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PLANNING

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr K Goodwin
CgMs Ltd
140 London Wall
London
EC2Y 5DN

Please contact: Planning Support

Please telephone: 020 8891 1411

Your ref:

Our ref: DC/ANL/14/0914/FUL/FUL

Letter Printed: 9 September 2014

FOR DECISION DATED
09.12.2014

Dear Sir/Madam

Applicant: Haymarket Media

Agent: Mr K Goodwin

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 **7 March 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Teddington Studios, Broom Road, Teddington, TW11 9NT.

for

Demolition of the existing buildings with the exception of Weir Cottage. Erection of part four/part five/part six/part seven storey building to provide 213 flats. Erection of 6 three storey houses to Broom Road frontage. Use of Weir Cottage for residential purposes. Provision of 258 car parking spaces at basement and ground level. Closure of existing access and provision of two new access from Broom Road, provision of publicly accessible riverside walk together with cycle parking and landscaping.

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

Yours faithfully



Robert Angus
Development Control Manager

APPLICANT NAME Haymarket Media C/o Agent	AGENT NAME Mr K Goodwin 140 London Wall London EC2Y 5DN
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SITE:

Teddington Studios, Broom Road, Teddington, TW11 9NT.

PROPOSAL:

Demolition of the existing buildings with the exception of Weir Cottage. Erection of part four/part five/part six/part seven storey building to provide 213 flats. Erection of 6 three storey houses to Broom Road frontage. Use of Weir Cottage for residential purposes. Provision of 258 car parking spaces at basement and ground level. Closure of existing access and provision of two new access from Broom Road, provision of publicly accessible riverside walk together with cycle parking and landscaping.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

DV27A Recycling - Details required	U77733NS20 - Tree Planting Scheme
DV30 Refuse storage	U77734NS21 - Hard and Soft Landscaping
DV42 Details of foundations - piling etc	U77735NS22 - Landscape management (Large Schem
DV17A Dustbin enclosure required	U77743NS30 - Tidal Walls
DV44A Code for Sustainable Homes - New Build~	U77737NS24 - Wheelchair Housing
U77712DV48 - Approved drawings	U77738NS25 - Sustainable Technology
PK03A Load/ unload/turn facilities	U77739NS26 - CHP
PK06A Cycle parking	U77740NS27 - CHP Emission Levels
GD03A Restriction-Alterations-Protect	U77741NS28 - Flood Emergency Plan
GD10A Restrict outbuilds-Appear/amenity	U77742NS29 - Secure by Design
DV10 No structure-roof/face of building	U77744NS31 - Finished Floor Levels
U77715NS01 - Archaeology	U77748NS32 - Realignment of Existing Defence
U77716NS02 - River Thames - Protection During	U77749NS33 - Flows Path onto the Site
U77717NS03 - Bats	U77750NS34 - Flood Compensation
U77718NS04 - Arboricultural Method Statement	U77751NS35 - Flood Voids Opening
U77719NS05 - Demolition	U77752NS36 - Flood Voids Under Proposed Build
U77720NS06 - Construction Method Statement	U77753NS37 - Loss of Flood Storage
U77721NS07 - Piling	U77754NS38 - Surface Water Drainage
U77722NS08 - Strict Accordance with Plan	U77755NS39 - Noise Mitigation
U77723NS09 - External Surface	U77756NS40 - Car Club
U77724NS11 - Hardsurfacing and Sus. Drain	U77757NS41 - Electrical Charging Point
U77725NS12 - Boundary Treatment	DV47 Lifetimes Homes
U77726NS13 - New Junction	DV29E Potentially Contaminated Sites
U77727NS14 - Gradients	AT01 Development begun within 3 years
U77728NS15 - Travel Plan	BD12 Details - Materials to be approved
U77729NS16 - Delivery and Servicing Plan	DS03 Parking - People with disabilities
U77730NS17 - External Lighting	
U77731NS18 - Ecology Mitigation and Enhancemen	
U77732NS19 - Green Roof	

