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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Ms Mary-Jane O'Neill
Maddox and Associates Ltd
70-74 Cowcross Street
London
EC1M 6EJ

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref: Twickenham Station -
May 2011

Our ref:
DC/BRS/11/1443/FUL/FUL

Letter Printed: 30 March 2012

FOR DECISION DATED
30.03.2012

Dear Sir/Madam

Applicant:

Agent: Ms Mary-Jane O'Neill

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 **6 May 2011** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Twickenham Railway Station, London Road, Twickenham, TW1 1BD.

for

Demolition of existing station building and access gantries to the platforms and a phased redevelopment to provide;

1. Removal of existing footbridge structures, adjustment of existing platform canopies and rebuilding of a section of the London Road wall. Erection of a podium over the railway lines, to incorporate green wall and decorative screening panels, and a new bridge structure providing access from the existing station building to the station platforms. Relocation of out of hours access bridge. (Phase 1)

2. A new station concourse with stair and lifts to platform level; three buildings ranging in height between 7 storeys and 2 storeys (where measured from London Road Bridge) comprising 115 residential units, 734 sq.m of flexible Use Class A1 (shops), A2 (Financial and Professional Services) and A3 (restaurant and cafe) floorspace, plant space, a combined heat and power plant, and green roofs; sustainable transport facilities to include a taxi rank, kiss and ride and car club spaces, 27 commuter car parking spaces (including disabled spaces), 7 residents disabled spaces, delivery and servicing spaces, electric car charging points, 250 covered cycle spaces for commuters and 208 covered cycle spaces for residents; provision of a new station plaza, river walkway including children's playspace, soft and hard landscaping; and off site highway works to include the relocation of the existing bus stop (Phase 2).

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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

APPLICANT NAME

C/o Agent

AGENT NAMEMs Mary-Jane O'Neill
70-74 Cowcross Street
London
EC1M 6EJ**SITE:**

Twickenham Railway Station, London Road, Twickenham, TW1 1BD.

PROPOSAL:

Demolition of existing station building and access gantries to the platforms and a phased redevelopment to provide;

1. Removal of existing footbridge structures, adjustment of existing platform canopies and rebuilding of a section of the London Road wall. Erection of a podium over the railway lines, to incorporate green wall and decorative screening panels, and a new bridge structure providing access from the existing station building to the station platforms. Relocation of out of hours access bridge. (Phase 1)
2. A new station concourse with stair and lifts to platform level; three buildings ranging in height between 7 storeys and 2 storeys (where measured from London Road Bridge) comprising 115 residential units, 734 sq.m of flexible Use Class A1 (shops), A2 (Financial and Professional Services) and A3 (restaurant and cafe) floorspace, plant space, a combined heat and power plant, and green roofs; sustainable transport facilities to include a taxi rank, kiss and ride and car club spaces, 27 commuter car parking spaces (including disabled spaces), 7 residents disabled spaces, delivery and servicing spaces, electric car charging points, 250 covered cycle spaces for commuters and 208 covered cycle spaces for residents; provision of a new station plaza, river walkway including children's playspace, soft and hard landscaping; and off site highway works to include the relocation of the existing bus stop (Phase 2).

SUMMARY OF CONDITIONS AND INFORMATIVES**CONDITIONS:**

AT01 Development begun within 3 years	U46941NS39 - Japanese Knotweed
U46857NS01 - Approved Drawings - (phasing)	U46943NS40 - Protect River Crane
U46858NS02 - Fixed louvres	U46944NS41 - Riverside Landscape Corridor Plan
U46859NS03 - Permeable Hardsurfacing	U46945NS42 - Bat Survey
U46860NS04 - Sustainable/Renewable Technology	U46946NS43 - No Amalgamation of Retail Units
U46861NS05 - CHP	U46947NS44 - A3 Unit Only
U46862NS06 - Green Lease	U46948NS45 - No Take-Away/Delivery Service
U46863NS07 - Noise Protection Res. Dev.	U46949NS46 - Secure By Design
U46865NS08 - Protect from Railway Noise	U46950NS47 - Details of Temporary Bridge
U46866NS09 - Protect from Commercial Noise	U46952NS48 - Details of Disabled Access
U46869NS10 - Mechanical Services Noise and Vib	U46953NS50 - Construction Logistics Plan
U46870NS11 - Protect from A3 Odour: Extraction	U46955NS51 - No Work - RFU Event Days
U46871NS12 - CHP Emission Levels	U46956NS52 - Existing Cycle Facilities
U46873NS13 - Air Inlets Details	U46957NS53 - Diagonal Gantry Making Good
U46874NS14 - Plaza	U46958NS54 - Platform Widths
U46875NS15 - Solar Glare	U46967NS55 - Marys Terrace Wall
U46876NS16 - Details of Disabled Facilities	U46961NS56 - Wheelchair Housing
U46877NS17 - Podium Joint Detail	U46968NS57 - Disabled Parking - Residents
U46880NS20 - Delivery and Servicing Plan	U46972NS58 - Restricted Roof Terrace Areas
U46881NS21 - Cycling Lockers and Showers	U46973NS59 - Lifetime Homes (Block A and B)
U46883NS22 - Buses TFL	U46974NS60 - Lifetime Homes (Block C)
U46884NS23 - Service Management Plan	U46975NS61 - Soil Compaction
U46885NS24 - Car Park Management Plan	U46977NS62 - Levels of Thresholds
U46886NS25 - Taxi Parking Management	U46978NS63 - Restrict Hrs/Notice-All week
U46887NS26 - Emergency Procedure Plan	U46979NS64 - Staff Leaving Premises
U46888NS27 - Traffic and Pedestrian Mng'ment	U46980NS 65 - SH04 - Details of Shopfront
U46889NS28 - Site Waste Management Plan	U46981NS66 (SH05A) Door design-Disabled Access
U46890NS29 - Pavement Width	U46982NS67 - Carbon Dioxide Emissions
U46891NS30 - Integrity of Flood Defence	U46983NS68 - Fencing
U46933NS31 - Riverbank Steps	U46984NS69 - Play Space Details
U46934NS32 - Surface Water Drainage	U46985NS70 - Miscellaneous Details
U46935NS33 - Sustainable Urban Drainage System	U46986NS71 - Disabled Access
U46936NS34 - Archaeology	U46987NS72 - External Illumination
U46938NS36 - River Crane Protection	U46988NS73 - BREEAM Ratings Non-Housing Dev
U46939NS37 - Biodiversity Enhancements	U46989NS74 - Code for Sustainable Homes - New
U46940NS38 - Lighting Strategy	U46990NS75 -Tree Protection Plan/Arboriculture

U46991 NS76 - Tree Planting Scheme
 U46992 NS77 - Hard and Soft Landscaping Require
 U46993 NS78 - Parking/unloading/loading/turning
 U46994 NS79 - Cycle parking
 U46995 NS80 - Details required New junction
 U46997 NS81 - No gates
 U46998 NS82 - Underpass alterations
 U46999 NS83 - Event day access
 U47000 NS84 - Electric charging bays
 U47001 NS85 - Wind mitigation
 U47002 NS86 - Vibration dampening details
 U47003 NS87 - Window details
 U49038 NS88 - Ventilation Details
 U49039 NS89 - Telecommunications
 ST02A Highway sight lines be provided ~
 ST03 Highway sight lines - Pedestrian
 U46976 Hand Excavation Only

U46996 Station WC
 BD12 Details - Materials to be approved
 BD10 Sample panels of brickwork
 U46856 Strict accord plans-Height/site ~~
 DS03 Parking - People with disabilities
 DV15 Window obscure glazed-No openable~~
 DV17A Dustbin enclosure required
 DV27A Recycling - Details required
 DV30 Refuse storage
 DV42 Details of foundations - piling etc
 LT03 Protect Trees (Shown on Plan) (Fencing)
 LT15 Site Supervision
 PK03A Load/ unload/turn facilities
 RD10A Gradients of Ramps
 U49315 DV29E Potentially Contaminated Sites

INFORMATIVES:

U58328 NI01 Joint Detail London Road Bridge
 U58329 NI02 - A3 Unit
 U58330 NI03 - Surface Water Drainage
 U58331 NI04 Petrol/Oil Interceptors
 U58332 NI05 Fat Trap to Restaurants/Take Away
 U58351 NI06 (Acoustic Report IEMA Guidance)
 U58334 NI07 - Archaeology
 U58335 NI08 - Solar Glare
 U58336 NI09 - Ambulance/Fire Brigade
 U58337 NI10 Construction traffic
 U58338 NI11 Bats
 U58339 NI12 Ground contamination
 U58340 NI13 CMS
 U58341 NI14
 U58342 NI15 CMS - Dust Strategy
 U58343 NI16 CMS Noise and Vibration Advice
 U58344 NI17 -Baseline Noise Assessment
 U58346 NI18 - Piling
 U58347 NI19 - Vibration Monitoring

U58348 NI20 - Noise Predictions-
 U58350 NI21 - Noise Monitoring
 U58352 NI22 - (Construction Logistics Plan TfL
 U58353 NI23 RFU attendance no.
 U58354 NI24 - Platform PA System Noise
 U58333 NI06 Buffer Zone - River Crane
 U58316 Composite Informative~~~~~
 U58317 Relevant policies/proposals FUL~
 IL10A Building regulations required
 IL13 Section 106 agreement
 IX01 Car parking - drainage
 IX03 Soil and surface water drainage
 IX04 Surface flooding
 IH02A Refuse storage and collection
 IM07 Soil contamination
 IM11 Use of hardwoods
 U58320 Summary Reasons for Granting PP~
 IH08A Travel Plan
 IE06 Details of piling-EHO consultation

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.

