

Mr Peter Andrews
Atkins plc
Atkins Floor 1A Woodcote Grove Ashl
Epsom
Surrey
KT18 5BW

Letter Printed 3 July 2015

FOR DECISION DATED
3 July 2015

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 14/5076/FUL
Your ref: The Russell and Strathmore Sc...
Our ref: DC/LTH/14/5076/FUL/FUL
Applicant: Mr Simon Wright
Agent: Mr Peter Andrews

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

The Russell School Petersham Road Petersham Richmond

for

Proposal for the co-location of Strathmore and Russell Schools onto a single site in purpose built facilities with associated car parking and landscaping. The Proposed Development involves the construction of a new purpose built school to house the existing Russell Primary School with an expanded size from its existing one form entry (FE) provision, to a one FE plus a shared FE (an additional four classrooms). The new school would also accommodate part of the existing Strathmore Special Educational Needs (SEN) School provision so that these schools are co-located. The existing nursery on the Russell School site would also be accommodated in the new school building.

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

Yours faithfully

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

Robert Angus
Development Control Manager

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 14/5076/FUL

APPLICANT NAME

Mr Simon Wright
Woodcote Grove
Ashley Road
Epsom
Surrey
KT18 5BW

AGENT NAME

Mr Peter Andrews
Atkins Floor 1A Woodcote Grove Ashl
Epsom
Surrey
KT18 5BW

SITE

The Russell School Petersham Road Petersham Richmond

PROPOSAL

Proposal for the co-location of Strathmore and Russell Schools onto a single site in purpose built facilities with associated car parking and landscaping. The Proposed Development involves the construction of a new purpose built school to house the existing Russell Primary School with an expanded size from its existing one form entry (FE) provision, to a one FE plus a shared FE (an additional four classrooms). The new school would also accommodate part of the existing Strathmore Special Educational Needs (SEN) School provision so that these schools are co-located. The existing nursery on the Russell School site would also be accommodated in the new school building.

SUMMARY OF CONDITIONS AND INFORMATIVES

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U93070	NPPF APPROVAL - Para. 186 and 187
U93071	NI01 Applicants advice landscaping
U93072	NI02 Applicants advice materials
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DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

AT01 Development begun within 3 years

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

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

U85837 BD04 Details to specified scale

The development shall not be carried out other than in accordance with detailed drawings to a scale of not less than 1:20 which shall be submitted to and approved in writing by the Local Planning Authority, such details to show section through elevation / windows / doors / curtain walling / sheds / and details of play equipment.

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

BD10 Sample panels of brickwork

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

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

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.

U85838 DV01A Boundary fencing-Building occupy

None of the buildings hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundaries of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.

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

U85839 DV11 BREEAM for Non-Housing

The development hereby approved shall achieve BREEAM Rating Very Good; 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.

DV11 Use of roof restricted

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.

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

U85840 DV18 Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/recycling/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
REASON: To safeguard the appearance of the property and the amenities of the area.

U85841 DV28 External illumination

Any external illumination of the site and 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.

U85842 DV30 Refuse storage

No refuse, recycling 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.

U86007 DV40 Travel Plan

Staff and pupil travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, 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 pupils 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 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 continue every three years 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.