INFORMATIVES:

IM13 Street numbering	U85171NI07 - Tidal Flood Defences
U85156 Composite Informative	U85172NI08 - Walls and Fences
IL24 CIL liable	U85173NI09 - Burning
IL13 Section 106 agreement	U85174NI10 - Construction Method Statement
IE06 Details of piling-EHO consultation	U85176NI11 - Dust Strategy
IL04 Accurate drawings	U85178NI12 - Archaeology
IH02A Refuse storage and collection	U85179NI13 - Delivering and Servicing
U85165NI01 - Highway Condition Survey	U85180NI14 - Bats
U85166NI02 - Surface Water	U85181NI15 - Flow Path
U85167NI03 - Ground Water	U85185NI16 - Flood Voids
U85168NI04 - Protection to Property	U85186NI17 - Surface Water Drainage
U85169NI05 - Water Comments	U85190NI18 - Sustainable Design
U85170NI06 - Piling	U85164NPPF APPROVAL - Para. 186 and 187

DETAILED CONDITIONS

DV27A Recycling - Details required

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

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

DV30 Refuse storage

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

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

DV42 Details of foundations - piling etc

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

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

DV17A Dustbin enclosure required

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

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

DV44A 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.

U77712DV48 - Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable, ref: A9991-D-001 P1, A9991-D-002 P5, A9991-D-003 P6, A9991-D-0099 P5, A9991-D-0100 P6, A9991-D-0101 P5, A9991-D-0102 P4, A9991-D-0103 P4, A9991-D-0104 P4, A9991-D-0105 P4, A9991-D-0106 P4, A9991-D-0107 P4, A9991-D-0500 P5, A9991-D-0501 P4, A9991-D-0200 P3, A9991-D-0201 P4, A9991-D-0202 P4, A9991-D-0203 P5, A9991-D-0204 P3, A9991-D-0205 P2, A9991-D-0206 P2, A9991-D-0207 P2, A9991-D-0208 P2, A9991-D-0210 P3, A9991-D-0211 P3, A9991-D-0212 P2, A9991-D-0213 P2, A9991-D-0300 P3, A9991-D-0301 P3, A9991-D-0302 P1, A9991-F-0200 P1, A9991-F-0201 P1, 2459-TS-01, 2459-LA-01 P4, 2459-LA-02 P3 and 2459-LA-07 P2 received on the 25 September 2014.

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

PK03A Load/ unload/turn facilities

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

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions

of general safety along the neighbouring highway or the amenities of the area.

PK06A 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.

GD03A 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.

GD10A Restrict outbuilds-Appear/amenity

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 amenities of the adjoining occupiers and the area generally.

DV10 No structure-roof/face of building

No building, structure, plant or other apparatus shall be erected, placed or fixed to any part of the roof or the external faces of the building.

REASON: To safeguard the appearance of the premises and the locality in general.

U77715NS01 - Archaeology

Prior to commencement of development a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of the significance and research questions and:

- a) The programme and methodology of site investigation and recording
- b) The programme of post investigation assessment
- c) Provision to be made for the analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person/persons/organisation to undertake works set out within the Written Scheme of Investigation
- g) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved

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 and the provisions made for analysis, publication, dissemination of the results, and have been delivered for archive deposition.

REASON: To safeguard archaeological interest

U77716NS02 - River Thames - Protection During

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 Thames has been protected by a suitable means of enclosure in accordance with details to be submitted to and approved in writing by the local planning authority. No construction equipment, construction cabins or materials shall be stored within 8m of the bank of the River Thames

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

U77717NS03 - Bats

In the event that demolition/felling does not take place on site by the 9 August 2015, a new Phase One survey and bat survey shall be submitted to and agreed in writing by the local planning authority prior to the commencement of development of any future building works. Prior to demolition, a tool box talk shall be undertaken with all staff advising them of bat signs and procedure if seen. If during demolition any signs of

bats are seen, all works must cease immediately and an appropriate agency / ecology consultant called for advice.