U46857NS01 - Approved Drawings - (phasing)

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. The development shall be constructed in 2 phases as identified in principle in the description of development; the first phase shall relate solely to that part of the site hatched brown on the plan attached to this decision notice and to those demolition and construction works as shown on drawings nos:

4674/Z5(10)E01 Rev. B, 4674/T5(10)S01 Rev. B, 4674/T5(10)P00 Rev. B received on 5 August 2010, 4674/T5 (20) P00 P1 Rev. A, 4674/T5 (10) LP00 Rev. E received 13 December 2010, T5(20)P00 Revision K received on 22 June 2011, 4674/T5(20)E01 Revision J, 4674/T5(20)D01 Revision E, 4674/T5 (20) E02 Revision F and 4674/T5(20) S01 Revision E received on 17 June 2011. SRG-Twickenham -Tracks.1 Rev A received on 20 September 2010.

Phase 2 relates to the following drawing numbers:

4674/T(10)S01 revision A, 4674/T(10)LP00 revision B, 4674/T(10) P00 revision A and 4674/T(10) E01 revision A, 4674/T(20)E01 revision C, 4674/T(20)E05 revision C, 4674/T(20) P roof revision A, 4674/T(20)S04 revision C, 4674/T(20) P-1M revision B, 4674/T(20) P01 revision C, 4674/T(20) 4674/P02 revision C, 4674/T(20) P03 revision C, 4674/T(20) P04 revision C, 4674/T(20) P0M revision D, 4674/T(20) P06 revision C, 4674/T(20) P07 revision C, received on 9 May 2011.

4674/T_A(70)P00a revision A, 4674/T_A(70) P00b revision A and 4674/T_B(70)P00a revision A received on 8 June 2011.

4674/T(20)E02 revision D, 4674/T(20)E03 revision D, 4674/T(20)E04 revision E, 4674/T(20)E06 revision D, 4674/T(20)S01 revision D, 4674/T(20)S02 revision D, 4674/T(20)S03 revision C, 4674/T(20) P00 revision D, 4674/T(20)CP01 revision A, 4674/T(20)BP01 revision A, 4674/T(20)AP01 revision A received on 17 June 2011.

W103556Y06D received on 5 August 2011.

4674/T(20) P05 revision D received on 14 September 2011, 4674/T(SK)E04 revision A, 4674/T(SK) P05 revision A received on 21 September 2011, 4674/T(20)P-100 revision A received on 26 September 2011

4674/T(20)P102 revision B received on 17 October 2011 and T(20)P-1 revision E received on 27 October 2011.

SRG-TWICKENHAM-TRACK.1 C, SRG-TWICKENHAM-TRACKS.2 received on 26 September 2011.

SRG.TWICKENHAM-QUEUING.3 C and SRG.TWICKENHAM-QUEUING.4 A received on 26 September 2011.

SOLUM.TWICKENHAM-QUEUING.1 D received on 3 November 2011.

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

U46858NS02 - Fixed louvres

The fixed louvres shown on 4674/T(20)P01 Revision C, 4674/T(20)P02 Revision C, 4674/T(20)P03 Revision C, 4674/T(20)P04 Revision C, 4674/T(20)P05 Revision D, 4674/T(20)P06 Revision C to Block A and B shall be installed prior to occupation and thereafter retained.

REASON To ensure that the privacy of units within the development and the rooms to the adjacent hotel are protected.

U46859NS03 - Permeable Hardsurfacing

That all new hardsurfacing, with the exception of the access road and car parking areas shall be porous and constructed and laid out in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable construction and to avoid excessive surface water runoff.

U46860NS04 - Sustainable/Renewable Technology

The combined heat and power system and solar photovoltaic panels shall be constructed in accordance with

details to be submitted to and approved in writing by the local planning authority. The details shall include the design, technical specification and external finishes thereof.

REASON: In the interests of promoting sustainable forms of developments

U46861 NS05 - CHP

The details to be submitted and approved in writing to the local planning authority shall demonstrate that the combined heat and power system and the associated buffer vessels/thermal store have been sized sufficiently to meet at least 67% of the site-wide heating demands. The combined heat and power system shall at no time operate for less than 24 hours a day except for periods of maintenance.

REASON: In the interests of promoting sustainable forms of developments

U46862 NS06 - Green Lease

None of the commercial units hereby approved shall be fitted out and occupied other than in accordance with a Green Lease Agreement and/or Green Building Guide as required by the BREEAM Retail 2008 Pre-Assessment prepared by CHBS dated 28/04/2011 and which shall have been submitted to the Local Planning Authority and BREEAM for prior approval.

REASON: In the interests of promoting sustainable forms of developments

U46863 NS07 - Noise Protection Res. Dev.

Prior to the commencement of work on site, a scheme, including glazing schedule, providing for the insulation & associated ventilation of the proposed development against the transmission of externally generated road, rail and aircraft noise shall be submitted to and approved by the Council. The scheme shall demonstrate compliance with the "good" criteria detailed in 7.6.1 of BS8233: 1999. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied" BS8233:1999: Guidance on suitable internal noise levels can be found in BS8233:1999: Sound insulation and noise reduction for buildings. Section 7.6.1 of BS8233: 1999 suggests indoor ambient noise criterion for reasonable resting and sleeping conditions in bedrooms and living rooms. In respect of residential dwellings the following criterion is presented:

Table1: BS8233 Internal Target Noise Criteria

Reasonable resting/sleeping conditions - bedrooms: 30(good) to 35 (reasonable) LAEQdB
living rooms: 30(good) to 40 (reasonable) LAEQdB
utility rooms, kitchens and bathrooms: 45 (reasonable) LAEQdB

BS8233 also recommends that "for a reasonable standard in bedrooms at night, individual noise events (measured with F time-weighting should not normally exceed 45dB LAmax"

Any acoustic ventilators proposed, which can be passive ventilators, shall meet the minimum background ventilation requirements of the Building Regulations 2000 Approved Document F "Ventilation".

Reason: To ensure that proposed residential accommodation is suitably protected from railway associated noise

U46865 NS08 - Protect from Railway Noise

No occupation of the development on phase 2 shall take place until a scheme for the acoustic insulation of the windows on the rear elevations of Blocks B and C facing the railway, and acoustic insulation of any internal refuse and recycling store, have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the dwelling units are occupied

and shall be permanently retained thereafter.

Reason: To ensure the residential accommodation is suitably protected from railway noise and are of a suitable standard to meet modern day living requirements.

U46866 NS09 - Protect from Commercial Noise

Prior to the commencement of development of phase 2, a scheme for the sound insulation of the floor/ceiling/walls to the proposed development to reduce the transmission of noise from commercial A1, A2

and A3 units to residential units within the proposed development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be fully implemented in accordance with the approved details before the use, hereby permitted, commences and demonstrate compliance with the design criteria below. The works and scheme shall thereafter be retained in accordance with the approved details. No alteration to the structure, roof, doors, windows or external facades shall be undertaken without the grant of further specific consent of the local planning authority.

Design Criteria

Mixed Use Commercial (A1, A2 and A3) / Residential Units - performance standards for separating walls, separating floors, and stairs that have a separating function.

In order to show that the above sound insulation requirements have been satisfied post- completion testing should be undertaken in accordance with the guidance set out in Approved Document E: Resistance to the passage of sound, Building Regulations 2000 or the provision of Robust Drawings which meet the robust details guidance www.robustdetails.com

Reason: To ensure that existing and proposed residential accommodation is suitably protected from noise transmission linked with the commercial premises hereby approved.

U46869NS10 - Mechanical Services Noise and Vib

Before any mechanical services plant including, air handling, combined heat & power system and the kitchen extraction system etc, to which the application refers are used at the development, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise criteria can be complied with and shall thereafter be retained as approved. The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including, air handling, combined heat & power system, and the kitchen extraction system etc, to which the application refers, shall be lower than the existing background noise level by 5dB(A) or 10dB(A) below if there is a particular tonal or discrete component to the noise, at all times that the mechanical systems etc operate. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment/measurement may be used to allow ease of access, this must be

shown on a map and noise propagation calculations detailed to show how the design criteria is achieved. In addition the noise from the kitchen extraction system must achieve the "good standard" for internal noise levels detailed in Section 7.6.1 of BS8233: 1999 which suggests indoor ambient noise criterion for reasonable resting and sleeping conditions in bedrooms and living rooms. The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

Reason: To ensure that existing and proposed residential accommodation is suitably protected from noise and vibration linked to the operation of plant at the development.

