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PLANNING

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr Simon Lewis  
St James Group Ltd  
Berkeley House  
19 Portsmouth Road  
Cobham  
Surrey  
KT11 1JG

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:  
DC/CAM/12/3650/FUL/FUL

Letter Printed: 6 March 2014

**FOR DECISION DATED**  
06.03.2014

Dear Sir

**Applicant:** Mr Simon Lewis

**Agent:**

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **19 November 2012** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Twickenham Sorting Office, London Road, Twickenham, TW1 1EE.**

for

**Demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of a 3 to 5 storey building accommodating 82 residential units (16 affordable and 66 private sale), 2 restaurant units (A3 Use Class) with basement car and cycle parking, associated plant equipment and courtyard area; Erection of a 2 to 5 storey community building with associated outdoor space; 28 houses with associated car parking and gardens; New public space, internal access road, landscaping and associated infrastructure and utilities.**

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

Yours faithfully



Robert Angus  
Development Control Manager

<b>APPLICANT NAME</b> Mr Simon Lewis Berkeley House 19 Portsmouth Road Cobham Surrey KT11 1JG	<b>AGENT NAME</b>
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**SITE:**

Twickenham Sorting Office, London Road, Twickenham, TW1 1EE.

**PROPOSAL:**

Demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of a 3 to 5 storey building accommodating 82 residential units (16 affordable and 66 private sale), 2 restaurant units (A3 Use Class) with basement car and cycle parking, associated plant equipment and courtyard area; Erection of a 2 to 5 storey community building with associated outdoor space; 28 houses with associated car parking and gardens; New public space, internal access road, landscaping and associated infrastructure and utilities.

**SUMMARY OF CONDITIONS AND INFORMATIVES**

**CONDITIONS:**

U65449 Sample panels of brickwork U65450 Details - Materials to be approved U65451 Miscellaneous details ~ U65452 Window obscure glazed-No openable~~ U65453 Dustbin enclosure required U65454 Recycling - Details required U65455 Refuse storage U65456 Code for Sustainable Homes - New Build~ U65457 Lifetimes Homes U65458 Approved drawings U65459 Cycle parking U65460 Restriction-Alterations-Protect U65461 Restrict outbuildings - Appearance U65462 Hard and Soft Landscaping Required U65463 Demolition U65464 Contamination U65468 Details of foundations - piling etc U65469 External surfaces U65470 Boundary treatments U65471 Roof U65472 External illumination U65473 Hardsurfacing U65474 CHP/PV details U65475 CHP U65476 Wheelchair Housing U65480 Insulation and ventilation U65481 External Amenity Areas U65482 Mechanical services U65483 Sound Insulation U65484 Flues U65485 Extraction U65486 Strict accord plans-Height/site U65487 Tree protection U65488 No equipment, machinery etc brought into U65490 Compaction U65491 Tree Planting U65492 Hard and Soft Landscaping Required U65493 Landscape Management - Large Scheme U65494 Hand Excavation Only U65495 Site Supervision U65496 Lighting U65497 Flood defences U65498 Surface water drainage scheme U65502 Infiltration of surface water drainage	U65504 Piling U65505 Piazza U65506 Footpath/Gates U65507 Lockable Gates U65508 No Public Access - RFU Days U65509 Restrict hrs/notice-All week (adapt) U65510 CCTV U65511 Staff Leaving Premises (adapt) U65512 Details of Shopfront (adapt) U65513 Door design - Disabled access (adapt) U65514 Community Building parking spaces U65515 Details required - New junction U65517 Access road-construct/drawings U65516 Details required - access road U65518 Levels of thresholds (adapted) U65519 Gradients of Ramps U65520 Community building - disabilities U65521 Residents Parking - disabilities U65522 Access for disabled people U65523 Highway sight lines be provided U65524 Highway sight lines - Pedestrian U65525 Delivery and Servicing Plan-Residential U65526 Delivery and Servicing Plan (commercial) U65527 Delivery and Servicing Plan- community b U65528 Construction Logistics Plan U65529 Underpass U65530 Contamination U65531 Archaeology U65532 River Crane - Protection U65533 Acoustic screens U65534 Bat survey U65535 Ecological enhancements U65536 Protect River Crane U65537 Riverside Landscape Corridor plan U65538 No amalgamation of restaurant units U65539 A3 Unit Only U65540 No Take-Away/Delivery Service U65541 Secure By Design U65542 RFU Event Days U65543 Changing Places Toilet U65544 Inclusive Access Strategy U65545 BREEAM Rating U65546 Japanese Knotweed U65547 Waste Strategy
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U65549 Green roof  
U65551 Parking Management  
U65553 Car Park entrance