REASON: To ensure that there is no detrimental harm to biodiversity and to enhance nature conservation interests in the area

U77718NS04 - Arboricultural Method Statement

Prior to commencing any works associated with this application an Arboricultural Method Statement (AMS) specific to this scheme must be submitted and approved in writing by the Local Planning Authority. This AMS shall include details of all special engineering within the Root Protection Area designed to protect roots and prevent ground compaction, any other relevant construction details, a Tree Protection Plan, and scheme of supervision. The Arboricultural Method Statement and Tree Protection Plan shall be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations. The scheme shall be undertaken in accordance with the approved AMS.

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

U77719NS05 - Demolition

The demolition of the existing buildings shall be carried out in accordance with a Demolition Management Strategy to be submitted to and approved in writing by the local planning authority.

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

U77720NS06 - Construction Method Statement

No development shall take place, including works of demolition, until a construction method statement has been submitted to, and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- a) Size and routing of construction vehicles and holding area for these on/off site
 - b) The parking of vehicles of site operatives and visitors
 - c) The loading and unloading of plant and materials
 - d) The storage of plant and materials used in constructing the development
 - e) The erection and maintenance of security hoarding
 - f) Measures to control the emission of dust and dirt during construction
 - g) A scheme for recycling and disposing of waste resulting in demolition and construction work
- REASON: To protect the amenities of local residents, road users and the nature conservation interests.

U77721NS07 - Piling

No impact piling shall take place until a piling method statement (detailing the depth and 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.

REASON: 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.

U77722NS08 - Strict Accordance with Plan

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 offset features as shown on the approved drawings.

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

U77723NS09 - External Surface

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 commencement of development

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

U77724NS11 - Hardsurfacing and Sus. Drain

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 unless otherwise agreed in writing by the local planning authority. The development hereby permitted shall not commence until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

REASON: In the interest of sustainable construction and to avoid excessive surface water run-off

U77725NS12 - Boundary Treatment

Prior to the occupation of the dwellings/buildings details of all boundary treatments 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

U77726NS13 - New Junction

Details 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, surface treatment, sightlines, width of bellmouth, and pram crossing. The works of construction of the junction shall be carried out in accordance with the details as 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.

U77727NS14 - Gradients

Details of the vehicle ramps and gradients to the underground parking shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details as 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.

U77728NS15 - Travel Plan

Travel surveys of residents of the development and their visitors shall be undertaken in accordance with a survey methodology to be submitted to and agreed by the Local Planning Authority prior to it being carried out. Within 12 months of occupation a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customers / visitors to the development to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the local planning authority the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by the Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written and resubmitted for further approval by the Council. This review and re-write cycle shall take place three years after substantial completion of the development and any approved revision shall be implemented within three months of the date of approval

REASON: In order to comply with the objectives of national and local planning policies which promote sustainable development with particular regard to transport.

U77729NS16 - Delivery and Servicing Plan

Prior to the occupation / use of the residential development hereby approved, a delivery and servicing strategy for the site shall be submitted to and agreed in writing by TFL and the local planning authority. The scheme approved by TFL and 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

U77730NS17 - External Lighting

Prior to occupation of the development, details of the lighting of footpaths, play areas, parking area and internal roads, including method, intensity, spectrum range and modelling of light spillage 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

U77731 NS18 - Ecology Mitigation and Enhancemen

As part of the development hereby approved the recommended mitigation strategies in the Ecological Impact Assessment (Catherine Bickmore Associates Ltd, February 2014) shall be carried out in full, and details ecological enhancements shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to the occupation of the dwellings/buildings hereby approved and maintained thereafter.