U85843 DV48 Approved drawings

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

Received on 8th December 2014

1. Tree Protection Plan 5127940/DG/ARB/001 A
2. Existing site plan 5127940-ATK-Z1-00-DR-A-4011_PL-1
3. Topographical Survey Plan 5127940-ATK-Z1-00-DR-A-4012_PL-1
4. Proposed ground floor plan 5127940-ATK-Z1-GF-DR-A-4210_PL-1
5. Proposed first floor plan 5127940-ATK-Z1-FF-DR-A-4211_PL-1
6. Proposed roof plan 5127940-ATK-Z1-RP-DR-A-4212_PL-1
7. Proposed elevations and sections 5127940-ATK-Z1-EL-DR-A-4300_PL-1
8. Proposed elevations and sections 5127940-ATK-Z1-EL-DR-A-4301_PL-1
9. Proposed elevations and sections 5127940-ATK-Z1-EL-DR-A-4302_PL-1
10. Proposed 3D Views Sheet 1 of 4 5127940-ATK-Z1-3D-DR-A-4500-PL-1
11. Proposed 3D Views Sheet 2 of 4 5127940-ATK-Z1-3D-DR-A-4501-PL-1
12. Proposed 3D Views Sheet 3 of 4 5127940-ATK-Z1-3D-DR-A-4502-PL-1
13. Proposed 3D Views Sheet 4 of 4 5127940-ATK-Z1-3D-DR-A-4503-PL-1

Revised drawings

1. Site Location Plan 5127940-ATK-Z1-00-DR-A-4010 PL-2
2. General Arrangement (External) Plan 5127940_COL-LA001_B
3. Access & Circulation (External) 5127940-COL-LA002 B
4. Avenue Parking Detail LA017 Rev: A
5. Proposed sports pitch arrangement 5127940-COL-LA005 Rev: B
6. Existing and proposed views from Petersham Road 5127940-ATK-Z1-00-CD-A-4020 0;
7. Existing and proposed views from The Avenue 5127940-ATK-Z1-00-CD-A-4021 0;
8. Existing and proposed views from Meadlands Drive 5127940-ATK-Z1-00-CD-A-4022 0;
9. Existing and proposed views from the Avenue 5127940-ATK-Z1-00-DR-A-4023 PL1;
10. Existing and proposed views from the Avenue 5127940-ATK-Z1-00-DR-A-4024 PL1
11. Vehicle Tracking 5127940-COL-LA007 Rev: B

Documents:

1. Design Stage Pre-Assessment - Revision P3 Planning Submission, 05 December 2014
2. Arboricultural Impact Assessment - dated November 2014
3. Performance Specification - Mechanical Services - Dated December 2014
4. Travel Plan
5. Transport Statement - dated September 2014
6. Preliminary Ecological Appraisal dated 16th April 2014
7. Planning Statement and Statement of Community Involvement - dated November 2014
8. Design & Access Statement - Document Ref: 5127940 - ATK4600 - PL-3 March 2015 - including all documents with the Design and Access Statement.
9. Technical Note Additional Very Special Circumstances Arguments - dated 2nd March 2015
10. Russell and Strathmore Schools, Richmond - FLOOD RISK ASSESSMENT Final Version 3.0 RAB:916B; dated 9th February 2015
11. Warwick Reynolds Associates BADGER SURVEY At RUSSELL SCHOOL, RICHMOND-UPON-THAMES - dated 21st April 2015
12. Document titled 'Amendments - March 2015

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

DV49 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details and location where plant and materials will be loaded and unloaded;
5. Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);

10. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;

11. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);

12. Details of the phasing programming and timing of works;

13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;

14. A construction programme including a 24 hour emergency contact number;

15. See also TfL guidance on Construction Logistics Plans.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

U85844 PK06 Cycle parking

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

U85845 LT09 Hard and Soft Landscaping

(A) No later than 21 days prior to the commencement of development, written notification of the date of the commencement of works shall be submitted to the local planning authority.

(B) No later than 6 months after 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

(C) 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).

(D) 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, or in accordance with a timetable for implementation previously agreed in writing with the Local Planning Authority.

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

U86011 LT11 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.

U85846 NS01 Car Parking Provision

The development hereby approved shall not be occupied until the approved car parking provision and its associated demarcation (including blue badge parking) has been provided on site, and is thereafter retained. The parking spaces shall not be occupied other than by staff and visitors of the school.

REASON: To ensure the development does not result in unacceptable parking congestion or highway safety concerns.

