

14/0451/0001

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Ms L Thatcher  
London Borough of Richmond Upon Thames  
Civic Centre  
44 York Street  
Twickenham  
Middlesex  
TW1 3BZ

10 September 2015

let.1.MM.LT.E15-577

Dear Lucy

**LATCHMERE HM RESETTLEMENT PRISON, HAM – DISCHARGE OF PRE-COMMENCEMENT CONDITIONS**

On behalf of our client, Berkeley Homes Ltd, we are pleased to provide you with detailed information to enable the discharge of the following pre-commencement conditions: 3, 6 and 7 in respect of permission APP/L5810/W/14/3002030 (allowed on 3 July 2015).

Pursuant to the above conditions we enclose the following information:

- Construction management plan, prepared by Berkeley Homes;
- Bat mitigation report, prepared by RSK;
- Tree retention and removal plan, prepared by TreFabrik; and
- Tree protection and arboricultural method statement, prepared by TreFabrik.

We also enclose a cheque for £97, made payable to the London Borough of Richmond-upon-Thames in respect of the application fee. This submission comprises three hard copies of the above documents.

**Condition 3**

Condition 3 states:

No development, including any works of demolition, shall take place until details of the location of all ancillary site buildings; and the parking of vehicles of site operatives and visitors have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

In accordance with the requirements of condition 3, we enclose a construction management plan, prepared by Berkeley Homes, that includes details in respect of construction vehicle access, tracking analysis and construction logistics plan.



**Condition 6**

Condition 6 states:

No development, including any works of demolition, shall take place until a scheme for bat conservation and mitigation, including a timetable for its implementation, has been submitted to and approved in writing by the local planning authority. The scheme shall provide for:

- inspection of the existing trees on site within one month prior to their felling to establish the presence or absence of roosting or hibernating bats
- no trees containing bats shall be felled until the bats have been safely excluded by such methods as have been previously submitted to and approved in writing by the local planning authority
- identification and retention of trees and hedgerows which are important for foraging bats
- no artificial lighting to directly illuminate any features of value to foraging or commuting bats, such as boundary trees.

We enclose a Bat Mitigation report, prepared by RSK which confirms the works to be undertaken in accordance with the above condition.

**Condition 7**

Condition 7 states:

No development, including any works of demolition, shall take place until a detailed Arboricultural Method Statement, including a Tree Protection Plan, has been submitted to and approved in writing by the local planning authority. The Statement shall include:

- an appropriately scaled plan to show the positions, crown spreads and root (RPA) of every retained tree on site, and on nearby land adjacent to the site, in relation to the approved plans
- a schedule of pre-construction tree works for the retained trees shown under part a)
- details and positions of any necessary tree protection barriers and of any ground protection measures
- details and positions of construction exclusion zones
- details and positions of existing and proposed underground service runs, the latter to be routed to avoid RPAs as far as possible
- details of any changes in levels or excavations within 5m of the RPA of any



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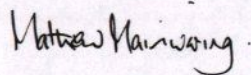
retained tree

- details of any special engineering required to accommodate the protection of retained trees, such as in connection with foundations, service installations, bridging water features, or surfacing
- details of the working methods to be employed for the installation of driveways and paths within the RPA of any retained trees. The methods shall be in accordance with the principles of "No Dig" Construction; and with British Standards 5837:2005.

In accordance with the requirements of Condition 7, we enclose the following tree retention and removal plan, and tree protection and arboricultural method statement, prepared by TreeFabrik.

We trust that the above and enclosed information will be sufficient to enable you to discharge the above pre-commencement conditions. However, please contact me if you require any further clarification or information.

Yours sincerely



Mathew Mainwaring

Enc: As listed above

cc: Mr A Spearing - Berkeley