U46870NS11 - Protect from A3 Odour: Extraction

Prior to the commencement of development of phase 2, details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the A3 premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturers' instructions. The scheme must demonstrate compliance with the Guidance produced by DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004. see attached summary for further details. The document can be downloaded from the DEFRA website, <http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf>

Reason: To ensure that existing and proposed residential accommodation is suitably protected from fumes and odours linked with the commercial premises.

U46871NS12 - CHP Emission Levels

Prior to the commencement of development of phase 2, details of the siting and design of the extract flues to the CHP installation shall be submitted to and approved in writing by the Local Planning Authority, the termination point of the flues shall not be lower than 1m above the roof surface and be so arranged as to avoid emissions giving rise to excessive nitrogen dioxide levels at the adjacent residential receptor premises

within the site (B.04-41, B.05-47, A.05-37) and off the site (2a and 4 Cole Park Road). The standard to be achieved is the Government annual average limit of 40ug/m³.

Reason: To safeguard the health and amenity of occupiers of proposed and existing residential properties in the locality and the appearance of the development in general.

U46873NS13 - Air Inlets Details

Prior to the commencement of development of phase 2, details of air inlets shall be submitted to and be approved in writing by the Local Planning Authority; these details shall be suitably located to avoid intake of the CHP emissions. Evidence must be presented to demonstrate how the residential and air intake receptors will be protected from emissions above the limits.

Reason: To safeguard the health and amenity of occupiers of proposed and existing residential properties in the locality

U46874NS14 - Plaza

Prior to the occupation of Block B, the Public Sculpture and Legible London Sign in the forecourt of the existing station shall be repositioned within the Public Plaza hereby approved in accordance with details to be approved and submitted in writing with the Local Planning Authority.

REASON: In the interests of the visual amenities of the wider locality.

U46875NS15 - Solar Glare

Prior to the commencement of development of phase 2, a disability glare study shall be submitted to and approved in writing by the Local Planning Authority identifying areas of glazing to be fitted with solar absorbent glass and other mitigation measures; details/samples of such glass and other facing materials, including the metal louvres, shall be submitted to the Local Planning Authority pursuant to condition BD12 attached to this decision notice and include details of their specular reflectances and thereafter implemented in accordance with the approved details.

Reason: To safeguard train and car drivers from solar dazzle and other solar effects from the approved development in the interests of highway and rail safety.

U46876NS16 - Details of Disabled Facilities

The external disabled lift 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 design and external finishes thereof. The agreed lift shall be implemented before the development hereby permitted is brought into use

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U46877NS17 - Podium Joint Detail

Details of the joint detail between the podium and London Road Bridge shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of phase 1 and the construction works thereafter implemented in accordance with these details.

Reason: To ensure step-free access between the plaza and the public footway to the London Road bridge and thereby the provision of a satisfactory and convenient form of development for people with disabilities.

U46880NS20 - Delivery and Servicing Plan

Prior to the occupation/use of the development hereby approved, a delivery, site waste management and servicing strategy for the site on event days and non-event days shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally to include Site Waste Management.

U46881NS21 - Cycling Lockers and Showers

Access to showers, lockers and changing room facilities shall at all times be possible for railway/train station staff, retail staff and restaurant staff unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with the Council's policy to encourage the use of alternative forms of transport to the car

wherever possible.

U46883NS22 - Buses TFL

Prior to the occupation of the development of phase 2 (excluding the station and Block C), details of the relocation of the bus stop and shelter shall be submitted to and approved in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be fully implemented in accordance with the approved details prior to the occupation of not more than 50% of the residential units.

Reason: To safeguard a convenient interchange between the bus and rail transportation systems.

U46884NS23 - Service Management Plan

A Service management plan for the development on event days and non-event days shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development at site. The scheme approved by the local planning authority shall be implemented at all times during the construction period in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

U46885NS24 - Car Park Management Plan

A car park management plan on event days and non-event days shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development at site. The scheme approved by the local planning authority shall be implemented at all times during the construction period in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U46886NS25 - Taxi Parking Management

A taxi parking management plan on event days and non-event days shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development at site. The scheme approved by the local planning authority shall be implemented at all times during the in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U46887NS26 - Emergency Procedure Plan

An emergency procedure plan for the development on event days and non-event days shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development at site. The scheme approved by the local planning authority shall be implemented at all times during the construction period in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U46888NS27 - Traffic and Pedestrian Mng'ment

A traffic and pedestrian management plan, including passenger queuing measures and secure access/egress arrangements for future residential occupants, for the development on event days and non-event days shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development at site. The scheme approved by the local planning authority shall be implemented at all times during the construction period in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U46889NS28 - Site Waste Management Plan

A site waste management plan for the development on event days and non-event days shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development at site. The scheme approved by the local planning authority shall be implemented at all times during the

construction period in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority).

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U46890NS29 - Pavement Width

A minimum pavement width of 2m (excluding tree planters and bus shelter) shall be provided to London Road.

REASON: To ensure a safe and convenient form of development and to safeguard pedestrian safety.

U46891NS30 - Integrity of Flood Defence

Prior to the commencement of the relevant phase of development, detailed drawings and structural calculations shall be submitted to and agreed in writing by the Local Planning Authority to demonstrate that the new development will not place any additional or horizontal or vertical load upon the river wall, either temporarily or permanently. Drawings submitted shall show the position of any new piles, deposition, concrete slabs in relation to the flood defences and their effects.

REASON: To maintain the integrity and stability of the flood defences.

U46933NS31 - Riverbank Steps

As part of development hereby approved, new access steps to the river bank shall be provided in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

REASON: To allow access for maintenance.

U46934NS32 - Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure protection of controlled waters.

U46935NS33 - Sustainable Urban Drainage System

The development hereby permitted shall not commence until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

U46936NS34 - Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The scheme should make provision for:

- a) Evaluation to assess the presence and significance of archaeology
- b) Excavation to record any significant archaeological features, that cannot be conserved
- c) Historic building recording prior to demolition/alteration as shown necessary by a site appraisal
- d) The assessment of the results, and proposals for their publication
- e) The publication of the results
- f) The deposition of the site archive

The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority in accordance with English Heritage standards & guidelines

REASON: To safeguard archaeological interests at the site and its surroundings

U46938NS36 - River Crane Protection

No construction equipment (including cranes and hoists), construction cabins or materials shall be stored within 4m of the southern bank of the River Crane. No works of construction or demolition shall commence on site until acoustic screens have been installed in accordance with details to be submitted and approved by the Local Planning Authority.

REASON: To safeguard the nature conservation value of the adjacent River Crane and the residential

amenities of neighbouring properties.

U46939NS37 - Biodiversity Enhancements

That as part of development hereby approved bat and bird boxes, loggeries and other ecological enhancements shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority; such details to show the number, type and location of the boxes. These boxes shall be installed prior to the occupation of the flats hereby approved.

REASON: To preserve and enhance nature conservation interests in the area.

U46940NS38 - Lighting Strategy

Prior to the commencement of development of phase 2, details of the lighting of footpaths, play areas, parking areas and internal access roads including light spillage diagrams shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details.

Reason: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

U46941NS39 - Japanese Knotweed

Prior to the commencement of development, a proposed method statement for the removal of the Japanese Knotweed on site, including a time line for its eradication, shall be submitted to and agreed in writing with the Local Planning Authority; the approved scheme shall be implemented as part of the development hereby approved.

REASON: To safeguard and enhance the nature conservation value of the site and the adjacent River Crane.

U46943NS40 - Protect River Crane

No equipment, machinery or materials are to be brought on the site for the purpose of the development until the southern bank to the River Crane has been protected by Heras fencing or other suitable means of enclosure in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the nature conservation value of the site and the adjacent River Crane.

U46944NS41 - Riverside Landscape Corridor Plan

Prior to the commencement of development of phase 2, other than foundations and ground works full landscaping details of the riverside corridor shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed finished levels or contours; fencing, footway materials (gravel based finish); minor artifacts and structures (e.g. benches, refuse bins, signage, lighting that ensures a dark corridor along the river and its banks to preserve the bat migration route etc.), sycamore trees to be removed, trees to be planted, access gate for maintenance of river bank/litter collection etc and position of habitats creation as specified below:

- Song thrush
- Herpetofauna for stag beetles, invertebrates and small mammals.
- Stag beetle habitat including loggeries
- Deadwood (where safe) to be left on site

REASON: To safeguard and enhance the nature conservation value of the site and the adjacent River Crane.

U46945NS42 - Bat Survey

In the event that construction works do not take place on site until after 1st June 2013, a new bat survey shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any future building works.

REASON: To ensure that the bat activity status is current.

U46946NS43 - No Amalgamation of Retail Units

No alterations shall be made to the retail units/building(s) hereby approved nor shall they be occupied in any way which would result in a reduction in the number of retail units within the development.

REASON: To retain an active frontage within the development that comprises units of variety of sizes and types.

U46947NS44 - A3 Unit Only

The premises shown as 'unit A3 C' on approved drawing no. 4674/ T(20) P00 revision D and 'Retail C' on 4674/T_A(70)P00b revision A shall be used only for purposes falling within Use Class A3 as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order. REASON: To safeguard the amenities of nearby occupiers and the area generally and to secure an active frontage top the plaza.

