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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Ms Diane McVey
St Marys University College
268 Waldegrave Road
Twickenham
TW1 4SX

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/BRS/11/0653/FUL/FUL

Letter Printed: 27 February 2012

FOR DECISION DATED
27.02.2012

Applicant: Ms Diane McVey

Agent:

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **1 March 2011** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

for

Installation of 12 cycles stands and 1 bank of 2 shelters (Outside Y Block halls of residence).

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully



Robert Angus
Development Control Manager

APPLICANT NAME

Ms Diane McVey
 268 Waldegrave Road
 Twickenham
 TW1 4SX

AGENT NAME**SITE:**

St Marys University College, 268 Waldegrave Road, Twickenham, TW1 4SX.

PROPOSAL:

Installation of 12 cycles stands and 1 bank of 2 shelters (Outside Y Block halls of residence).

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT01 Development begun within 3 years
 U48265 Approved drawings
 U48268 Hand excavation only
 LT13 Protect major Roots - Root Treatment

U48266 Misc. details
 LT03 Protect Trees (Shown on Plan) (Fencing)

INFORMATIVES:

U59193 Composite Informative~~~~

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U48265 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable: 003412-1.11[A] received on 9 January 2012 and 'Cycle Parking Site Plan' (in part) and St Mary's College Cycle Parking Proposals (in part) received on 18 May 2011.

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

U48268 Hand excavation only

Any excavation/vegetation clearance within the RPA of any retained trees on site shall be carried out using non-mechanised hand tools only.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations.

LT13 Protect major Roots - Root Treatment

(A) All excavations in preparation of foundations, drainage and all works above ground level within the Root Protection Area of (relevant officer to insert tree numbers) tree(s) shall be carried out in a manner to ensure that all major roots uncovered in excess of 25mm shall be retained, bridged around and treated in accordance with BS3998 (1989) Recommendations for Tree Work'.

(B) Roots with a diameter less than 25mm must be severed back to a suitable root junction with a sharp saw/loppers to ensure a clean cut

(C) Any tree root exposed which is in excess of 5cm in diameter shall be reported to the Council's Tree Preservation Officer within 48 hours of exposure in order that advice may be obtained with regard to adequate treatment.

(D) Any exposed roots must be securely wrapped in hessian sacking and kept moist with clean water.

(E) The imported topsoil for backfilling must be of good quality and free of contaminants and foreign bodies, it must be well graded and friable to promote good growing conditions and perform as a suitable rooting medium. The topsoil to be used must satisfy the requirements of multipurpose topsoil as is described within BS3882:2007.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

U48266 Misc. details

The cycle shelter hereby approved shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the external finishes thereof.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

LT03 Protect Trees (Shown on Plan) (Fencing)

(A) No equipment, machinery or materials are to be brought on the site for the purpose of the development until all the trees to be retained have been protected by fences or other suitable means of enclosure to the distance of the outermost limit of the branch spread or as per recommendations given in Figure 2 - Protective Barrier, of the current British Standard 5837: 2005 Trees in Relation to Construction - Recommendations" whichever is the further from the tree and with regard to this proposal the protective fencing shall be at least 2.4m high, comprising a scaffolding framework, as in 8.2.2. of BS5837 (2005), supporting a minimum of 20mm exterior grade ply or other approved robust man-made boards as shown in BS5837 (2005), Figure 5, within which no activities associated with building operations shall take place, such areas also being free of the storage of materials or temporary structures.

(B) No fire shall be lit within 10m from the outside of the crown spread of the trees to be retained.

(C) The ground levels within the protected areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

(D) All means of protection shall be in situ for the duration of the development and distances of such protection should be specified by a person suitably experienced in arboriculture.

(E) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures to be attached to or supported by a retained tree.

(F) No mixing of cement or use of other materials or substances to take place within a Root Protection Area ('RPA'), or close enough to a RPA that seepage or displacement of those materials or substances could enter a RPA

(G) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction.

DETAILED INFORMATIVES

U59193 Composite Informative~~~~

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Given the design and siting of this shelter, it is considered to preserve the integrity and setting of the adjacent conservation area, the visual amenity of the locality and longevity of the adjacent trees.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

Core Strategy Policies: CP7

Development Management Plan Policies: DMTP7, DM DC1, DM DC4, DM DC5 and DM HD1

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 11/0653/FUL