

Tesco Redevelopment Planning Application

Consultation – Monday 9 February
to Monday 9 March 2009

IMPORTANT CONSULTATION INFORMATION

Dear Owner/Occupier

2008/3039 – Full Planning Application
2008/3041 – Conservation Area Consent

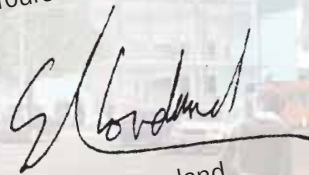
Hackney Council has received what is known as a Largescale Major Planning Application and Conservation Area Consent from Tesco at Morning Lane, E9. This is because Tesco want to redevelop the store in Hackney Central and make changes to the area.

This leaflet provides you with important information on the application including

- a description of the development and the development site
- an explanation of the proposed development
- what is a largescale major planning application and conservation area consent
- how you can find out more information
- how you can have your say
- what happens next

The Council wants you to get involved and have your say. Closing date for comments is Monday 9 March 2009.

Yours faithfully



Graham Loveland
Interim Head of Development Management
Regeneration and Planning Division

Tesco Redevelopment Planning Application

What is a Largescale Major Planning Application?

There are lots of different planning applications from extensions to houses to the building of a new sports centre. These are all put into different categories. Tesco have submitted what is known as a largescale major planning application.

Largescale major applications -

- provide 200 flats or houses,
- provide 10,000 square metres of floorspace,

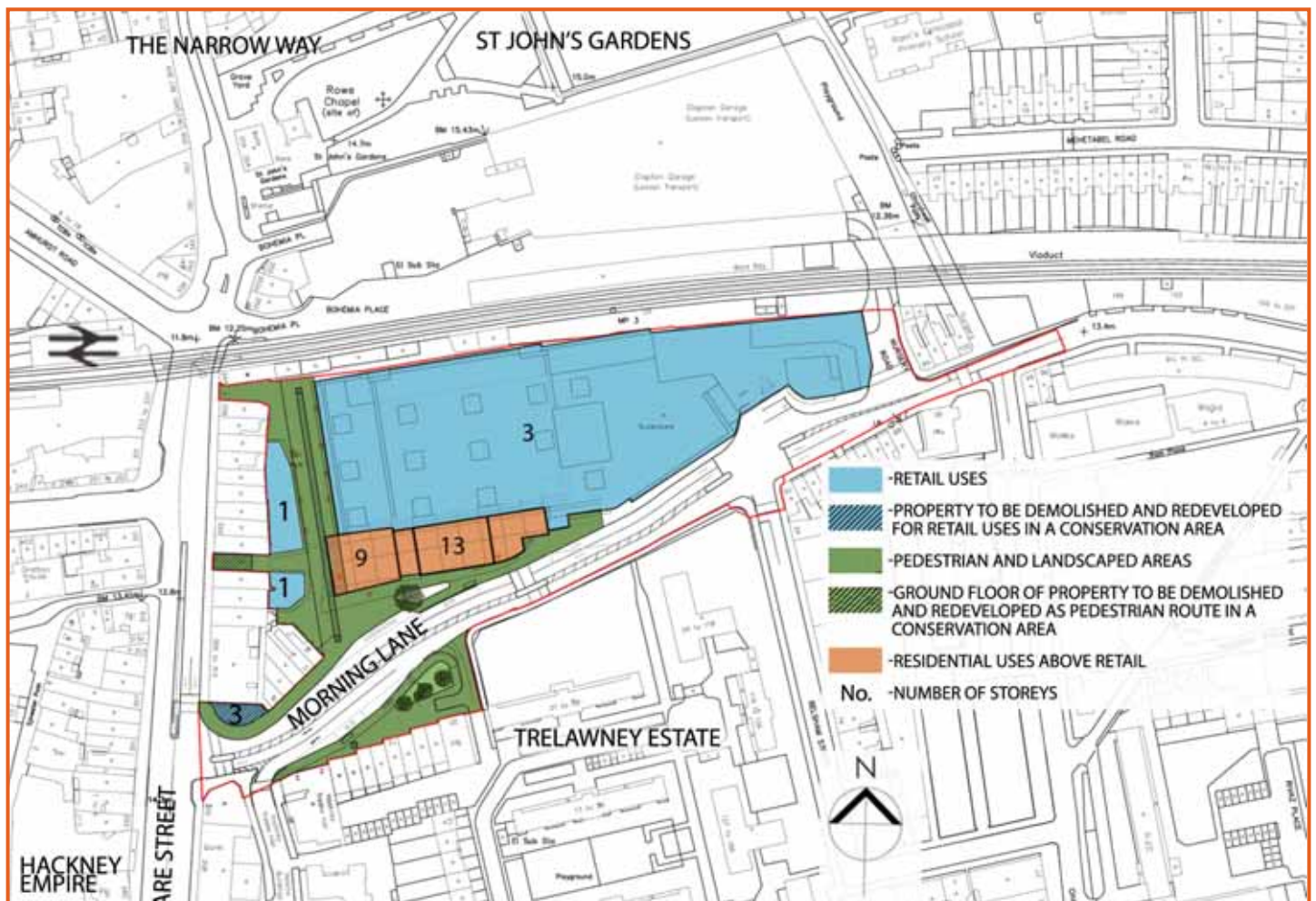
As part of the application, Tesco will also complete an Environmental Impact Assessment (EIA) setting out the positive and negative environmental effects of the proposed development.

The Council consults on all planning applications usually with those who live in the immediate area. This is a large

development that could affect lots of people and have a significant impact on Hackney Central. The Council wants to make sure everyone has the chance to have their say. It is only a proposal so it is important that if you have any comments you let us know as part of the consultation.