U46948NS45 - No Take-Away/Delivery Service

No take-away delivery service shall be provided at a unit used for A3 Use class purposes.
REASON: To safeguard the amenities of nearby occupiers and to prevent uses prejudicial to highway safety

U46949NS46 - Secure By Design

Prior to occupation of phase 2 of the development, details of the security measures to form part of this development shall be submitted to and approved in writing by the Local Planning Authority. These measures are to accord with by the principles of Secure By Design and will, in particular, incorporate internal lighting and surveillance measures within the basement car park and commuter cycle store and video access control systems at the entrances to each residential block from the plaza and other public areas including the basement car park.

REASON: To ensure that a safe and convenient form of development.

U46950NS47 - Details of Temporary Bridge

The external surfaces of the bridges and stairways hereby approved shall not be constructed other than in materials details/samples which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development for a) a temporary bridge structure and b) a permanent bridge structure in the event that phase 2 is not completed. REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U46952NS48 - Details of Disabled Access

Prior to the commencement of development, a scheme indicating the provision to be made for disabled people to gain access to and from the temporary ticket office and existing platforms during construction shall have been submitted to and approved in writing by the Local Planning Authority; such scheme to include details for both the temporary bridge structure and the permanent bridge structure. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities

U46953NS50 - Construction Logistics Plan

Prior to the commencement of development, a construction logistics plan in line with London Freight Plan 2008 shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include phased drawings showing construction routes for plant and vehicles, traffic management layout and signage, analysis of access points to accommodate the swept paths of construction vehicles and utilise selected operators that are committed to best practice and are a member of Transport for London's Freight Operator Recognition Scheme (FORS).

REASON: To ensure that the scheme accords with TfL guidance 'Building a better future for freight: Construction Logistics Plans' and policy 6.14 Freight of the London Plan (2011) by improving the safety and reliability of deliveries to the site, reducing road congestion for buses and general traffic and minimising the environmental impact during construction.

U46955NS51 - No Work - RFU Event Days

No construction work shall take place on any event day held at Twickenham Stadium.

REASON To minimise disruption to commuters, to ensure public safety is not prejudiced and to allow the provision of adequate holding/queuing areas for crowds within the station site.

U46956NS52 - Existing Cycle Facilities

Any cycle parking spaces on the site removed during construction shall be safely stored during the

construction period and replaced on site, or such other location as agreed by the Local Planning Authority, upon the completion of development hereby approved.

REASON: To ensure adequate cycling facilities are retained at the station

U46957NS53 - Diagonal Gantry Making Good

Prior to the demolition of the out of hours diagonal gantry access route, details of the temporary access/egress bridge shown on drawing no. 4674/T5(20)E01 revision J, 4674/T5(20)E02 revision F and 4674/T5(20) P00 revision K shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such details and made available when the ticket office is closed.

REASON: To secure an alternative and safe means of access/egress to the station following the removal of the diagonal gantry.

U46958NS54 - Platform Widths

Notwithstanding the approved drawings, a 2.5m wide section of platform should be retained at all times between the edges of the existing platforms and the approved stair structure linking the platforms to the bridge. REASON: To secure safe access and egress to and from trains to the platforms and beyond.

U46967NS55 - Marys Terrace Wall

Prior to commencement of development; a section of the wall separating the highway to Mary's Terrace shall be removed and a temporary road surface constructed in accordance with the approved plan SRG Twickenham Tracks.1 Rev A.

REASON: To safeguard satisfactory emergency vehicle access to neighbouring residential properties and the development site during the construction period.

U46961NS56 - Wheelchair Housing

That 10% of the units hereby approved and the associated parking must be specifically designed for, or be capable of easy adaptation to, the Council's standards for "Wheelchair Housing" as set out in the Development Management Plan: DPD 2010 and on availability such units shall be marketed with appropriate agencies including the Accessible Property Register.

REASON: To ensure that the proposed housing contributes to the needs of people with disabilities.

U46968NS57 - Disabled Parking - Residents

Provision of 10 parking spaces for people with disabilities shall be made in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show size, position, surface treatment and method of delineation and signing of such spaces. Seven (7) of these spaces shall at no time be used other than by occupiers of the flats identified for wheelchair housing in details approved pursuant to condition NS56 attached to this decision notice.

REASON: To ensure the provision of as satisfactory and convenient form of development for people with disabilities.

U46972NS58 - Restricted Roof Terrace Areas

The roof of the building shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building *unless otherwise indicated* as a roof terrace on approved drawings nos: 4674/T(20)P01 Revision C, 4674/T(20)P02 Revision C, 4674/T(20)P03 Revision C, 4674/T(20)P04 Revision C, 4674/T(20)P05 Revision C, 4674/T(20)P06 Revision C and 4674/T(20)P07 Revision C.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

U46973NS59 - Lifetime Homes (Block A and B)

The dwellings hereby approved in Blocks A and B shall not be constructed/adapted other than to Lifetime Homes standards as shown on the approved plans and/or as described in the Design & Access Statement & shall thereafter be maintained to those standards.

Reason: To ensure adaptable homes to meet diverse and changing needs.

U46974NS60 - Lifetime Homes (Block C)

The dwellings hereby approved in Blocks C shall not be constructed/adapted other than to Lifetime Homes standards criteria 8 and 10 as shown on the approved plans and/or as described in the Design & Access Statement & shall thereafter be maintained to those standards.

Reason: To ensure adaptable homes to meet diverse and changing needs.

U46975NS61 - Soil Compaction

No work shall take place until details of measures to be taken to prevent compaction of the ground over the roots of the trees subject of retention have been submitted to and approved in writing by the local planning authority and such measures as are approved shall be carried out during construction and demolition on development-site (B) If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade or hand fork to minimum depth of 500mm below the existing ground level'

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

U46977NS62 - Levels of Thresholds

The proposed finished floor levels of all buildings, the finished ground levels of the site, including the internal footpaths, plazas, parking spaces and roads, and in relation to existing site levels of surrounding land shall not be other than in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and future highway improvement, amenities of adjoining properties, and appearance of the development.

U46978NS63 - Restrict Hrs/Notice-All week

Customers shall not be present on the A1/A3 premises, nor shall there be preparation, sale or delivery of food for consumption off the premises during the following times:

A. Mon-Sat inclusive - before 7am and after 12pm;

B. Sunday - before 9am and after 11pm

A notice to this effect shall be displayed at all times on the premises so as to be visible from outside.

REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers, or the area generally.

U46979NS64 - Staff Leaving Premises

Staff shall not be present on the A1/A3 premises after a period of 60 minutes has elapsed following the approved closing times.

REASON: To protect the amenities of nearby residential properties

U46980NS 65 - SH04 - Details of Shopfront

No work to any part of any shopfronts shall be carried out until detailed plans showing the design and external appearance of the shopfronts including fascia has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of visual amenity

U46981NS66 (SH05A) Door design-Disabled Access

Any external door shall have a minimum opening clearance of 830mm and a level approach from the public highway.

REASON: To safeguard access for the disabled.

U46982NS67 - Carbon Dioxide Emissions

Prior to the commencement of development of phase 1, details shall be submitted to and approved in writing by the Local Planning Authority that demonstrate the development hereby approved shall incorporate energy efficiency measures which secure a Building Carbon Emissions Rate that shall not exceed the development's 2010 Building Regulations Target Emission Rate. These details shall provide the predicted output of the development's

carbon emissions by a modelling process that utilises 2010 Building Regulations compliance software. The development shall be constructed in accordance with the measures and assumptions (e.g. U-values, air

tightness, etc) incorporated within these details.

REASON: In the interests of promoting sustainable development and tackling climate change in accordance with local and regional planning policy.

U46983 NS68 - Fencing

Prior to the commencement of development and notwithstanding the details set out in the landscape masterplan and in the Design and Access Statement, details of the fencing/railings along the riverside walk and to the north of the access road and adjacent to the River Crane and between the gardens to Block C shall be submitted to and approved in writing by the Local Planning Authority. Such details shall comprise positions, design, materials and type of boundary treatment and shall thereafter be implemented in accordance with such details.

REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

U46984 NS69 - Play Space Details

Prior to the commencement of development, details/samples of the children's play space facilities, including the riverside walk and nature interpretation trail, riverside walk gates, surface treatment and furniture shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such details.

REASON: To ensure a suitable play space environment with sufficient facilities for the occupants and visitors to the site.

U46985 NS70 - Miscellaneous Details

Prior to the element of the construction work to which the condition relates within phase 2 of the development hereby approved, such details to specify the design and external finishes of the green roof and walling, balconies, screens, balustrade, security gates to station, gates to riverside towpath (to be lockable), rainwater goods, entrance glazing to train station, louvre shutters, entrance signage, car parking, taxi and kiss and ride signage, entrances to flats, dormers, glazing and windows (including colour), doorways, fascias and soffits, shop fronts, platform lifts and railings and the infilling of the London Road parapet where the diagonal gantry is removed shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U46986 NS71 - Disabled Access

Prior to the commencement of the relevant element of the development hereby permitted a scheme indicating the provision to be made for disabled people to gain access to the ticket office, station platforms, commercial units (A1/A3 Use Classes) submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U46987 NS72 - External Illumination

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the relevant part of the buildings.