REASON: To ensure that there is no detrimental harm to biodiversity and to enhance nature conservation interests in the area

U77732 NS19 - Green Roof

Prior to occupation of relevant building details in relation to the green roof shall be submitted to and approved in writing by the local planning authority, such details to include layout, construction method and maintenance regime. The approved details shall be implemented in full and maintained hereafter

REASON: In the interests of promoting sustainable forms of development and to increase the biodiversity of the environment

U77733 NS20 - Tree Planting Scheme

Prior to occupation specification of tree planting shall be submitted to and approved in writing by the local planning authority; the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. The proposed tree planting scheme should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations

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 and BS 8547:2014, Code of practice for general landscape operations (excluding hard surfaces) If within a period of 5 years from the date any tree is planted, 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

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.

U77734 NS21 - Hard and Soft Landscaping

No development shall take place until:

a) 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), and section 5.6 of

c) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations

d) 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 and BS 8547:2014, Code of practice for general landscape operations (excluding hard surfaces)

e) Details of the incorporation of the sites historic association with the television and film industry/studios such as incorporation of Blue Plaques and historic information board f) 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

U77735 NS22 - Landscape management (Large Schem

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 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.

U77743 NS30 - Tidal Walls

The development hereby permitted shall not be commenced until such time as a scheme to ensure access to/improvement/protection and maintenance of existing flood defences has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the structural integrity of existing flood defences thereby reducing the risk of flooding. The FRA indicates that the existing tidal wall is in a couple of locations lower than the current statutory level of 6.1m AOD. In the future it may also be necessary to raise the defence to 6.9m AOD in line with Thames Estuary 2100 plan.

U77737 NS24 - Wheelchair Housing

At least 22 of the units hereby approved and the associated parking shall be specifically designed for, or be capable of easy adaption 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 the people

U77738 NS25 - Sustainable Technology

The combined heat and power system and 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 development

U77739 NS26 - CHP

Prior to the commencement of the installation of the CHP the details to be submitted to and approved in writing by the local planning authority shall demonstrate that the combined heat and power system, and the associated buffer vessels / thermal store have been sized sufficiently to meet at least 87% of the development's heating demands. The combined heat and power system shall at no times operate for less than 24 hours a day except for periods of maintenance

REASON: In the interest of promoting sustainable forms of development

U77740NS27 - CHP Emission Levels

Prior to the commencement of development details of the siting and design of the extract flues to the CHP installation shall be submitted to and approved in writing by the local planning authority and be so arranged as to avoid emissions giving rise to excessive nitrogen dioxide levels at the adjacent residential receptors premises within the site and off the site. The standard to be achieved is the Government annual average limit of 40ug/m³.

REASONS: to safeguard the health and amenity of occupiers of proposed and existing residential properties in the locality and the appearance of the development

U77741 NS28 - Flood Emergency Plan

A Flood Emergency Plan including management responsibilities, training and maintenance schedules of the proposed flood resilience measures, and details of storage, management responsibility, training of operators and maintenance of the amphibious vehicles shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development for its permitted use. The Flood Emergency Plan shall be implemented as approved.

REASON: to safeguard the occupiers of proposed and existing residential properties

U77742NS29 - Secure by Design

Prior to the occupation of the development hereby approved, 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 the principles of Secure by Design and will in particular incorporate internal lighting and surveillance measures within the basement car park, cycle stores and other public areas.

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

U77744NS31 - Finished Floor Levels

To protect the development from flooding finished floor levels of the ground floor of Blocks A, B, C, D and E7 shall be set no lower than 7.3m AOD as detailed in the submitted flood risk assessment (FRA) (main report ref KO358/1 Rev 4 dated Sept 2014 produced by HydroLogic Services) and associated plans. The development should be carried out in accordance with this FRA.

REASON: To protect the proposed four principal blocks of the development from flooding.

U77748NS32 - Realignment of Existing Defence

The development hereby permitted shall not be commenced until such time as a scheme to ensure the structural integrity of the existing and realigned tidal defence whilst ensuring protection is maintained throughout the construction period of the development has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the realigned wall can continue to act as a tidal defence and that the new sections of wall are in place before the existing wall is removed.