What is Conservation Area Consent?

Some of the land affected by the Tesco proposal is in the Town Hall Square Conservation Area. These areas of special architectural or historic interest and their character or appearance are protected by extra planning controls. This means another application is required for Conservation Area Consent as a building and the ground floor only of another building are proposed to be demolished. See Site Plan for details of which buildings are affected.





Address of Proposed Development

The development site is identified on the above plan and includes the following land in Hackney Central E9:

- 55 Morning Lane
- 302-304 Mare Street
- 320 Mare Street.

The Proposed Development

Full Planning Application

Application number 2008/3039

Planning permission for:

- Demolition of the ground floor retail store at:
 - 55 Morning Lane
 - 302-304 Mare Street (see Conservation Area Consent below)
 - Ground floor only at 320 Mare Street (see Conservation Area Consent below)
- Redevelopment of the site with a three, nine and thirteen storey building that would provide:
 - 11,125 sq metres of retail – the new Tesco store in a new three storey building
 - 965 sq metres - one three storey building and seven single storey units that could be used for:
 - retail (class A1)
 - restaurant (class A3)
 - drinking establishment (class A4)
 - 645 sq metres of offices (class B1 - offices) in a new three storey building
 - 134 new homes in a nine and thirteen storey building (above the Tesco store) that include:
 - 49 x 1-bed
 - 55 x 2-bed
 - 26 x 3-bed
 - 4 x 4-bed
 - 414 car parking spaces and access, landscaping and servicing arrangements
 - 252 cycle spaces including 60 cycle spaces on the walkway to Mare Street
 - new and improved pedestrian routes to and within the Tesco site
 - landscaping and pavement widening of Morning Lane including 302-304 Mare Street.

Conservation Area Consent

Application number 2008/3041

Conservation Area Consent for the demolition of 302-304 Mare Street and ground floor only of 320 Mare Street in association with the above application.

FOLD 2

No stamp
required

FREEPOST NAT 18925
Tesco Planning Application
Hackney Planning Service
263 Mare Street
London E8 3HT

FOLD 1

have **your** say

Name:

Postal Address:

Postcode:

Email:

Note: this information is necessary to ensure we are able to contact you with further information such as amendments to the Planning Application, Committee dates.

Protecting your privacy: only the comments you provide on the reverse of this form will be available on the hard copy planning file or website. This makes sure your personal information remains private.

How to find out more...

Visit the planning reception –

- For general enquiries and to view the application you can speak to the Duty Planning Officer between 8.30am and 5.30pm Monday to Friday at 263 Mare Street, London E8 3HT.
- For specific enquiries the Case Officer will be available:
 - 9.00am – 1.00pm – Friday 21 February 2009
 - 1.00pm – 5.00pm – Friday 28 February 2009

Visit our website –

www.hackney.gov.uk/planning-tesco to view the planning application and other documentation, including this consultation brochure and a printable Submission Form.

Come to the Drop-In event –

Talk to a Planning Officer about the application process or applicant representatives about the proposal on Tuesday 17 February 2009, 5.30pm – 8.00pm. Room 103, 1st Floor, Hackney Town Hall, Mare Street, E8 1EA.

Speak to your local councillor –

Talk to your local councillor or visit them at one of their surgeries:

Hackney Central ward

Cllr Alan Laing or Cllr Samantha Lloyd:

- Saturday 14 February 2009, 11.00am -12.00 noon at Wilton Community Hall, Greenwood Road, E8 – Cllr Samantha Lloyd.
- Saturday 28 February 2009, 11:00am - 12:00 noon at Mountford Community Hall, Cecilia Road, E8 – Cllr Alan Laing.
- Saturday 7 March 2009, 10.00am -11.00am at Pembury Senior Citizens Club, Hindrey Rd, Pembury Estate, E8 – Cllr Alan Laing.

Chatham ward

Cllr Luke Akehurst, Cllr Sally Mulready or Cllr Guy Nicholson:

- Friday 13 February 2009, 6.30pm – 7.30pm at Hackney Town Hall, Mare Street, E8 – Cllr Luke Akehurst.
- Friday 20 February 2009, 6.30-7.30pm at Jack Dunning Community Hall, Homerton Row, E9 – Cllr Guy Nicholson.
- Friday 27 February 2009, 7.00pm – 8.00pm at Hackney Town Hall, Mare Street, E8 – Cllr Sally Mulready.

What happens next?

The proposal will be assessed by a Planning Officer. They will take into account all formal responses received during the consultation from Monday 9 February to Monday 9 March 2009. All comments will be on the application file. This can be looked at by anyone.

An acknowledgment letter will be sent to everyone who commented. If we receive a petition the first person on the petition list will be sent the letter.

Following assessment of the application and the comments received, a report will be prepared for the Planning Sub-Committee. The report will either recommend approval, with conditions, or refusal of the planning application.

The Planning Sub-Committee will consider the recommendation and make the final decision on the application.

have your say

y Complete a form at – www.hackney.gov.uk> Do It Online> Online Forms> Application Comments Form > Planning and Environment.

y Email us at – planning@hackney.gov.uk writing Tesco Planning Application in the subject line.

y Write to us or complete the attached form –

- Post to: FREEPOST NAT 18925, Tesco Planning Application, 263 Mare Street, London E8 3HT
- Hand Deliver to: Tesco Planning Application, 263 Mare Street, London E8 3HT

The closing date for receipt of your comments is 4.30pm Monday 9 March 2009.

Please include your name, address and postcode. Then we can acknowledge receipt of your comments and contact you with further information such as amendments to the Planning Application and details of the Planning Sub-Committee date.