REASON: To protect/safeguard the amenities of the locality.

U46988 NS73 - BREEAM Ratings Non-Housing Dev

The commercial units (A to F) hereby approved shall achieve BREEAM Rating Excellent in accordance with the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme). No part of the commercial units shall be occupied until a Post Construction Review Certificate has been issued for that part certifying that the Rating Level stated above has been achieved and has been submitted to the Local Planning Authority.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U46989 NS74 - Code for Sustainable Homes - New

The dwelling(s) hereby approved shall achieve a Code Level 4 in accordance with the requirements of the

Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for that dwelling certifying that the Code Level stated above has been achieved and which has been submitted to the Local

Planning Authority for approval.

REASON: in the interests of promoting sustainable forms of developments and to meet the terms of the application.

U46990 NS75 -Tree Protection Plan/Arboriculture

No works or development shall take place on the element of the relevant phase of this development until a scheme for the protection of the retained trees (section 7 of the current British Standard 5837: 2005 Trees in Relation to Construction - the Tree Protection Plan) has been submitted to and approved in writing by the local planning authority. This scheme shall include the following plans and particulars:

(A) A plan to a recognised scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area ('RPA') (para. 5.2.2 of BS 5837:2005) or general landscape factors must be shown. The positions of all trees to be removed shall be indicated on this plan.

(B) The details of each retained tree as required at paragraph. 4.2.6 of BS 5837:2005 in a separate schedule.

(C) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:1989, Recommendations for tree work.

(D) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

(E) The details and positions (shown on the plan at paragraph A above) of the Ground Protection Zones (section 9.3 of the BS 5837:2005).

(F) The details and positions (shown on the plan at paragraph A above) of the Tree Protection Barriers (section 9.2 of the BS 5837:2005), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

(G) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS 5837:2005).

(H) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS 5837:2005).

(I) The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA (para. 5.2.2 of BS 5837:2005) of any retained tree, including those on neighbouring or nearby ground.

(J) The details of any special engineering required to prevent damage to structures by retained trees (section 11 of BS 5837:2005), (e.g. in connection with foundations, bridging, water features, surfacing)

(K) The details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPA's of retained trees.

(L) The details of the working methods to be employed for the installation of drives and paths within the RPA's of retained trees in accordance with the principles of 'No-Dig' construction.

(M) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

(N) The details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

(O) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS 5837:2005).

(P) The details of tree protection measures for the hard/soft landscaping phase (sections 13 and 14 of BS 5837:2005).

(Q) The timing of the various phases of the works or development in the context of the tree protection measures.

R) Details of a representative from the Local Authority to be invited to attend the pre start meeting with the Applicant's Arboricultural Consultant.

S) Details of induction and personnel awareness of onsite arboricultural matters.

T) Identification of individual responsibilities of those carrying out the development and key personnel.

(U) Procedures for dealing with variations and incidents.

V) Details of how copies of site inspection records are to be supplied to the local authority's Arboricultural team to help monitor tree protection measures.

W) Arrangements for tree protection on match-days can be altered and adapted as required by all appropriate stakeholders. The development shall thereafter proceed in all respects in accordance with the approved scheme and the following requirements:

i. 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.

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

iii. 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.

iv. 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.

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

vi. 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

vii. 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.

viii. No work shall take place until details of measures to be taken to prevent compaction of the ground over the roots of the trees subject of retention have been submitted to and approved in writing by the local planning authority and such measures as are approved shall be carried out during construction and demolition on development-site

ix. If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade or hand fork to minimum depth of 500mm below the existing ground level

x. Any excavation/vegetation clearance within the root protection area of any retained tree(s) on/off 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 and soil compaction and to safeguard the appearance of the locality.

U46991 NS76 - Tree Planting Scheme

(A) No building works shall commence on the relevant phase of this development until a specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority such specification to include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(B) If within a period of 5 years from the date of planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, (or becomes in the opinion of the local planning authority seriously damaged or defective), another tree of the same species and size originally planted shall be planted at the same place in the next planting season/within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

(C) All tree planting shall be integrated into the next planting season and carried out in accordance with the details so approved and in any event prior to occupation of any part of the development

REASON: To safeguard the appearance of the locality.

U46992 NS77 - Hard and Soft Landscaping Require

(A) No building works shall commence on prior to the element of the relevant phase of this development until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing

materials; external seating besides the taxi rank/kiss and ride, hand rails to taxi rank stairs, planters, minor artifacts and other structures (e.g. street furniture, external seating, bollards, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works

(B) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(C) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of the relevant phase of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

U46993 NS78 - Parking/unloading/loading/turning

No building/dwelling/part of phase 2 of the development, excluding the station and Block C, shall be occupied until the access road, taxi rank, kiss and ride area, servicing bays and car park and associated turning and movements areas indicated on Drawing No. 4674/T(20)P-1 Revision E has been constructed to the satisfaction of the Local Planning Authority and shall at no time be used other than by occupiers/callers to the premises and for no other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

U46994 NS79 - Cycle parking

No building/dwelling/part of the development shall be occupied, excluding the station, until cycle parking facilities related to the station, other relevant element or blocks A, B or C have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

U46995 NS80 - Details required New junction

Detailed drawings to show the method of construction of the new junction and internal access road, levels in relation to adjacent land and surface treatment of the junction of the new access and the existing highway and internal access road shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show kerb alignment, levels and surface treatment. The works of construction of the junction shall be carried out in accordance with the drawings so approved and prior to the occupation of phase 2 of the development excluding the station and Block C.

REASON: To ensure that the proposed development does not prejudice highway safety and to safeguard the appearance of the locality.

U46997 NS81 - No gates

No gates shall be erected to the commuter car park at any time.

REASON: To ensure that access is not restricted to the underpass.

U46998 NS82 - Underpass alterations

No alterations to the underpass shall take place unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that any alterations do not prejudice pedestrian access.

U46999 NS83 - Event day access

The access into the station on event days shall accord with the details set out on drawings SRG.TWICKENHAM-QUEUING.3 C, SRG.TWICKENHAM-QUEUING.4 A and SOLUM.TWICKENHAM-QUEUING.1 D unless otherwise agreed in writing with the submission of details by the Local Planning Authority. Temporary barriers shall be provided to prevent event day crowds from accessing the doorstep

playspace to the north of block C as identified in the play strategy drawing.
REASON: To ensure the effective management of crowds on event days

U47000 NS84 - Electric charging bays

Prior to the occupation of the residential properties of phase 2 (with the exception of Block C), that at least 20% of the parking bays shown on drawing no. 4674/T(20)P-1 E shall have been equipped with electric charging points.

REASON: To comply with the London Plan Policy 6.13.

U47001 NS85 - Wind mitigation

Prior to the commencement of development of Phase 2, details of the wind mitigation measures shall be submitted to and approved in writing by the Local

Planning Authority and thereafter implemented and retained in accordance with the agreed details.

REASON: To reduce the impact of wind on the plaza.

U47002 NS86 - Vibration dampening details

Prior to the commencement of development of phase 2, details of the vibration dampening within the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the flats hereby approved provide a suitable standard of accommodation for future occupants.

U47003 NS87 - Window details

Prior to the occupation of unit CLG-11 in Block C, details of windows to the southern elevation of the said unit shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented.

REASON: To ensure suitable levels of light into the bedroom of this unit.

U49038 NS88 - Ventilation Details

Prior to the commencement of phase 2, details of the controlled ventilation and filtration system shall be submitted and approved by the Local Planning Authority and implemented in accordance with such details thereafter.

REASON: To ensure the flats hereby approved provide a suitable standard of accommodation for future occupants.

U49039 NS89 - Telecommunications

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that

Order) no telecommunications equipment shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

ST02A Highway sight lines be provided ~

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking or re-enacting that Order) no wall, fence, hedge or other obstruction to visibility within any part of the area shown on plan 4674/T(20)P-1 Revision E attached to this notice which is under the control of the applicant shall at any time exceed a height of 0.6m above ground level.

REASON: To provide a suitable standard of visibility and to prevent obstruction to the view of persons and traffic using any road so that the free flow of traffic or the conditions of general safety on neighbouring highways will not be prejudiced.

ST03 Highway sight lines - Pedestrian

Notwithstanding the provisions of the Town and Country Planning General Development Orders 1995, no wall, fence, hedge or other obstruction to visibility within any part of the areas defined hereunder which is under the control of applicant shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority: one area on each side of the proposed access, defined by:

i. The highway boundary.

- ii. The edge of the proposed vehicular access.
 - iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.
- REASON: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians in the vicinity of the access.