U77749NS33 - Flows Path onto the Site

The development hereby permitted shall not be commenced until such time as a scheme to ensure the proposed culverts do not cause a restriction the flow routes onto and within the site compared to the existing situation and/or supported by modelling has been submitted to, and approved in writing by, the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the local planning authority

REASON: To ensure flood risk is not increased on site or in the surrounding area

U77750NS34 - Flood Compensation

The development permitted by this planning permission shall be carried out in accordance with the approved flood risk assessment (FRA) (main report ref KO358/1 Rev 4 dated Sept 2014 produced by HydroLogic Services) and the compensatory flood storage measures detailed within the FRA. The mitigation measures

shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided.

U77751 NS35 - Flood Voids Opening

The development hereby permitted shall not be commenced until such time as a scheme to incorporate 1 in 5 floodable void design up to the design event for all external walls of the areas proposed as floodable (under buildings A and C) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and reduce impedance to flood flows. The use of voids, stilts or undercroft parking as mitigation for a loss in floodplain storage should be avoided as experience shows that they become blocked over time by debris or domestic effects. It is clear that these floodable areas will from the outset not be empty voids, thus resulting in a direct loss of flood storage compared with the existing floodplain - it is therefore essential that flood water can enter these areas with the minimum of impedance. To achieve this voids should be incorporated into the external walls and doors of the proposed floodable areas at a 1 to 5 ratio i.e. 1m opening per 5m. The opening should extend up to the design event.

U77752 NS36 - Flood Voids Under Proposed Build

The development hereby permitted shall not be commenced until such time as a scheme to ensure the areas proposed as floodable (under buildings A and C) does not become blocked over time by debris or domestic effects has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and reduce impedance to flood flows. The use of voids, stilts or undercroft parking as mitigation for a loss in floodplain storage should be avoided as experience shows that they become blocked over time by debris or domestic effects. It is clear that these floodable areas will from the outset not be empty voids, thus resulting in a direct loss of flood storage compared with the existing floodplain - it is therefore essential that flood water can enter these areas with the minimum of impedance. To achieve this voids should be incorporated into the external walls and doors of the proposed floodable areas at a 1 to 5 ratio i.e. 1m opening per 5m. The opening should extend up to the design event.

U77753 NS37 - Loss of Flood Storage

The development hereby permitted shall not be commenced until such time as a scheme to ensure that no loss of flood storage results from the phasing of construction and demolition throughout the construction period of the development has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed in writing by the local planning authority.

REASON: To ensure no increase in flood risk on site or in the surrounding area during the construction period

U77754 NS38 - Surface Water Drainage

The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) (main report ref KO358/1 Rev 4 dated Sept 2014 produced by HydroLogic Services) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

U77755 NS39 - Noise Mitigation

Prior to the commencement of development of the relevant building details of the façade specification in the form of building construction, glazing and ventilation shall be submitted to and approved by the local planning authority.

REASON: To protect the amenities of future occupants.

U77756 NS40 - Car Club

Prior to the occupation of the development hereby approved, the provision of a designated parking space for a car club 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, method of delineation and signing of such a space, and this space shall at no time be used for any other purpose.

REASON: To protect the amenities of local residents, road users and the nature conservation interests

U77757 NS41 - Electrical Charging Point

Prior to occupation of the buildings/dwellings hereby approved, details of the Electrical Charging Points and bays for electrically propelled vehicles shall be submitted to and approved in writing by the local planning authority and the Electrical Charging Points shall be constructed in accordance with the approved details. A minimum of 20% of bays shall have active provision, with 20% passive provision.

REASON: To protect the amenities of local residents, road users and the nature conservation interests

DV47 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.

DV29E Potentially Contaminated Sites

1. No development shall take place until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater in locations and at depths stipulated by the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

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

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

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with condition [1(b, c)] above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

AT01 Development begun within 3 years

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

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

BD12 Details - Materials to be approved

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

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

DS03 Parking - People with disabilities

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

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

DETAILED INFORMATIVES

IM13 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.