U65554 Play space facilities  
U65448 Development begun within 3 years

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**INFORMATIVES:**

U73473 Reason for granting  
U77365 Relevant policies/proposals FUL~  
U77366 Building regulations required  
U77367 Damage to Public Highway  
U77368 Noise control - Building sites  
U73474 Refuse storage and collection  
U73475 Advertisements  
U73476 Accurate drawings  
U73477 Section 106 agreement  
U73478 CIL liable  
U73479 NPPF APPROVAL - Para. 186 and 187  
U73480 Street numbering  
U73484 Thames Water - Surface Water Drainage

U73481 Surface Water  
U73485 Water Comments  
U73482 Contaminated soil  
U73486 Future maintenance - Network Rail  
U73483 Waste comments  
U73487 Noise and Vibration  
U73488 Archaeology  
U73489 Bats  
U73490 Event Day  
U73491 Construction logistics plan  
U73492 Delivery and servicing plan  
U73495 Details of piling-EHO consultation  
U73496 Fire Safety

## DETAILED CONDITIONS

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### **U65449 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.

### **U65450 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.

### **U65451 Miscellaneous details ~**

The green roof and walling, balconies, screens, balustrading, gates to riverside towpath (to be lockable), rainwater goods, glazing, canopy and soleil brille to community building, entrances to flats, dormers to houses, glazing and windows (including colour), doorways, fascias and soffits, shop fronts and glazed balustrading to riverside walk, boundary walls, signal Box panel on east facing elevation of Community Building, apartment entrance details, car barns 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.

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

### **U65452 Window obscure glazed-No openable~~**

The proposed first, second and third floor window(s) in the south facing elevation(s) of the house located within Terrace A/B (Plots 1-5) as indicated on drawing HT\_02 Revision P1 received 19 November 2012 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.

### **U65453 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.

### **U65454 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.

### **U65455 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.

### **U65456 Code for Sustainable Homes - New Build~**

The dwelling(s) hereby approved shall achieve a Code Level 4 in accordance with the terms of the application & requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme).

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

### **U65457 Lifetimes Homes**

The dwellings hereby approved 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.

### **U65458 Approved drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

12.035-DP-12.D, 12.035-DP-11.E, 12.035-DP-12.D, 12.035-DP-20.E, 12.035-DP-30.F received 23rd July 2013

SS\_01 Revision P3 received 18th July 2013

FP\_08 Revision P2 received 13th May 2013

MP\_02 Revision P1, FB\_04 Revision P1, FB\_02 Revision P1, FB\_03 Revision P1, FB\_05 Revision P1, FB\_06 Revision P1, FB\_07 Revision P1 received 28th September 2012

HT\_01 Revision P1, HT\_02 Revision P1, HT\_03 Revision P1, HT\_04 Revision P1, HT\_05 Revision P1, HT\_07 Revision P1, HT\_08 Revision P1, HT\_09 Revision P1, FB\_09 Revision P1, received 19th November 2012

12.035-DS-1150.D received 13th May 2013

12.035-DS-1156 received 26th March 2013

12.035-DP-10.F received 23rd July 2013

MP\_03 Revision P3 received 18th July 2013

MP\_01 Revision P2 received 28th September 2013

Demolition Management Strategy Revision 1 MAY 2013 received 23 May 2013

Environmental Statement: non technical summary by Peter Brett Associates (November 2012) and addendum dated 5 June 2013 except for Floodlighting Technical Note (Appendix G)

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

### **U65459 Cycle parking**

No building/dwelling/part of the development shall be occupied until cycle parking facilities 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.

### **U65460 Restriction-Alterations-Protect**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property.

### **U65461 Restrict outbuildings - Appearance**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within

Part 1, Class E, shall be erected on any part of the land.  
REASON: To safeguard the appearance of the area.

