individually and as a whole and submitted in support of both the Phoenix Place Site and Calthorpe Street Site applications:

- Design and Access Statement:
 - Volume 1: Mount Pleasant Royal Mail Sorting Office;
 - Volume 2: Calthorpe Street Development; and
 - Volume 3: Phoenix Place Development.
- Indicative landscape plan and phasing plan;
- Environmental Statement:
 - Volume 1: Main Text;
 - Volume 2: Figures;
 - Volume 3: Townscape, Visual and Built Heritage Assessment; and
 - Volume 4: Appendices (A – G).
- ES Volume 4A includes the following documents:
 - Ecological Appraisal;
 - Tree Survey; and
 - Air Quality Monitoring and Modelling Studies.
- ES Volume 4B includes the following documents:
 - Transport Assessment.
- ES Volume 4C includes the following documents:
 - Buried Heritage (Archaeology) Desk - Based Assessment;
 - Flood Risk Assessment; and
 - Wind Tunnel Testing and Wind Microclimate Study.
- ES Volume 4D includes the following documents:
 - Preliminary Environmental Risk Assessment;
 - Desk-Based Explosive Threat Assessment.



- Environmental Statement Non-Technical Summary;
- Planning Statement; including an Economic and Regeneration Statement and draft Section 106 Heads of Terms;
- Housing Statement (including Affordable Housing Statement, Lifetime Homes and Wheelchair Accessible Statement);
- Public Realm and Playspace Strategy;
- Residential Travel Plan;
- Delivery and Servicing Plan;
- Framework Construction Logistics Plan;
- Parking Management Plan;
- Internal Daylight and Sunlight Assessment;
- Health Impact Assessment; and
- Community Involvement Report.

In addition to the above, a full Financial Viability Assessment for the Development has been prepared. The Financial Viability Assessment has been subject to an independent review by the District Valuation Service (DVS) of the Valuation Office, appointment jointly by LB Camden and LB Islington. Due to commercial sensitivities, the Financial Viability Assessment will be submitted simultaneously under separate cover on a private and confidential basis. Due to the on-going discussions between the Applicant and the DVS on the viability assessment, any references in this application and supporting documentation to the quantum of affordable housing, the tenure split and unit size mix of the affordable housing are subject to the outcome of such discussions and may subsequently change.

The cheque to cover the planning application fee of £76,623.00 is attached to this letter, this has been agreed with Officers prior to submission. As requested, we enclose the following number of copies:

- 3 x hard copies of the Phoenix Place planning submission, including a drawing issue sheet;
- 1 x hard copy of the Calthorpe Street planning submission (for information); including a drawing issue sheet;
- 5 x soft copies on CD of both planning submissions;
- 1 x soft copy on CD of the Phoenix Place application documents in 5MB portions

We look forward to receiving confirmation that the planning application has been registered and validated. If you have any queries at this stage please feel free to contact either Hugh Sowerby or Oliver Sheppard.

Yours faithfully,

A handwritten signature in black ink, appearing to be the initials 'DP9' with a horizontal line extending to the right.

DP9

Encs. As noted