U46976 Hand Excavation Only

Any excavation/vegetation clearance within the root protection area of any retained tree(s) on/off 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

U46996 Station WC

Notwithstanding the details shown on the approved drawing 4674/T(20)P00 Revision D, disabled toilet facilities accessed from the ticket office hall shall be provided prior to the occupation of phase 2 of the development (with the exception of Block C) and in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of phase 2 of the development and thereafter maintained.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

BD12 Details - Materials to be approved

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

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

BD10 Sample panels of brickwork

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

U46856 Strict accord plans-Height/site ~~~

The development hereby approved shall be constructed in strict accordance with the submitted plans, with particular reference to the height and siting of the building relative to all on and off site features as shown on the approved drawings numbered 4674/T(20)E01 revision C, 4674/T(20)E02 revision D, 4674/T(20) E04 revision E, 4674/T(20)E05 revision C, 4674/T(20)E06 revision D, 4674/T(20)S02 revision D, 4674/T(20)S03 revision C, 4674/T(20)S04 revision C received on 17 June 2011.

REASON: To ensure a satisfactory development as indicated on the submitted drawings.

DS03 Parking - People with disabilities

Provision of designated drop off points and parking for people with disabilities shall be made in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show size, position, surface treatment and method of delineation and signing of such spaces, and these spaces shall at no time be used for any other purpose.

REASON: To ensure the provision of as satisfactory and convenient form of development for people with disabilities.

DV15 Window obscure glazed-No openable~~~

The proposed lobbies on floors 1-6 floor window(s) in the south elevation of the building Block B elevation(s) of the building(s) hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

DV17A Dustbin enclosure required

None of the buildings hereby approved shall be occupied until a dustbin enclosure has been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV27A Recycling - Details required

Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV42 Details of foundations - piling etc

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

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.

LT15 Site Supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and should include:

- (A) Details of a representative from the Local Authority to be invited to attend the pre start meeting with the Applicant's Arboricultural Consultant.
- (B) Details of induction and personnel awareness of on site arboricultural matters.
- (C) Identification of individual responsibilities of those carrying out the development and key personnel.
- (D) Statement of delegated powers.
- (E) Timing and methods of site visiting and record keeping, including updates.
- (F) Procedures for dealing with variations and incidents.
- (G) Details of how copies of site inspection records are to be supplied to the local authority's Arboricultural team to help monitor tree protection measures.

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

PK03A Load/ unload/turn facilities

No building/dwelling/part of the development shall be occupied until facilities clear of the highway have been provided as part of the development hereby approved for the loading/unloading/turning of vehicles in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority; such drawings to show means of access, size, siting and surface treatment, and the areas so provided shall at no time be used for any other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

RD10A Gradients of Ramps

The gradient of any ramp shall not exceed 1 in 10 and for the first 5m from the edge of the carriageway of the adjoining highway, shall not exceed 1 in 25.

REASON: In the interests of highway safety.

U49315DV29E Potentially Contaminated Sites

1. No development shall take place until:

- a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority
- b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater in locations and at depths stipulated by the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.
- c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings hereby approved shall be occupied until:

- a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.
- b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

Reason: To satisfactorily safeguard interests of public health.

DETAILED INFORMATIVES

U58328 NI01 Joint Detail London Road Bridge

The applicant is advised that there cannot be a joint between the new deck precast edge beam and the bridge as there will be no access for maintenance or inspection without closing the railway line. Therefore, a gap of 50mm shall be left between the two structures to ensure no connectivity. The final details will need to be agreed with Network Rail in the Form B. No deep holes shall be drilled into the bridge's existing wall or damage the existing wall face in any way.

U58329 NI02 - A3 Unit

The applicant is requested to provide a customer toilet within the A3 unit required under condition NS44.

U58330 NI03 - Surface Water Drainage

The applicant is advised with regard to surface water drainage that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

U58331 NI04 Petrol/Oil Interceptors

The applicant is advised that Thames Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

U58332 NI05 Fat Trap to Restaurants/Take Away

The applicant is advised that Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 01923 898 188.

U58351 NI06 (Acoustic Report IEMA Guidance)

For the avoidance of doubt and pursuant to condition NS09, the applicants is advised that the Council will refer to Table 8 "Semantic Noise Impact Assessment" from the Guidelines for Noise Impact Assessment" from the Institute of Environmental Management and Assessment (IEMA)

U58334 NI07 - Archaeology

The applicants are advised that a staged approach (all potential stages) to the evaluation of heritage assets on the site, including archaeology, will need to be adequately programmed into the overall project timetable by the applicants & their contractors. It is therefore necessary for the applicant to commission the assessment work (desk-based & evaluation) at an early stage so we can advise further as soon as possible on the mitigation required. Details of Registered Archaeological Organisations can be found on www.archaeologists.net.

U58335 NI08 - Solar Glare

The applicant is advised to alert Network Rail to the conclusions of the Council's lighting consultant set out in the report 'Review of Potential Solar Glare Effects From New Development (REF 11/1443/FUL), Twickenham Station' by Paul J Littlefair dated 4 October 2011. In particular, it is noted that train drivers are

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likely to experience a level of solar reflection/disability glare from the development which could lead to drivers failing to see the illuminated signals at the western approach to Twickenham Station (opposite the north end of Sherland Road).

U58336 NI09 - Ambulance/Fire Brigade

The applicant is requested to provide defibrillators and Brigade access shall be maintained at all times.

U58337 NI10 Construction traffic

Details, routes and access of all construction traffic are to be agreed with the Transport Planning Group prior to commencement of development. The applicants are advised to contact Nunzia D'Apolito in Transport Planning for further information.

U58338 NI11 Bats

The applicant is advised that bats are European Protected Species under the Wildlife and Countryside Act 1991 (as amended) and the Natural Habitats Regulations 1994 and therefore any works effecting roosts, habitats and foraging areas will need to first be approved by DEFRA.

U58339 NI12 Ground contamination

The possibility of ground contamination should always be considered, regardless of past land uses and the applicant is advised to follow guidance set out in Planning Policy Statement 23.

U58340 NI13 CMS

The Demolition and Construction Method Statement should mirror the details required under section 61 of the Control of Pollution Act 1974 and follow the Best Practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The commercial environmental health department has produced draft guidance relating to this.

U58341 NI14

The submitted Waterman document setting out preliminary information related to piling received on 10 September 2010 is not an approved document and as part of any application submitted for development above the podium a robust report is required detailing loading information and depth of piling required in addition to costs associated with such for a) the podium as a standalone structure, b) a development that complies with the Twickenham Station and Surroundings SPD and c) the submitted application 10/3465/FUL. Should the piling, anticipated loads and associated costs be exaggerated to accommodate a scheme that does not secure planning permission, such costs must not offset a relaxation of S106 financial contributions or justify a limited height and number of affordable housing units.

U58342 NI15 CMS - Dust Strategy

The applicants is advised that details pursuant to the Dust Management Strategy (Condition NS08 (viii)) must include a risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. Consideration of the cumulative effect of the other developments shall also be included within the DMS. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development.

U58343 NI16 CMS Noise and Vibration Advice

The applicant is advised that pursuant to condition NS08 (Constructino Method Statement), the measures included within the submitted Construction Management Statement should mirror the details required under section 61 of the Control of Pollution Act 1974 and follow the Best Practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The commercial environmental health department has produced draft guidance relating to this. As this is a large-scale construction project which could have significant impact upon local residents and businesses this information must, wherever possible, be made available at the planning application stage. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

U58344 NI17 -Baseline Noise Assessment

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Baseline Noise Assessment undertaken for a least 7days under typical conditions. The survey should avoid times when rail track or station works are due to be undertaken. (section 4.4 of LBRuT guidance)

U58346 NI18 - Piling

A low vibration method must be utilised wherever possible. Predictions for vibrations levels at sensitive *receptors must be included* and demonstrate that target levels detailed in BS5288 can be achieved.(Annex B BS5288 2009 Part 2).

U58347 NI19 - Vibration Monitoring

All Piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms.

U58348 NI20 - Noise Predictions-

Predictions must include all demolition, construction activities and the effect of vehicle movements. The significance effect must be included as part of the prediction and assessment (Annex E BS5288 2009 Part 1). Where predictions indicate that the significance effect will be triggered, mitigation in the form of sound insulation grants or equivalent must be indicated. All predictions for the Podium & Twickenham Station development must also consider the cumulative effect of the other developments

U58350 NI21 - Noise Monitoring

Continuous monitoring must be undertaken for the duration of the demolition and construction phase. In order to reduce the resource burden on the local authority and provide it and residents with measurement data, a web enabled system such as the B&K Sentinel System or equivalent must be employed. The location, number of monitoring *stations and the measurement data* must be agreed with the Local Planning Authority prior to the start of construction.

U58352 NI22 - (Construction Logistics Plan TfL

In relation to condition NS50 the applicant is advised that the Construction Logistics Plan should aim for load consolidation and avoid peak rush hour to work delivery times. Further information in this regard can be found at <http://www.tfl.gov.uk/businessandpartners/freight/11422.aspx>.

U58353 NI23 RFU attendance no.

For the purposes of the definition of event day in condition NS57, event day shall being interpreted as meaning a day on which an event is scheduled to be held at Twickenham Stadium and which would have an anticipated audience of greater than 35000 people as agreed by the Local Planning Authority

U58354 NI24 - Platform PA System Noise

The public address system shall be used in accordance with the Manual of Good Practice for Public Address Noise Management produced by London Underground (2007) at all times other than for RFU Rugby Match's or Concert events or in emergency situations to ensure that existing and proposed residential accommodation is suitably protected from railway associated noise.