#### **U65462 Hard and Soft Landscaping Required**

(A) No development shall take place 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; minor artifacts and structures (e.g. furniture, 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 any part 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

#### **U65463 Demolition**

The demolition of the existing buildings on site shall be carried out in accordance with the approved Demolition Management Strategy Revision 1 MAY 2013 received 23 May 2013. The approved Statement shall be adhered to throughout the demolition period unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of local residents and road users and the nature conservation interests of adjacent sites.

#### **U65464 Contamination**

1. Within one month of the commencement of development the following shall be submitted:

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 protect future users of the site and the environment.

### **U65468 Details of foundations - piling etc**

Written notice of the intention to commence demolition shall be sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to demolition 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

### **U65469 External surfaces**

The external surfaces of the public piazza and riverside pathway 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.

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

### **U65470 Boundary treatments**

Notwithstanding the approved drawings, within one month of the commencement of development details of all boundary treatments including the proposed acoustic fence on the northern elevation facing the playing pitches of Heatham House shall be submitted to and approved in writing by the Local Planning Authority. A plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted. The boundary treatment shall be completed before the buildings are first occupied. Development shall be carried out in accordance with the approved details.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties.

### **U65471 Roof**

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: HT\_01 Revision P1, HT\_03 Revision P1, HT\_05 Revision P1, HT\_08 Revision P1, FB\_03 Revision P1, FB\_04 Revision P1, FB\_05 Revision P1, FB\_06 Revision P1

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

### **U65472 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 any part of the buildings.

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

### **U65473 Hardsurfacing**

That all new hardsurfacing 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.

### **U65474 CHP/PV details**

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

### **U65475 CHP**

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

## U65476 Wheelchair Housing

10% of the units including 2 of the proposed houses within the west section of the site 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 2011.

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

## U65480 Insulation and ventilation

Within one month of the commencement of development, a scheme, including roof and facade specification schedule, providing for the insulation & associated ventilation of the proposed development against the transmission of externally generated road, rail, aircraft noise and leisure activity noise shall be submitted to and approved by the Council. The scheme shall demonstrate compliance with The 'Good to Reasonable' criteria detailed in 7.6.1 of BS8233: 1999 Sound Insulation for Buildings CoP detailed in table 2 below. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied:

Table 2: BS8233:1999 Summary Table

Criterion	Typical Situations		Design Criteria
		Good L Aeq, T dB(A)	Reasonable L Aeq, T
L <sub>Amax</sub> dB(A) Reasonable sleeping conditions 45	Bedroom	30	35
Reasonable resting NA conditions	Living Room	30	40
Reasonable living NA conditions	Utility Rooms	NA	45

Where the above standards cannot be met with windows partially open for summer cooling, suitable glazing and ventilation must be specified. Acoustic ventilators, which can be passive or mechanical ventilators, should meet the minimum background ventilation requirements of the Building Regulations 2000 Approved Document F 'Ventilation'. Standard trickle ventilators may not be adequate on certain facades since they allow noise intrusion and

reduce sound insulation. Where it has been accepted that the amenity of noise sensitive properties has been safeguarded via enhanced glazing and acoustic vents, it is not normally necessary to require that glazing be sealed to prevent windows from being opened. However, should subsequent complaints of noise nuisance be made by occupiers of these noise sensitive properties, their complaints will be evaluated with windows closed.

REASON: To safeguard the amenity of future occupiers

## U65481 External Amenity Areas

Within one month of the commencement of development, a scheme, to protect external amenity areas of the proposed development against externally generated road, rail, aircraft and leisure activity noise shall be submitted to and approved by the Council. The scheme shall demonstrate compliance with table 3 below. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied.

Criteria	Location	Acceptability Level
World Health T Organisation Sources 65dB (A) LAeq, T (eve)	External Amenity	Recreational Noise Only 55dB(A) LAeq, (day)* Cumulative Noise from all Noise



\*Recreational Noise predictions must be undertaken using the agreed assessment methodology.

REASON: To safeguard the amenity of future occupiers

**U65482 Mechanical services**

Before any mechanical services plant including, air handling, Combined Heat & Power system, kitchen extraction system etc, to which the application refers are used at the premises, 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;

Design Criteria

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 system etc operates. 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 to reasonable 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.