U85156 Composite Informative

Principal Policies:

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

National Planning Policy Framework (NPPF)

London Plan (211) / Revised Early Minor Alterations (2013)

1.1, 2.1, 2.2, 2.6, 2.7, 2.8, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.17, 3.18, 4.1, 4.2, 4.6, 4.12, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.21, 6.1, 6.2, 6.3, 6.4, 6.7, 6.9, 6.10, 6.11, 6.12, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.12, 7.13, 7.14, 7.15, 7.17, 7.18, 7.19, 7.20, 7.21, 7.29, 8.1, 8.2

Core Strategy (2009)

CP1, CP2, CP3, CP4, CP5, CP7, CP11, CP14, CP15, CP16, CP18, CP19

Development Management Plan (2011)

SM SD1, DM SD2, DM SD3, DM SD4, DM SD5, SM SD6, SM SD7, SM SD8, DM OS2, DM OD5, DM OS6, DM OS7, DM OS11, DM OS12, DM HD1, DM HD2, DM HD3, DM HD4, DM HO2, DM HO4, DM HO6, DM EM 2, DMTP1, DM TP2, DM TP6, DM TP7, DM TP8, DM TP9, DM DC1, DM DC3, DM DC4, DM DC5

Mayor of London Supplementary Planning Guidance

Housing SPG

Housing Strategy

Draft Revised Housing Strategy

London Housing Design Guide

Sustainable Design and Construction SPG

Shaping Neighbourhoods: Character and Context, draft SPG

Shaping Neighbourhoods: Play and Informal Recreation SPG

Accessible London: Achieving an Inclusive Environment SPG

Mayor's Climate Change Adaptation Strategy

Mayor's Climate Change Mitigation and Energy Strategy

Mayor's Water Strategy

Mayor's Transport Strategy

LBRuT Supplementary Planning Documents / Supplementary Planning Guidance

Affordable Housing SPD

Car Club Strategy SPD

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Design Quality SPD
Front Garden and Other Off-Street Parking Standards SPD
Residential Development Standards SPD
Sustainable Construction Checklist SPD
Planning Obligations SPD (Draft)
Buildings of Townscape Merit SPD (Draft)
Contaminated Land SPG
Design for Maximum Access SPG
Nature Conservation and Development SPG
Planning Obligations Strategy SPG
Recycling for New Development SPG
Security by Design SPG

Building Regulations:

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: 0845 612 2660).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 0845 612 2660).

Damage to the public highway:

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

BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. 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.

Noise control - Building sites:

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

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

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

Monday to Friday 8am to 6pm
Saturdays 8am to 1pm
Sundays and Public Holidays- No noisy activities allowed

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

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

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IL24 CIL liable

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

IL13 Section 106 agreement

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

IE06 Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

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

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

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

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

IL04 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.

IH02A 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.

U85165 NI01 - Highway Condition Survey

A highway condition survey is required before works are carried out on the site. The applicants are advised to contact the Highways Inspector for their area within the Highway Management Group with regard to this survey which will include but may not be limited to photographs of the public highway surrounding the site.

U85166 NI02 - Surface Water

Legal changes under The Thames Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

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 recommend that the

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applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. 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.

U85167 NI03 - Ground Water

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0208 507 4890 or by emailing wwqriskmanagement@thameswater.co.uk Application forms should be completed online via www.thameswater.co.uk/wastewaterquality Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

U85168 NI04 - Protection to Property

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. 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 discharge entering local watercourses.

U85169 NI05 - 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 Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

U85170 NI06 - Piling

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

U85171 NI07 - Tidal Flood Defences

In addition to planning permission, under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent from the Environment Agency is required for the proposed works or structures in, under, over or within 16metres of the landward side of the tidal flood defences.