U85847 NS02 Pupil numbers

The total number of pupils on the SEN school roll at the Russell School campus shall not exceed 24 pupils. The total number of pupils at the Russell Primary School pre-school shall not exceed 26 (FTE); and the total number of pupils at The Russell Primary School shall not exceed 330 pupils, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

U85848 NS03 Service Management Plan

No servicing or deliveries shall take place other than in accordance with a Servicing Management Plan (to include a plan depicting manoeuvring layouts for the service vehicles and proposed hours) which shall have been submitted to and approved in writing by the Local Planning Authority prior to first occupation of any part of the building. The use of the site shall only operate in accordance with the agreed service management plan, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is not detrimental to the free flow of traffic, the conditions of general safety along the neighbouring highways and within the site and to accord with the Council's policy and standards

U85849 NS04 Environment Agency Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) February 2015 / ref: 916B version 3 / compiled by RAB Consultants, its Appendixes (A, B and C) and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 (1% Climate Change allowance) critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. Discharge flow rates should be limited to 5l/s as proposed by the Conceptual Drainage Strategy so that potential blockages are avoided.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

U85850 NS05 Roof Structures

Before first occupation of the development hereby permitted, details of any plant and extract equipment; safety railings; PV panels; lift over run shall have been submitted to and approved in writing by the Local Planning Authority (including siting, design and all technical details). The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area and surrounding residents.

U85851 NS06 Community Use and management

Prior to the occupation of the development hereby permitted, details of the community use, and management of such, of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenity of the area and surrounding residents.

U85852 NS07 Arboricultural Method Statement

Prior to the commencement of development, an Arboricultural Method Statement (AMS) and Construction Method Statement specific to this scheme shall be submitted to and approved in writing by the Local Planning Authority. This AMS must outline any tree constraints and details of all tree protection, both above and below ground and special engineering for construction within the Root Protection Area. The Tree Protection Plan and Arboricultural Method Statement must 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 development shall not be implemented other than 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.

U85853 NS08 Tree Planting Scheme

(A) No later than 21 days prior to the commencement of development, written notification of the date of the commencement of works shall be submitted to the local planning authority.

(B) No later than 6 months after the commencement of development, a specification of tree planting scheme shall be submitted to and approved in writing by the local planning authority. This shall include:

1. 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. All tree planting included within the approved specification shall be carried out in accordance with that specification and in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.
2. A 5 year maintenance and management programme, as outlined in BS8545.
3. 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.
4. 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, unless otherwise agreed in writing with the local planning authority.

REASON: To protect the landscape value of the site.

U85854 NS09 Ecology

Prior to the commencement of development, the following schemes shall be submitted to and approved in writing by the local planning authority. The development shall

thereafter only be implemented in accordance with the approved schemes unless otherwise previously agreed in writing with the local planning authority:

1. Areas that shall be fenced off to protect the ecological value of the site for the duration of the development (this shall include, but not be limited to - all areas not involved in the demolition and construction; vegetation and wildlife corridor around the perimeter of the site; existing hedge on the north side, which runs along the service road. This is very valuable to existing birds, and needs to remain in situ)
2. Method statement for the pond decommission and new pond build including transfer of any wildlife and water;
3. External lighting plan including locations, specs, lux plan (vertical as well as horizontal) and spectrum of proposed lighting (prior to implementation).
4. The DMS and CMS. Due to the presence of badgers on site, the DMS and the CMS must take them into consideration with good practice implementation. Evidence will be required of this as part of the CMS condition.

REASON: To protect the ecological value of the site

U85855 NS10 Bird nesting

No trees or vegetation shall be removed other than outside of the bird nesting season, unless previously approved in writing with the local planning authority. If the latter is to occur, mitigation measures should be put forward to ensure this does not harm habitats.

REASON: To ensure the development does not compromise the habitat value of the site.

U85856 NS11 Habitat Survey

Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development on site, the development shall not be carried out other than in accordance with the Preliminary Ecological appraisals (pages 8-9) of The Mouchel Report revised 27th February 2015). Precautions shall be undertaken to ensure that all open holes left over night will have a form of method to allow animals who have fallen in to exit. Should bats be seen all work must halt until Natural England have been contacted for advice and have confirmed in writing that they agree work may continue.