Criterion	Typical Situations		Design Criteria
		Good L Aeq, T dB(A)	Reasonable L Aeq, T
L <sub>Amax</sub> dB(A) Reasonable sleeping conditions 45	Bedroom	30	35
Reasonable resting NA conditions	Living Room	30	40
Reasonable living NA conditions	Utility Rooms	NA	45

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 safeguard the amenity of future occupiers

**U65483 Sound Insulation**

Within one month of the commencement of development a scheme for the sound insulation of the floor/ceiling/walls (as necessary) to the proposed development to reduce the transmission of noise from commercial A3 units & Community Building to residential units within the proposed development. 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.

Airborne sound insulation  
DnT, w + Ctr dB  
(Minimum values)

Purpose Built Mixed Use Development

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 2010 alternatively Robust details provided.

REASON: To safeguard the amenity of future occupiers

#### **U65484 Flues**

Within one month of the commencement of development, details of the siting and design of the exact flues to the Combined Heat and Power 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 of the mixed use building and be arranged as to avoid downwash and avoid emissions being drawn into any adjacent air inlets.

REASON: To safeguard the health and amenity of future occupiers

#### **U65485 Extraction**

Prior to the first use of the premises details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the 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.

1) The scheme must demonstrate compliance with the Guidance produced by DEFRA: Control of Odour and Noise form Commercial Kitchen Systems 2004.

REASON: To safeguard the amenity of future occupiers

#### **U65486 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 buildings relative to all on and off site features as shown on the approved drawings numbered SS\_01Revision P3 and received on 18 July 2013.

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

#### **U65487 Tree protection**

Within one month of the commencement of development 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.

The development shall thereafter proceed in all respects accordance with the approved scheme.

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

#### **U65488 No equipment, machinery etc brought into**

(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

#### **U65490 Compaction**

(A) Within one month of the commencement of development details of measures to be taken to prevent compaction of the ground over the roots of the retained trees 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

### **U65491 Tree Planting**

(A) Within one month of the commencement of development 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 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.

### **U65492 Hard and Soft Landscaping Required**

(A) Within one month of the commencement of development 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; minor artifacts and structures (e.g. furniture, 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 any part 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

### **U65493 Landscape Management - Large Scheme**

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of 5 years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

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

### **U65494 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.

### **U65495 Site Supervision**

Within one month of the commencement of development 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.

### **U65496 Lighting**

Within one month of the commencement of development, 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.

### **U65497 Flood defences**

Within one month of the commencement of development a scheme to ensure access to and maintenance of existing flood defences has been submitted to, and approved in writing by, the local planning authority. The scheme shall include a minimum unrestricted 3 metre wide access route, and an undeveloped 5 metre buffer as outlined in the agreed FRA.

REASON: To ensure unrestricted access to the watercourse should maintenance works be required.

### **U65498 Surface water drainage scheme**

Within one month of the commencement of development a detailed surface water drainage scheme for the site, based on the agreed Hydrology & Flood Risk section of the Environmental Statement Volume 1: Main Report and submitted the Technical Note (Note No: 26503/002/TN01 Date: 26/03/2013) has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

### **U65502 Infiltration of 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 protect groundwater in the secondary aquifer underlying the site

### **U65504 Piling**

Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

REASON: To protect groundwater in the secondary aquifer underlying the site.

### **U65505 Piazza**

Prior to the occupation of development, the water jets in the public piazza hereby approved shall be installed 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.

#### **U65506 Footpath/Gates**

Unrestricted access shall be allowed at all times to the adjoining land at Heatham House other than between the hours of dusk and dawn on any day except in a case of emergency or for maintenance purposes or for the authorised access to the Heatham House sports pitches.

Reason: To ensure that neighbouring amenity is adequately safeguarded and to secure a safe form of development.

#### **U65507 Lockable Gates**

Any new entrance point formed to the adjoining land at Heatham House from the application site shall be fitted with automatic lockable gates set to allow the gates to be open only at the hours approved under condition U65506. Details of the gates to be submitted to and approved in writing by the Local Planning Authority prior to installation and thereafter retained in their approved positions.

Reason: To ensure that neighbouring amenity is adequately safeguarded and to secure a safe form of development.

#### **U65508 No Public Access - RFU Days**

No public access via the lockable gate approved under condition no U65507 shall be permitted on any event day held at Twickenham Stadium.

REASON - To minimise disruption to local residents and to ensure public safety and nature conservation interests of the adjoining lands and river crane are not prejudiced.

#### **U65509 Restrict hrs/notice-All week (adapt)**

Customers shall not be present on the 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 07.00am and after 00.00 am (midnight)

B. Sunday - before 09.00am; and after 23.00pm;

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.