U58333 NI06 Buffer Zone - River Crane

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Crane, designated a 'main river'.

U58316 Composite Informative~~~~

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

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BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. You will be required to pay a refundable deposit based on the risk of damage to the public highway. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the full deposit will be refunded. If damage is found to have occurred then the deposit will be used to arrange for repairs to be carried out and any unspent deposit will be returned.

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.

U58317 Relevant policies/proposals FUL~

This decision has taken into account the relevant policies of the London Plan and, in particular, the following have been taken into account in the consideration of this proposal:-

UDP Proposal Site T17

Local Development Framework:

Core Strategy – CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP12, CP14, CP15, CP16, CP17, CP18, CP19 and CP20.

DMDPD – SD1, SD2, SD4, SD5, SD6, SD7, SD9, SD10, OS1, OS2, OS5, OS7, TC1, TC5, HD1, HD2, HD3, HD4, HD7, HO2, HO4, HO6, TP1, TP2, TP3, TP4, TP5, TP6, TP7, TP8, DC1, DC2, DC3, DC4, DC5, DC6.

Emerging Twickenham Area Action Plan

Regional Policy:

London Plan (July 2011) – 2.1, 2.4, 2.7, 2.8, 2.15, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9, 3.11, 3.12, 3.13, 3.17, 4.1, 4.7, 4.9, 5.2, 5.3, 5.6, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.17, 5.18, 5.19, 5.21, 6.2, 6.3, 6.4, 6.9, 6.10, 6.11, 6.13, 6.14, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.12, 7.14, 7.15, 7.17, 7.19, 7.21, 7.24, 7.27, 7.28, 7.30, 8.2.

Supplementary Planning Documents/Guidelines:

Affordable Housing SPG

Revised Draft Affordable Housing SPD (emerging)

Car Club Strategy SPD

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Contaminated Land SPG
Crane Valley SPG
Design for Maximum Access SPG
Design Quality SPD
Nature Conservation and Development SPG
Planning Obligation Strategy SPD
Recycling SPG
Residential Development Standards SPD
Security by Design SPG
Sustainable Construction Checklist SPD
Twickenham Station and Surroundings Design Standards SPD
Emerging Twickenham Area Action Plan
Amyand Park Road Conservation Area Statements and Studies
Queens Road Conservation Area Statements and Studies

Mayor of London's SPG:

Providing for Children and Young People's Play and Informal Recreation.
Revised London View Management Framework SPG.
Mayor's Energy Strategy.
Mayor's Water Strategy.
The London Climate Change Adaptation Strategy (draft 2008).
Planning and Access for disabled people – a good practice guide.
Accessible London: Achieving an Inclusive Environment SPG.
Mayor's Transport Strategy.
Ambient Noise Strategy.

National Planning Policy Framework 2012

IL10A Building regulations required

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

IL13 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

IX01 Car parking - drainage

The applicant is advised that car parking areas are to be drained via petrol interceptors and/or deep trapped gullies depending on the number of spaces. Generally underground or covered parking will be connected to the foul system and open parking to the surface water system. The applicant should contact Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729).

IX03 Soil and surface water drainage

The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.

IX04 Surface flooding

The applicant is advised that the area is low lying and could be vulnerable to flooding. Thresholds should be built to an appropriate level, and the applicant should consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729).

IH02A Refuse storage and collection

The applicant is advised to contact Recycling and Waste, London Borough of Richmond upon Thames,

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Central Depot, Langhorn Drive, Twickenham TW2 7SG with regard to arrangements for the collection and storage of refuse. The provision of an enclosure may require the submission of a further application.

IM07 Soil contamination

In view of the previous uses of the site, a soil contamination survey would be desirable prior to the commencement of work on the site.

IM11 Use of hardwoods

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

U58320 Summary Reasons for Granting PP~

This planning application is accompanied by an Environmental Statement and deemed an application of Potential Strategic Importance under the Town and Country Planning (Mayoral of London) Order 2008.

The proposal has been considered in the light of the Development Plan, comments from the GLA and other statutory consultees and third parties (where relevant), the National Planning Policy Framework and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that the proposal accords overall with the Development Plan and where there are material non-compliances, the determination has considered that other overriding planning considerations should be attached greater importance. It is hence considered that the proposal accords with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The main planning benefits of the scheme including the provision of a modern, accessible railway station, improved interchange facilities and new public space would provide a catalyst for the regeneration of the northern approach to the town centre and an improved facility serving the local rugby stadia, specifically the RFU stadium for the Rugby World Cup in 2015. These significant benefits of which there is local community support have been carefully considered, balanced and found to outweigh the key material non-compliances of the scheme which are the non-provision of affordable housing, the building heights exceeding SPD and the impact on certain elements of the community infrastructure and facilities in Twickenham.

The proposed development provides an opportunity to redevelop the area of Twickenham Railway Station providing some key improvements to the station itself benefitting residents, employees of the borough, visitors and rugby/concert crowds, with a particular focus on completion prior to the commencement of the 2015 Rugby World Cup, Twickenham's contribution to London's World City role and the station's strategic role in providing transport for visitors to Twickenham Stadium. These improvements include:

1. A modern new station entrance and ticket hall sited closer to the town centre
2. Step free access and lifts from the ticket hall to all platforms
3. Significant improvements to the platform environment including improved facilities
4. A replacement secondary footbridge between platforms (subject to funding from the Mayor).

Insofar as improvements to the immediate area surrounding the station, the following are secured through this development:

1. Improved public transport interchange facilities serving Twickenham Town Centre
2. An increase in and improved commuter cycle facilities.
3. Improved links to and from the station site including a riverside walk to Moormead Park.
4. A large public plaza in front of the station entrance bordered by a new bus stop on London Road and complimentary shops and cafes.
5. Ecological improvements to the River Crane environment both on and off site.

The proposal has been submitted with a comprehensive townscape appraisal setting out the design justification as required by Policy DM DC3. In this respect the design and architectural approach is considered acceptable providing a sustainable development of modern buildings to the London Road frontage and a building of more traditional appearance and scale fronting the River Crane and Cole Park Road. The heights of the buildings exceed the requirements set out in Policy DM DC3. However they are considered to provide a suitable transition between the commercial building forms and heights of Regal House and the Travel Lodge hotel on London Road and the two storey houses found in the neighbouring residential streets of Cole Park Road and Mary's Terrace.

The development is broken into three blocks where the articulation and geometry is such that its scale and

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mass is considered to be suitable in the context of a town centre location and provision of a gateway into Twickenham.

A key component of the development is the erection of a raft over the railway tracks which would allow the provision of the station entrance direct and closer to the platforms, closer to the town centre and would provide a public plaza in front of it.

The cost of the erection of the raft is in part informed by the need for the closure of the station and the railway lines to allow engineering works to take place in limited time periods (possessions) which in themselves drive up costs. The applicant has demonstrated with a financial viability study that has been independently verified that subject to the build costs being as predicted (including the raft) the level of enabling development needs to be as proposed based on current market valuations of the 115 residential units and 734sqm of commercial floor space. Whilst the building heights exceed those set out in Policy DM DC3 and the relevant SPD, and no affordable housing is provided (as the viability of the development would be eroded should market unit prices not be achieved throughout the development due to the provision of affordable housing. Furthermore, no public subsidy will be allocated for the provision of affordable housing on site due to the additional cost of off-setting the reduced gross development value generated by the remaining market units.

The securing of substantial rail investment and improvements as described above are considered to be of greater planning benefit to the revitalisation of Twickenham town centre in accordance with Core Strategy Policy CP9 and the UDP Proposal Site (T17). With regard to the heights of the buildings, there has been significant local community support for the public benefits of the overall scheme including the improvements to the station and its immediate surroundings as listed above.

The financial contributions to negate the impact on infrastructure and community facilities is limited to a significant contribution towards education and ecological improvements to the River Crane. An overage clause is also to be secured as part of a S106 legal agreement to enable further contributions towards social infrastructure, community facilities and to the provision of off-site affordable housing.

The development of the station would enable through a legal agreement the use of the subway under London Road Bridge linking the proposed station car park and the former Royal Mail Sorting Office site to the west of London Road for future use as a pedestrian link with the benefits of public access to the subway primarily being:

- Town centre benefits from a reduced need to close London Road on event days at the RFU as well as providing more direct access to the Harlequins on match days
- Aiding to reduce traffic congestion.
- Improved connectivity to and from the station site.

The amenities currently enjoyed by the occupants of adjacent residential properties would not be unreasonably affected in the following respects:

- Privacy –suitable separation distances are maintained and where required mitigation in the form of obscure glazing and fixed louvers is proposed.
- Outlook – the development is positioned and designed to scale down towards the residential areas and there has been consideration of the edge of town centre location and the juxtaposition of these properties with the *railway station*.
- Daylight, sunlight and overshadowing – the proposal complies with *the guidance* set out in the Building Research Establishment document.
- Noise, air and light pollution – Being car capped the preliminary predictions of the existing situation and with the completed proposed development indicate that noise levels at Marys Terrace and Cole Park Road would not be a significant variation from the existing situation. Pollution from the commercial development and the CHP would be conditioned to comply with European Legislation Standards and in part mitigated with the use of green roofs. Light pollution and spillage from vehicular movements would be negligible with further mitigation where possible in the form of soft landscape planting and the boundary treatment adjacent to the access road.