REASON: To ensure the development would enhance the ecological value of the site.

U85857 NS12 Wildlife Enhancement Scheme

No part of the development hereby approved shall be occupied until all the recommendations and enhancements as per the Preliminary Ecological appraisals (pages 8-9) of The Mouchel Report revised 27th February 2015) have been implemented in full. (This should be looking specifically for bat/bird/butterfly/stag beetle and hedgehog habitats. This includes peccs/locations/positions/aspects)

REASON: To protect the ecological value of the site.

U85858 NS13 TFL Construction Logistics Plan

Prior to the commencement of development a construction logistics plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in approved with the approval plan.

REASON: To ensure highway safety and minimise the impact of delivery and serving movements to, from and within the site.

U85859 NS14 MUGA

With respect to the proposed non-floodlit MUGA adjacent to Meadlands Drive, this shall not be carried out otherwise than in accordance with detailed drawings, including plans, design and boundary treatment that shall have been previously submitted to and approved in writing with the local planning authority. The development shall not be implemented other than in accordance with the approved detailed drawings.

REASON: To ensure the development preserve the amenities of the site, area and nearby residents.

U85860 NS15 Existing buildings

Prior to the occupation of the school hereby approved, a timetable for the demolition of the existing buildings on site shall be submitted to and approved in writing by the local planning authority. The development shall only be implemented in accordance with the approved scheme.

REASON: To ensure an acceptable form of development.

U85861 NS16 Ecology precautions

a) 8 weeks prior to the commencement of development, all animal holes and buildings on site should be monitored to ensure they have not become active with badgers or foxes, and proofed as far as possible.

b) Prior to the commencement of development (including demolition), the site should be re-surveyed by an experienced Ecological Worker, giving time to evict any animals which might be living under the buildings.

c) Prior to the commencement of development, any steep sided diggings on site should be provided with an escape route of badgers, which shall thereafter be maintained through the duration of the development. This may take the form of a section of shallower gradient or a plant bridge out of the digging.

d) Substantial hazardous to badgers should not be left unattended on site without measures being taken to prevent badgers access.

e) If development has not commenced prior to 26/03/2016 a new bat and badger survey must be carried out to ensure that the wildlife activity is current, and this should be submitted to and approved in writing by the Local Planning Authority.

REASONS: To preserve the ecological value of the site.

U85862 NS17 Mechanical Plant

(A) Fumes and Odours: Prior to the first use of the development hereby approved, 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.

(B) Plant: Before first occupation of the development hereby permitted, details of any plant equipment (design, siting and noise output) shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the site, area and nearby residents.

U85863 NS18 Building Restriction

Unless previously agreed in writing with the local planning authority, no development shall take place on the area of the application site that is not designated Metropolitan Open Land and currently accommodates the Russell Infants and nursery school on drawing 'Site Location Plan PL-2'.

REASON: To preserve the openness of the site, which was considered as part of the Very Special Circumstances assessment of application ref: 14/5076/FUL.

DETAILED INFORMATIVES

U93069 Composite Informative

Reason for granting:

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

The scheme is for the demolition and rebuild of the Russell School campus, to create a purpose built school to accommodate both The Russell and Strathmore Schools. In doing so, the scheme proposes to increase the Russell pupil roll to allow for an additional shared form entry (4 classes).

The site is sensitively located, with a number of land designations, one of which is Metropolitan Open Land (MOL). Whilst the scheme is deemed as an inappropriate development within MOL, resulting in additional floor area, and will no doubt impact upon its character, the applicants have submitted evidence to demonstrate Very Special Circumstances, including, why the rebuild is necessary, the factors that have influenced the siting of the building, and the benefits of the scheme. In this instance, it is felt the harm is outweighed by these benefits to allow an exception.