#### **U65510 CCTV**

A CCTV camera shall be installed on the northern elevation of the mixed-use building hereby approved so as to monitor use of the access gate approved pursuant to condition U65507.

Reason: To ensure that neighbouring amenity is adequately safeguarded and to secure a safe form of development.

#### **U65511 Staff Leaving Premises (adapt)**

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

REASON: To protect the amenities of nearby residential properties

#### **U65512 Details of Shopfront (adapt)**

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

REASON: In the interests of visual amenity.

#### **U65513 Door design - Disabled access (adapt)**

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.

#### **U65514 Community Building parking spaces**

23 parking spaces shall be provided within the basement car park of the mixed use building or elsewhere within the site with the agreement of the Local Planning Authority for use of the Community Building hereby approved. These spaces shall be made available at all times.

REASON: To provide adequate parking for the Community Building and allow its operation and also prevent overspill onto surrounding roads

#### **U65515 Details required - New junction**

Detailed drawings of the junction of the new access and the existing highway 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 no part of the development shall be occupied until the works have been constructed in accordance with approved details.

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

#### **U65517 Access road-construct/drawings**

No building/dwelling/part of the development shall be occupied until the access road indicated on Drawing MP\_03 Revision P3 received 18th July 2013; has been laid out and constructed to the satisfaction of the Local Planning Authority.

REASON: To ensure the provision of a satisfactory, convenient and safe form of development.

#### **U65516 Details required - access road**

Detailed drawings of the new access road shall be submitted to and approved in writing by the Local Planning Authority; such drawings to show method of construction, levels in relation to adjacent land and surface treatment. No part of the development shall be occupied until the works of construction have been carried out in accordance with the drawings so approved.

REASON: To ensure the provision of a satisfactory convenient and safe form of development.

#### **U65518 Levels of thresholds (adapted)**

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.

#### **U65519 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.

#### **U65520 Community building - disabilities**

Provision of a designated drop off point and parking space for community building users 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.

#### **U65521 Residents Parking - disabilities**

Provision of 11 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. 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 U65476 attached to this decision notice.

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

disabilities.

#### **U65522 Access for disabled people**

Within one month of the commencement of development a scheme indicating the provision to be made for disabled people to gain access to the community building, restaurant and residential staircores shall have been 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.

#### **U65523 Highway sight lines be provided**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 or any Order revoking or reenacting that Order) no wall, fence, hedge or other obstruction to visibility within any part of the area shown on plan MP\_03 Revision P3; 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.

#### **U65524 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.

#### **U65525 Delivery and Servicing Plan-Residential**

Prior to the occupation/use of the residential development hereby approved, a delivery 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.

#### **U65526 Delivery and Servicing Plan (commercial)**

Prior to the occupation/use of the commercial units in the development hereby approved, a delivery 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

#### **U65527 Delivery and Servicing Plan- community b**

Prior to the occupation/use of the community building hereby approved, a delivery 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

#### **U65528 Construction Logistics Plan**



Within one month of 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.

### **U65529 Underpass**

No new entrance gates or other obstruction at the entrance of the underpass beneath London Road bridge to railway passengers shall at any time be installed on land forming part of the application site. REASON: To comply with the terms of Proposals Site TW1 within the Twickenham Action Area Plan and Supplementary Planning Document: Twickenham Station and Surrounding Sites

### **U65530 Contamination**

Within one month of the commencement of development a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for

longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To protect groundwater in the secondary aquifer underlying the site

### **U65531 Archaeology**

A) Within one month of the commencement of development a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing. The scheme shall

include an assessment of significance and research questions; and:

- 1 Details of the methodology for the protection of the Priory remains
- 2 The programme and methodology of site investigation and recording (including historic building recording)
- 3 The programme of post investigation assessment.
- 4 Provision to be made for the analysis of the site investigation and recording.
- 5 Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- 6 Provision to be made for archive deposition of the analysis and records of the site investigation.
- 7 Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

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

### **U65532 River Crane - Protection**

No construction equipment (including cranes and hoists), construction cabins or materials shall be stored

within 8m of the southern bank of the River Crane.

REASON: To protect the integrity of the river bank and provide a suitable ecological buffer between the compound and the river.