U85172 NI08 - Walls and Fences

Walls and fences can have a significant impact on flood water flow and to some extent flood water storage, especially if they are constructed across a flood flow route. This can lead to higher flood water levels on the upstream side potentially increasing the flood risk to nearby areas. Therefore walls and fences should be permeable to flood water.

The least disruptive is a post and rail fence but this does not provide privacy. If privacy is required, hit and miss fencing (vertical slats fixed alternatively on each side of horizontal posts) or hedging are preferred. If a solid wall is proposed there must be openings to the design flood water level to allow uninterrupted flood flow. The opening should be at least 1m wide by the depth of flooding, and there should be one opening in every 5m run of wall on all sides.

U85173 NI09 - Burning

If Burning is to take place on site then the following precautions should be taken:

- All timber and other flammable materials are to be removed from the building and timber buildings are to be demolished before burning is commenced to prevent persons being trapped within burning buildings and premature collapse of buildings due to heat damage or to the burning away of the supporting structure

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- The controlled burning of all materials is to take place at one point. The surrounding area should be clear of all flammables to prevent fire spread to adjoining properties. The Fire Brigade is to be consulted prior to starting the site should any doubts arise
- The contractor is to ensure the burning of flammable materials is under the direct control of a designated person who shall be provided with suitable emergency firefighting equipment and instructions on how to call the Brigade, including the location of the nearest exchange telephone.
- Should the fire get out of control the Fire Brigade is to be called immediately using '999' system procedure
- No fire is to be left unattended under any circumstances. All fires are to be extinguished completely before the site is vacated at the end of the day or on completion of the contract. It should be noted that the demolition of masonry on top of a fire is not acceptable as a means of extinguishing the fire
- Where demolition is to include the 'hot cutting' of oil storage tanks or associated plant, further advice on 'process safety' issues should be sought from the Health and Safety Executive (HSE). Where hot cutting has already commenced and advice on process safety has not already been sought from HSE then operations should cease until such time as relevant advice is obtained. Any queries regarding this letter should be addressed to the person named below.

U85174NI10 - Construction Method Statement

The construction method statement should mirror best practice in the GLA Best Practice (2006) to reduce the impact of a medium to high risk site and guidance published by Institute of Air Quality Management (IAQM) on mitigation measures to control and monitoring dust and air emissions during demolition and construction. The contractors should also sign up to a Considerate Contractors Agreement and committee to establish procedures to ensure effective communication is maintained with the local community and that provisions allowing for affected parties to register initial complaints for resolution with the applicant and main contractor.

U85176NI11 - Dust Strategy

The applicant is advised that details pursuant to the Dust Management Strategy (condition NS06 (f)) must include a risk assessment of dust generation for each phase of demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and must follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development.

U85178NI12 - Archaeology

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

U85179NI13 - Delivering and Servicing

Off-peak construction deliveries outside of school traffic peak periods and use of a vehicle booking system to avoid queuing on Broom Road is encouraged. For any conflict points identified in the delivery routes associated with the site in its construction and operational state, traffic and pedestrian management measures and cycle specific safety equipment should be considered and the detail provided through Construction Management Plan (condition NS06) and Delivery and Servicing Plan (NS16). Contractor vehicles should include side-bars, blind spot mirrors and detection equipment to reduce the risk and impact with other road users and pedestrians. Further information on improving road safety through procurement is available at: www.tfl.gov.uk/microsites/freight/documents/improving-road-safety-throughprocurement.pdf

U85180NI14 - 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 affecting roosts, habitats and foraging areas will need to first be approved by DEFRA.

U85181NI15 - Flow Path

A flow route between the site and Broom Road at the gatehouse is proposed to be maintained through

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culverts either side of building D. This is unlikely to sufficiently mimic to existing open flow path situation; the proposed culverts have a smaller cross sectional area compared with the existing open flood route.