The existing school is housed in a number of buildings around the site, and this will be replaced with one building. This will have a greater visual presence, however, the design is acceptable, and measures have been made to ensure this preserves the character, appearance and setting of the area (including heritage assets) and nearby residential amenities. Such as, setting the building within the site, lowering the eave heights towards the boundary, incorporating the first floor within the roof and the use of glazing to break up the massing and provide visual interest.

A parking survey has been undertaken and an assessment carried out on the travel modes of existing pupils. Whilst the scheme results in an increase in the school roll, it is not deemed to cause unacceptable additional parking, congestion or traffic implications, subject to a condition for a robust travel plan.

Principal Policies:

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

Core Strategy: CP1, CP2, CP3, CP4, CP5, CP7, CP10, CP18

Development Management Plan: DM SD1, SD2, SD6, SD7, OS2, OS4, OS5, OS8, HD1, HD2, HD3, HD4 HD7, SI1, TP1, TP2, TP7, TP8, DC1, DC4, DC5.

National Planning Policy Framework (NPPF)

The London Plan 2015, including: 3.18; 3.19; 5.2; 5.3; 5.12; 5.13; 6.3; 6.9; 6.19; 7.4; 7.5; 7.6; 7.8; 7.17; 7.19

Supplementary Planning Guidance and Documents Character appraisal and management plan - conservation areas - Petersham No. 6; Ham Common No.7; Ham House No. 23 & Parkleys Estate No. 67.

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: 020 8891 1411).

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: 020 8891 1411).

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 020 8891 7090 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.

U93070 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and 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

U93071 NI01 Applicants advice landscaping

1. The landscaping scheme should incorporate native, wildlife friendly species.
2. The artificial setts which are not currently active should be planted up with native plant species to provide cover and seclusion for badgers which may again take up occupation.
3. The basis of the tree protection is acceptable, thorough full details to be included with an Arboricultural Method Statement to be submitted and approved prior to any work being undertaken on site. The AMS must also address the footpath close to H1, in particular the relationship, type of path foundation and method of construction. The construction within the RPA of the hedge should be above ground construction, without reduction of the hedge line.

U93072 NI02 Applicants advice materials

Notwithstanding what is shown on the submitted plans:

1. The bin store should have powder coated steelwork, not just galvanised finish.
2. Cycle store colours: Royal blue would be too strident. This should be finished in a muted dark finish.

U93073 NI03 Applicants advice ecology

1. With respect to condition NS09 (ecology), the Council's Ecology Officer (Tasha Hunter) should be invited to the site to confirm the areas to be fenced off.
2. If any works are undertaken during the breeding season then an ecologist should be present to check the habitat for active nests prior to removal. If breeding birds are found, work in the vicinity of a nest should be avoided until young birds have fledged (period dependent on bird species).

U93075 NI04 Thames Water and EA advice

1. 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 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 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 0800 009 3921. 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 0800 009 3921 to discuss the options available at this site.
2. Thames Water recommend the following informative be attached to this planning permission. 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.
3. Environment Agency: We have updated our advice for developers and it is now a joint agency document with advice from Environment Agency, Natural England and Forestry Commission, it's available to view on our website:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf

4. The applicants are advised to refer to the Environment Agency's letter dated 1st April 2015.

U93077 NI05 TFL advice

1. TFL has developed a Standard for Consecution Logistics, to reduce risks to vulnerable road users. A commitment from the applicant and their primary contractors to demand a higher level of safety should form a key part of the CLP. TFL request that the applicant and their contractors sign up to this standard.
2. TFL wishes to ensure that construction vehicles are fitted with cycle specific safety equipment
3. The Servicing Management Plan and Travel Plan conditions should include delivery and servicing measures in line with TFL guidance.

U93078 NI06 Travel Plan

The applicants and school were advised when producing the school travel plan in line with condition DV40 'Travel Plan', this should address poor parking and poor parking behaviour; and the school should consider travel plan marshalling and working with residents and the local planning and highway authority to ensure a robust travel plan is established.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
14/5076/FUL