#### **U65533 Acoustic screens**

Within one month of the commencement of development of the mixed use building, details of acoustic screens shall be submitted and approved by the Local Planning Authority and installed in accordance prior to occupation of the units and remain in situ thereafter.

REASON: To safeguard the nature conservation value of the adjacent River Crane and the residential amenities of neighbouring properties.

#### **U65534 Bat survey**

In the event that construction works do not take place on site until after the breeding season in 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.

#### **U65535 Ecological 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.

#### **U65536 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 Harris 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.

#### **U65537 Riverside Landscape Corridor plan**

Within one month of the commencement of development, 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, (A LBRuT SAP species)

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

#### **U65538 No amalgamation of restaurant units**

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

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

#### **U65539 A3 Unit Only**

The premises shown as unit 1 and unit 2 on approved drawing no FB\_02 Revision P1 received 28 September 2102 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.

#### **U65540 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

#### **U65541 Secure By Design**

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 a convenient form of development.

#### **U65542 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.

#### **U65543 Changing Places Toilet**

The 'Changing Places' toilet as indicated on approved drawing 12-03-DP\_10.F received 23 July 2013 shall be installed prior to the building being open and details of the specification shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed building contributes to the needs of all people

#### **U65544 Inclusive Access Strategy**

Within one month of the commencement of development, details of an Inclusive Access Strategy shall be submitted to and approved in writing by the Local Planning Authority. The development will constructed in accordance with these details unless otherwise agreed in writing by Local Planning Authority.

REASON: To ensure that the proposed development is accessible for the needs of all people

#### **U65545 BREEAM Rating**

The commercial units hereby approved shall achieve BREEAM Rating 'Excellent'; in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

#### **U65546 Japanese Knotweed**

Within one month of the commencement of development, information regarding the removal of the Japanese Knotweed on site including information of provision of a root barrier 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.

#### **U65547 Waste Strategy**

Within one month of the commencement of development, a waste strategy shall be submitted to and in writing with the Local Planning Authority and the approved scheme shall be implemented as part of the development hereby approved.

REASON: To ensure a waste strategy is provided for the overall site

#### **U65549 Green roof**

Within one month of the commencement of development full details of the green roof to be located on the mixed use building as shown on drawing 12.035-DS-1156 received 26th March 2013 (including the precise extent and the plant species to be used) shall be submitted to and approved in writing by the Local Planning Authority. The green roof will be installed in accordance with the approved details prior to occupation of the building hereby approved and maintained permanently thereafter.

REASON: To ensure that the development reduces storm water runoff, to provide more sustainable forms of construction and to safeguard biodiversity.

### **U65551 Parking Management**

Within one month of the commencement of development, a parking management plan for the mixed use building indicating the allocation of spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be adhered to at all times.

REASON: To ensure an adequate level of parking is provided for the development and suitably managed

### **U65553 Car Park entrance**

Within one month of the commencement of development, details of pedestrian visibility splays at vehicle car park entrance shall be submitted to and approved in writing by the Local Planning Authority and shall be installed in accordance with the approved details prior to occupation of the building hereby approved and maintained permanently thereafter.

Reason: In the interests of safety of the pedestrian users of the development.

### **U65554 Play space facilities**

Within one month of the commencement of development, details/samples of the children's play space facilities for within the private courtyard to the mixed use building shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such details. The facilities shall be retained in situ thereafter.

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

### **U65448 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.

## **DETAILED INFORMATIVES**

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### **U73473 Reason for granting**

