

**Victoria Circle  
Planning Condition 47 – Energy Strategy**

60194454/dte  
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The following document outlines the supplementary information forming the submission to discharge Planning Condition 47 Energy Strategy under planning permission reference 08/08205/FULL. This is in line with the requirements of the condition as drafted, and the subsequent communications with WCC dated 18/02/13 and 27/02/13 (copies of which are attached). Refer to the Appendices for the relevant enclosed information.

The original Energy Strategy document dated 2008, was submitted as part of the consented scheme of October 2009. This demonstrated the performance for the proposed development for both situations with and without export of heating energy to PDHU. The Addendum document submitted as part of MMA1 and MMA2, updated the performance of the site for the export of heating energy to PDHU. Across all applications/permissions, the export of this heat is conditional upon delivery of the interconnection from PDHU into the development and appropriate contractual arrangements being entered into with the ESCO. It cannot be assumed with certainty that the PDHU interconnection will be made.

1. Introduction

The requirements of Condition 47 are as outlined below.

47	<p>You must apply to us for approval of details of the following: the renewable energy measures; the energy efficiency measures proposed through the Energy Strategy (except matters relating to the proposed basement energy centre, energy exportation, long term maintenance of the energy centre)</p> <p>You must not start any work on these parts of the development until we have approved what you have sent us in consultation with the Greater London Authority. You must then carry out the work prior to the occupation of the relevant part of the development hereby approved. Thereafter the renewable energy and energy efficiency measures must be retained and maintained.</p>
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The subsequent correspondence consisted of email queries from WCC of 18/02/13 and 27/02/13. A copy of the original query and the response thereto is contained within the information laid out below, and the originals are appended.