The EA are satisfied that a scheme could be amended to ensure that the proposed culverts to not cause a restriction to the flow route potentially increasing flood risk compared to the existing situation and/or supported by modelling. It would be beneficial as part of this demonstration if further dimensions of the culverts where is displayed on drawing C0800 ver. P3 - using a larger font. From measuring directly from the drawing the opening at either end of the 6 culvert is only 0.32m high by 1.1m wide.

U85185NI16 - Flood Voids

The proposed voids would appear to provide approximately 100m³ of storage under block A and 400m³ of storage under block C; this total 500m³ accounts for approximately 5% of the total flood storage (12,084m³) - the use of voids in this case would be acceptable in principle - provided the voids are designed appropriately.

The EA have indicated that flood voids should incorporate 1 in 5 floodable void design ratios i.e. 1m opening per 5m and extend to the height of the void.

The revised addendum and drawing D0099 P4, D0003 P5, D0201 P4 & D0203 P5 indicate that the 1 in 5 ratio is to be achieved. However the openings are only to be 600mm high; the drawings indicate the invert level of these openings to be around 5.60m AOD, indicating the crown to be around 6.20m AOD - this is below the design flood level of 7m AOD. The void design should be amended to extend up to the design flood level; the revised addendum indicates that such an increase should be possible.

U85186NI17 - Surface Water Drainage

Infiltration rates should be worked out in accordance with BRE 365. Once the tests have been carried out we would be supportive, as outlined in the FRA, of the drainage design being amended at detailed design to maximise the use of soakaways.

Section 4.3.3c of the FRA indicates runoff from the affordable housing will discharge to the Thames water sewer system; the least sustainable option in this location in the London Drainage hierarchy. The EA are satisfied for this aspect to be revised at detailed design stage.

Surface water for up to the 1 in 100 chance in any year storm event, including an allowance for climate change, must be safely contained on site. It is acceptable to partially flood the site during this event, ensuring that buildings are not affected by flooding and the site can be safely navigated by users. Where this flooding will be within roads or pathways, the applicants must ensure that safe access and egress is still available.

The applicant is advised to provide to the planning authority detailed calculations of the full surface water network together with a drawing indicating attenuation volumes and pipe numbers; to show the surface water system has been designed to ensure no flooding for the 100 year + climate event in the entire surface water system or no flooding for the 30 year event in the entire surface water system and that all surface water flooding can be safely contained on site for the 100 year plus climate change event. At this stage it is not know if flooding from the wider drainage system may occur and how if necessary it will be safely contained. The EA are satisfied that selection of attenuation features and more detailed calculations as outlined above be provided at detailed design stage.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site. The variety of SuDS techniques available means that virtually any development should be able to include a scheme based around these principles. Further information on SuDS can be found in: Planning Practice Guidance CIRIA C522 document Sustainable Drainage Systems - design manual for England and Wales CIRIA C697 document SuDS manual.

During high tides / flood events the water level in the Thames may be above the level of the outfall from the surface water system. This may prevent surface water being discharged from the site and attenuation features from being emptied potentially causing flooding on site. The EA would encourage the applicant to investigate this further, but is satisfied for this issue to be examined in more detail once the detailed design of the drainage system has been carried out. 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 areas or storage

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locations. 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) soakage test results in accordance with BRE digest 365 to be used to inform the use of soakaways and storage tanks on site (the applicant has been unable to carry out test pre-decision).

d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, 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 'Planning Practice Guidance: Flood Risk and Coastal Change'. 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.

g) Review the use of or removal of the existing storage tank

U85190NI18 - Sustainable Design

The EA have produced advice with Natural England and the Forestry Commission on how new development can help improve the environment. <https://www.gov.uk/government/publications/planning-a-guide-for-developers> It is also recommend that pollution prevention measures to protect ground and surface water be incorporated. Please refer to pollution prevention measures at construction and demolition sites <https://www.gov.uk/government/publications/construction-and-demolitionsites-ppg6-prevent-pollution>

U85164NPPF 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made without delay

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/0914/FUL
