

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Port of London Authority Response (DC 216) Plan ref: 24/01196/FULL Sugar Quay Jetty
Date: 20 December 2024 14:36:37

THIS IS AN EXTERNAL EMAIL

FAO: Samuel James

Dear Samuel

Thank you for consulting the Port of London Authority (PLA) on the above-mentioned application, for the proposed works at part of Sugar Quay Jetty, Lower Thames Street. I have now had the opportunity to review the submitted documents and have the following comments to make. In principle the PLA has no objection to the proposed development, for the use of part of Sugar Quay Jetty in association with the restaurant and drinking establishment use located on the ground floor of the adjacent Sugar Quay, and the early engagement of the applicant with the PLA on the proposed works has been welcomed. As part of the application it is welcomed that the submitted Design and Access Statement in section 3.4 (Access Rights) states that the existing access/stairs between the jetty and the Tidal Thames (on the Southern elevation of the jetty) will be maintained, providing the opportunity for third party users to benefit from access to the river for river related uses.

This is linked with London Plan Policy SI 17 (Protecting and enhancing London's waterways) which states that development proposals into the waterways, including permanently moored vessels, should generally only be supported for water-related uses or to support enhancements of water-related uses, as well as the City of London's Core Strategic Policy CS9 (Thames and the Riverside) which states that the City will promote the functional uses of the River Thames and its environs for transport, navigation and recreation. Linked with this, the PLA consider that it would be appropriate for an associated planning condition to be included as part of any forthcoming planning permission on continuing to investigate the potential to utilise and promote the site for river related uses, including potential wording as follows:

"The potential to use the jetty for river related activities as part of the proposed development, or for another commercial use, shall be actively pursued, and a report demonstrating this work shall be prepared and submitted for approval in writing by Local Planning Authority, in consultation with the Port of London Authority. The report shall be submitted a maximum of one year after the commencement of the development and bi-annually thereafter demonstrating the steps which have been taken to achieve such river related use.

I hope these comments are of assistance.

Regards

Michael

Michael Atkins

Senior Planning Officer

Port of London Authority
[REDACTED]
[REDACTED]



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Samuel James
Corporation Of London
Planning & Transportation Department
PO Box 270
London
EC2P 2EJ

Our ref: NE/2024/137711/01
Your ref: 24/01196/FULL
Date: 23 December 2024

Dear Samuel

Sugar Quay Jetty, Sugar Quay Walk, London.

Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches.

Thank you for consulting us on the above application on 9 December 2012. As part of the consultation we have reviewed the following document:

- Document titled 'LANDMARK HOUSE, SUGAR QUAY, LONDON - FLOOD RISK ASSESSMENT' prepared by Odyssey Development Journeys (ref:24-028, dated April 2024).

Environment Agency position

We have **no objections** to the proposed development.

The applicant has confirmed that the finished floor levels of the jetty will be above the Present Day Extreme Water Level and Future 2065-2100 Design Water Level in paragraph 5.2.9 of the FRA.

We are also satisfied that:

- The developer has assessed the risk from a breach in the Thames tidal flood defences using the latest modelled tidal breach data.
- The proposal does not include any sleeping accommodation below the modelled tidal breach flood level.

The proposal does not have a safe means of access and/or egress in the event of flooding from all new buildings to an area wholly outside the floodplain.

Advice to LPA:

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings, and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Flood risk issues not within our direct remit

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
- Details and adequacy of an emergency plan
- Provision of and adequacy of a temporary refuge
- Details and adequacy of flood proofing and other building level resistance and resilience measures
- Details and calculations relating to the structural stability of buildings during a flood
- Whether insurance can be gained or not
- Provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. Planning practice guidance (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their

decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

Advice to applicant:

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families, and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>

To get help during a flood, visit <https://www.gov.uk/help-during-flood>

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Demetry Lyons
Sustainable Places Planning Advisor

[Redacted signature block]

Samuel James
Corporation Of London
Planning & Transportation Department
PO Box 270
London
EC2P 2EJ

Our ref: NE/2024/137711/02
Your ref: 24/01196/FULL
Date: 22 May 2025

Dear Samuel

Sugar Quay Jetty, Sugar Quay Walk, London.

Use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street, together with associated works including installation of furniture, and perimeter planters and benches.

Thank you for re-consulting us on the above application on 13 May 2025, following the submission of amended plans.

Environment Agency position:

The amendments do not affect our position. We therefore maintain a **no objections** response to the proposed development.

The applicant has confirmed that the finished floor levels of the jetty will be above the Present Day Extreme Water Level and Future 2065-2100 Design Water Level in paragraph 5.2.9 of the FRA.

We are also satisfied that:

- The developer has assessed the risk from a breach in the Thames tidal flood defences using the latest modelled tidal breach data.
- The proposal does not include any sleeping accommodation below the modelled tidal breach flood level.

The proposal does not have a safe means of access and/or egress in the event of flooding from all new buildings to an area wholly outside the floodplain.

Informative:

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)

- on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to LPA:

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings, and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

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Flood risk issues not within our direct remit

The following issues are not within our direct remit or expertise, but nevertheless are important considerations for managing flood risk for this development. Prior to deciding this application, we recommend that consideration is given to the issues below. Where necessary, the advice of relevant experts should be sought.

- Adequacy of rescue or evacuation arrangements
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In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 of the National Planning Policy Framework and the guiding principles of the PPG.

Advice to applicant

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email, or text message. Anyone can sign up.

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For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>

Final comments:

creating a better place
for people and wildlife



Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Yours sincerely,

Demitry Lyons
Sustainable Places Planning Advisor

Email: hnl sustainableplaces@environment-agency.gov.uk
Telephone: 020 7714 0578

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Port of London Authority response (DC 216) Plan ref: 24/01196/FULL Sugar Quay Jetty
Date: 02 June 2025 10:16:22
Attachments: [Port of London Authority Response \(DC 216\) Plan ref 2401196FULL Sugar Quay Jetty.msg](#)

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FAO: Samuel James

Dear Samuel

Thank you for consulting the Port of London Authority (PLA) on the above-mentioned application, for the use of part of Sugar Quay Jetty for seating and service in association with the restaurant and drinking establishment use (Sui Generis) located on the ground floor of the adjacent Sugar Quay, Lower Thames Street. I have now had the opportunity to review the submitted documents and can confirm the PLA have no further comments to make on the application, in addition to those made on the 20th December 2024, which remain valid and are attached above for information.

Regards

Michael

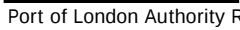
Michael Atkins
Senior Planning Officer

Port of London Authority

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I hope these comments are of assistance.

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Michael