The application proposes a mixed use development comprising of a 3 to 5 storey building accommodating 82 residential units (16 affordable and 66 private sale), 2 restaurant units (A3 Use Class), the erection of a 2 to 5 storey community building and 28 houses with associated car parking and gardens, new public space, a riverside walk, internal access road, landscaping and associated infrastructure and utilities. The design and architectural approaches reflect a range of building forms and styles that are mainly traditional but with some contemporary elements which will enhance the appearance of this prominent site and the London Road street scene thereby improving the image of this part of Twickenham in furtherance to the aims of regeneration. The design, restricted building heights and improvements to the public realm along side the river Crane would also improve the setting of Heatham House. Some of the proposed houses will be located on land designated as Metropolitan Open Land (MOL) although TW1 notes there is some flexibility in the MOL boundary to achieve the objectives of the site provided there are demonstrable benefits. Across the remainder of the site, the heights and massing of the buildings are broadly in compliance with the guidance set out within TAAP, CP 9 of the Core Strategy, DM DC 3 of the Development Management Plan and the SPD Twickenham Station and Surroundings Design Standards. The applicant has demonstrated through the submission of a financial viability study which has been independently verified that with the provision of the community building set at a fixed cost of £4m, the maximum level of affordable housing is 15% with the use of Recycled Capital Grant Funding or 10% if this is not available. On site parking is proposed for the residential elements of the scheme and each of the proposed houses would have 2 car parking spaces for each house in addition to 3 visitor spaces across the site. In addition, 68 spaces are provided for the apartments (in basement car park) although some of these will be allocated to the community building and this will be secured by condition. 1 disabled bay for the community building is to be provided within the landscaped area surrounding the building. No off street parking is proposed for the restaurant although given its accessible location, it is considered that most of the users of the restaurants will travel by foot or public transport. In order to mitigate the traffic impact of the community building, 23 spaces will be provided within the basement or such other area within the site subject to the agreement of the Council. In addition, parking

## **SCHEDULE OF REASONS FOR APPLICATION 12/3650/FUL**

surveys will be carried out prior to development and after the community building becomes operational in order to establish if there has been any generation of unacceptable overspill of vehicles upon surrounding roads and if so, a consultation will be carried out in order to determine whether there is a need for an extension of the CPZ hours to later in the evening and on Saturdays/Sundays as required. Other measures in order to promote more sustainable modes of transport including car club membership and the implementation of a travel plan will be secured by the S106 Agreement. No residents or businesses will be eligible for parking permits or season tickets within the Council owned car parks. Adequate cycle provision is to be provided. Financial contributions are to be provided in order to mitigate the impact of the proposal upon local infrastructure in regards to education, health and the public realm. The proposal would not result in a significant impact upon existing residents in Railway Cottages from loss of daylight, sunlight, outlook or privacy. The proposal development would provide an appropriate standard of accommodation for future residents in the context of an urban environment. The greatest concern is the relationship between the residential flats within the mixed use building and the floodlit sports pitches to the north. In this regard, the developer has agreed to finance the provision of a new 'state of the art' floodlighting system to the pitches to reduce harm from glare/light spillage while noise impacts are suitably mitigated through conditions. With these safeguards in place, the development should not prejudice the long term operation of Heatham House as a youth centre. Children's playspace will be provided via private gardens and also semi private amenity space throughout the site. Through the S106 Agreement, Brewery Lane will be designated a 'Play Street' to be used as designated play space at certain times. The proposal will meet Level 4 of the Code for Sustainable Homes and the S106 will require the commercial units to achieve an 'Excellent' BREEAM rating through a 'Green Lease'. The CHP will be connected to the restaurants and connection to the Community Building will be secured by the S106. It is envisaged that the Community Building will achieve the highest BREEAM rating possible. Overall the site will achieve a reduction in site wide carbon emissions of 35.35% below Building Regulations 2010. The proposal will meet Level 4 of the Code for Sustainable Homes and the S106 will require the commercial units to achieve an 'Excellent' BREEAM rating through a 'Green Lease'. The CHP will be connected to the restaurants and connection to the Community Building will be secured by the S106. It is envisaged that the Community Building will achieve the highest BREEAM rating possible. Overall the site will achieve a reduction in site wide carbon emissions of 35.35% below Building Regulations 2010. The proposal would not result in the removal of significant trees and soft landscaping is proposed throughout the site. The proposal will provide ecological enhancements across the site and will not have a significant detrimental impact upon the River Crane and its environment and adequate safeguards will be put in place throughout construction in order to minimise the potential impact upon the River Crane. A lighting strategy will be secured by condition which will avoid any adverse impact upon ecology. The ES has stated that the effect of the development upon local water courses is considered 'Not significant'.