In addition to pollution, local climatic conditions have been considered (wind generation and solar glare) where no undue impact is envisaged and mitigation proposed in the form of low reflectance glass, screens or moving or shielding railway signals to control the impact of solar dazzle and subjected to a condition requiring an additional a disability glare study. The impact of wind on adjacent residential properties and public areas is not considered to be significant and to mitigate the impact of wind on areas of the site planting and other landscape enhancements are proposed.

SCHEDULE OF REASONS FOR APPLICATION

In relation to environmental impact a desk top study and phase I habitat survey have been undertaken by the applicant's ecology consultants with supplementary surveys to detect bat presence and a full arboricultural survey (informing a tree constraints plan) were also completed in combination with investigation of ecological databases. The development insofar as overshadowing, light pollution, wind generation and human disturbance is not considered to be harmful with benefits in the form of the eradication of Japanese Knotweed, financial contributions towards the naturalisation of the River Crane bank at two off site locations, the proposed green walls and roofs to the development and introduction of artificial habitats. The proposed conditions are considered sufficient to protect the biodiversity of the River Crane environment as well as bats and their habitat and to ensure the proposals are not likely to have a significant effect on protected species or their habitats. Conditions will restrict the introduction of lighting and human presence in the evenings with access to the river restricted and details of tree protection and planting will be required.

The application has been considered in light of the adjacent conservation areas, the Grade II listed Heatham House and the buildings of Townscape Merit and their setting, character and appearance would at least be preserved if the development is forthcoming.

No adverse impact on the immediate skyline of Twickenham and its surrounds and the protected views from Richmond Hill and Richmond Park are envisaged.

The development would be car capped with on-site parking limited to commuters and residents of the flats with impaired mobility. Given the sustainable location of the development and its residential units, restriction on parking permits within the Community Parking Zone and initiatives such as the on-site car club spaces, significant on-site cycle storage facilities and Travel Plan measures it is not considered that the proposal would prejudice the free flow and safety of traffic on the local highway network. Parking surveys of the development would be secured with the aim of identifying parking stress with mitigation in the form of extending CPZ times later into the evenings to prevent non permit holder parking.

As the development is car capped and the retail facilities limited no significantly adverse impact on the local highway network is anticipated.

The proposal provides a suitable standard of accommodation for future occupants in accordance with the guidance set out in the Residential Development Standards SPD and with suitable mitigation against noise, vibration and air pollution. The scheme provides good facilities for the under 5s and improved access to the existing range of facilities at Moormead Park for older children. A financial contribution has been secured to mitigate the lack of facilities for older children (6-12) through the legal agreement should overage be achieved, however this is not considered to override the planning benefits linked to the scheme. 10% of the residential development would be secured via condition as wheelchair housing and where achievable a significant number of units would achieve LifeTime Homes standards (secured by condition).

The proposal would provide a suitable balance of small units (32%) in a town centre location with two-bedroom units (57%) and some larger three-bedroom units (including duplex units) considered appropriate to this location thus providing a suitable choice of housing types.

The site is partially located within an Archaeology Priority Zone and to safeguard the archaeological interests at the site and its surroundings the implementation of a programme of archaeological work would be secured by condition prior to the commencement of development.

It is expected that the proposed development will have a neutral effect upon the reception of television broadcast services and mitigation is set out in the legal agreement requiring the provision and installation of appropriate enhanced aerials and such other equipment as is reasonably necessary to secure satisfactory reception.

A rigorous study of contamination on-site has been undertaken with the risk of contamination to future occupants, controlled waters and the wider environment considered to be negligible. A condition is imposed requiring further assessment during the construction phase.

The Environment Agency have not raised an objection to the application on flood grounds although conditions are imposed to assess and detail the impact on the stability and integrity of the River Cranes bank and flood defence with adequate means of access for inspection, maintenance and upgrading purposes.

The submitted Environmental Impact Assessment (EIA) addresses the impact of construction and the cumulative and residual impact of development. With regard to construction, the legal agreement and conditions (primarily the submission of a Demolition and Construction Method Statement) and mitigation thereof would secure the preservation of the amenities enjoyed by local residents, the River Crane Environment and highway conditions.

SCHEDULE OF REASONS FOR APPLICATION

The EIA also includes a satisfactory assessment of the alternative development and a Statement of Community Engagement.

At an early stage of the development, the Council in its Scoping Opinion expressed the view that a wider study of alternatives to massing ought to be carried out. However, in light of the information submitted within the ES and the Council's conclusions regarding the acceptability of the final design and massing of the development proposed, the Council is firmly of the view that further analysis of alternative layouts, massing and building heights, or other relevant aspects of the proposals, is not required.

IH08A Travel Plan

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

IE06 Details of piling-EHO consultation

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. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

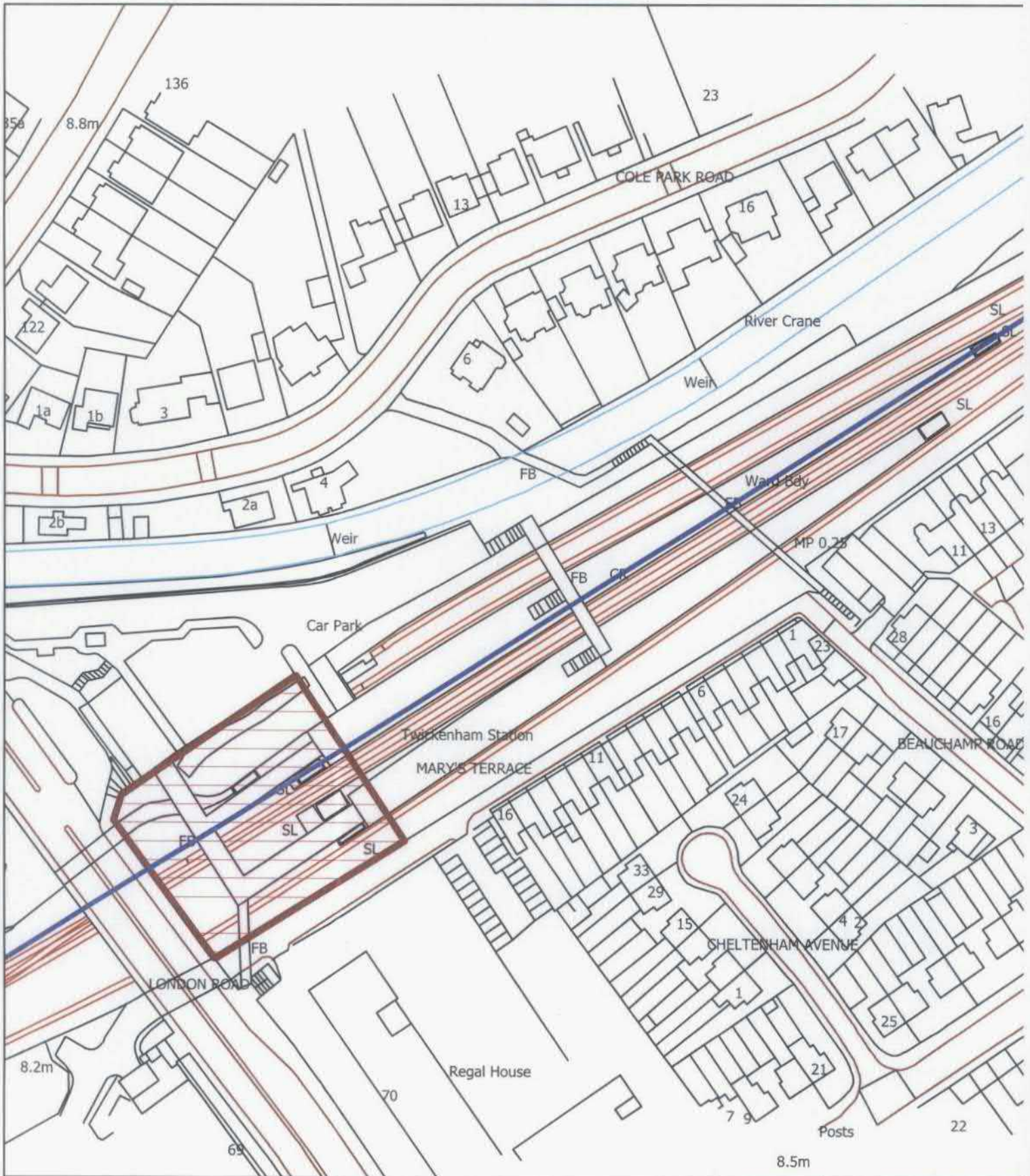
There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 11/1443/FUL



London Borough of Richmond



Map1:1250

Produced from our Corporate
Geographic Information System

Printed: 30/03/2012
using Richermap app.

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Ordnance Survey 100019441.

Map Ref/Coordinates

Easting (X): 516189 m
Northing (Y): 173718 m
OSGB 1936/British Grid