### **U77365 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:-

#### Local Development Framework:

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

Development Management Plan (DMP): SD1, SD2, SD4, SD5, SD6, SD7, DM SD 8, SD9, SD10, OS2, OS5, OS6, OS7, OS8, OS9, TC1, TC5, HD 1, HD2, HD3, HD4, HD7, HO2, HO4, HO6, DM EM 2, TP1, TP2, TP3, TP4, TP5, TP6, TP7, TP8, DC1, DC2, DC3, DC4, DC5, DC6, DC7, DC9

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  
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

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Residential Development Standards SPD  
Security by Design SPG  
Sustainable Construction Checklist SPD  
Twickenham Station and Surroundings Design Standards SPD

Mayor of London's SPG:  
Shaping Neighbourhoods: Play and Informal Recreation (September 2012)  
Housing SPG (November 2012)  
Accessible London: achieving an inclusive environment SPG  
Sustainable Design and Construction SPG  
Revised London View Management Framework SPG  
Mayor's Water Strategy  
Mayor's Climate Change Adaptation Strategy (draft 2008)  
Mayor's Climate Change Mitigation and Energy Strategy  
Planning and Access for disabled people A good practice guide  
Accessible London: Achieving an Inclusive Environment SPG  
Mayor's Transport Strategy  
Ambient Noise Strategy  
Mayor's Biodiversity Strategy  
Tree and Woodland Strategies  
Housing Strategy; draft Revised Housing Strategy  
Mayoral Community Infrastructure Levy  
National Planning Policy Framework (NPPF)

### **U77366 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).

### **U77367 Damage to 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.

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](mailto:highwaysandtransport@richmond.gov.uk)) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. 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 case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

### **U77368 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:-

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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.

### **U73474 Refuse storage and collection**

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

### **U73475 Advertisements**

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

### **U73476 Accurate drawings**

The applicant is hereby warned that the Local Planning Authority expects the development to be carried out in accordance with the approved plans and all on and off site relationships shown thereon. If, prior to or during the implementation of permission, any particulars are found to be inaccurate then the Local Planning Authority must be informed and works should not commence or be continued until the matter has been resolved. Failure to do so could lead to the serving of an Enforcement and Stop Notice.

### **U73477 Section 106 agreement**

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

### **U73478 CIL liable**

The applicant is advised that this permission results in a chargeable scheme under the Mayor of London's Community Infrastructure Liability.

### **U73479 NPPF APPROVAL - Para. 186 and 187**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o The application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case

### **U73480 Street numbering**

The applicant is advised that this permission will normally require the new numbering or renumbering of the property/site for postal/emergency services address purposes. You are advised to make early written contact with the Council's Chief Building Surveyor at the Civic Centre to ensure a satisfactory arrangement is reached over this issue.

### **U73484 Thames Water - Surface Water Drainage**

With regard to surface water drainage 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

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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. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site. Thames Water would recommend 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.

### **U73481 Surface Water**

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

### **U73485 Water Comments**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement. There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

### **U73482 Contaminated soil**

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

Duty of Care Regulations 1991

Hazardous Waste (England and Wales) Regulations 2005

Environmental Permitting (England and Wales) Regulations 2010

The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a



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Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

### **U73486 Future maintenance - Network Rail**

The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 3m from Network Rail's boundary. The reason for the 3m stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 3m and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

### **U73483 Waste comments**

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

### **U73487 Noise and Vibration**

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains. Due to the close proximity of the proposal to the embankment and Network Rail property the application should immediately contact Network Rails asset protection team on [AssetProtectionWessex@networkrail.co.uk](mailto:AssetProtectionWessex@networkrail.co.uk) who will assist in managing the construction and commissioning of the project.

### **U73488 Archaeology**

The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

### **U73489 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.

### **U73490 Event Day**

For the purposes of the definition of event day in condition U65508, event day shall being interpreted as meaning a day on which an event is scheduled to be held at Twickenham RFU Stadium.

### **U73491 Construction logistics plan**

The applicant is advised that TfL have requested for Construction logistics plan the inclusion of phased drawings showing: construction routes for plant and vehicle, traffic management layout and signs for the

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works, and; swept path analysis of access points to accommodate construction vehicles.

### **U73492 Delivery and servicing plan**

TfL have advised that the delivery and servicing plan should identify off street servicing areas for the various uses within the scheme and promote optimised coordination of delivery times. The applicant is also advised that the associated delivery and servicing principles should be incorporated within the travel plan in accordance with TfL's guidance 'A New Way to Plan'.

### **U73495 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 affect 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

### **U73496 Fire Safety**

The applicant is advised that the London Fire and Emergency Planning Authority has advised that an undertaking should be given that access for fire appliances as required by Part B5 of the Approved Document and adequate water supplies for fire fighting purposes are required.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 12/3650/FUL

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