

Application reference: 14/0451/DD01
HAM, PETERSHAM, RICHMOND RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
10.09.2015	10.09.2015	05.11.2015	05.11.2015

Site:

HMP Latchmere House, Church Road, Ham, Richmond

Proposal:

Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investigation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

C/o Agent

AGENT NAME

Mr Matthew Mainwaring, Indigo
Planning Ltd
Swan Court
Worple Road
London
SW19 4JS

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRuT Ecology
LBRUT Trees Preservation Officer

Expiry Date

24.09.2015
24.09.2015
24.09.2015

Neighbours:

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: RNO Application:03/1864/C84
Date:03/07/2003 Proposed New Library.

Development Management

Status: WDN Application:91/0951/FUL
Date:18/07/1991 Erection Of 3no. 32' X 12' Portacabins For Use As Doctors Surgery For A Period Of 9 Months, (building Work At Existing Surgery 192 Tudor Drive)

Development Management

Status: WNA Application:91/1183/FUL
Date:26/08/1991 Erection Of Portacabin Buildings For Use As Temporary Doctors Surgery For Period Of 9 Months.

Development Management

Status: WNA Application:94/3495/C84
Date:06/12/1994 Renovation Of Existing Kitchen Building And Erection Of New Single Storey Workshop Building.

Development Management

Status: WNA Application:94/3589/FUL
Date:19/01/1996 Extension Of Car Parking Area And Change Of Use Of Portacabin From

Visitors Seating Area To Office Premises

<u>Development Management</u> Status: REF Date:02/02/1998	Application:97/2335 Construction Of New Prison Access Road, In Place Of The Existing Access To Be Closed Off.
<u>Development Management</u> Status: ROB Date:22/01/1998	Application:97/2506 Erection Of External Staircase From Governors Building Second Floor Level To Ground Level.
<u>Development Management</u> Status: RNO Date:23/01/1998	Application:97/2652 Erection Of A Single Storey Extension To Front Of Existing Gate Lodge.
<u>Development Management</u> Status: RNO Date:05/05/1999	Application:98/2693 Proposed Additional Car Parking Facilities.
<u>Development Management</u> Status: GTD Date:25/08/2006	Application:06/2069/FUL Proposed erection of a two storey building and accompanying basement comprising seven flats with associated parking.
<u>Development Management</u> Status: GTD Date:30/11/2006	Application:06/3457/FUL Repair main administration building roof, remove redundant rooflights, install new sunpipes and new high performance roof coverings to existing flat roof areas, replace slate roof covering over part of (admim/finance) roof with new artificial slate and replace fascia to front/side elevation.
<u>Development Management</u> Status: GTD Date:23/08/2007	Application:07/2477/FUL Installation of satellite dish affixed on to the roof of the boiler room.
<u>Development Management</u> Status: WNA Date:16/10/2009	Application:09/2036/FUL Installation of a diesel electrical generator and associated acoustic housing.
<u>Development Management</u> Status: GTD Date:06/04/2010	Application:10/T0038/TPO T1 - Oak - Fell
<u>Development Management</u> Status: RNO Date:30/07/2012	Application:12/T0315/TCA See schedule of works
<u>Development Management</u> Status: WTD Date:08/06/2015	Application:14/0450/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.
<u>Development Management</u> Status: REF Date:05/01/2015	Application:14/0451/FUL Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.
<u>Development Management</u> Status: WNA Date:12/06/2015	Application:14/0935/CON Erection of 31 dwellings 2/3 storeys high with access from Church Lane, Ham as part of the creation of 73 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 66 new 2/3 storey houses in conjunction with

application 14/0451/FUL in the London Borough of Richmond.

Development Management

Status: WNA
Date: 12/06/2015

Application: 14/0936/CON
Erection of 31 dwellings 2/3 storeys high with access from Church Lane and Latchmere Lane, Ham as part of the creation of 89 dwellings through the conversion and extension of Latchmere House to create 7 flats and the demolition of existing buildings and erection of 82 new dwellings in conjunction with application 14/0450/FUL in the London Borough of Richmond.

Development Management

Status: PCO
Date:

Application: 14/0451/DD01
Details pursuant to condition 3 (ancillary site buildings/parking of vehicles), 6 (investigation/protection of bats) and 7 (protection of trees) of planning permission 14/0451/FUL allowed on appeal.

Appeal

Validation Date: 22.10.2014

Demolition of existing buildings, excluding Latchmere House. Provision of 58 residential units (Use Class C3) comprising 51 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Formation of a new highways access from Latchmere Lane. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 89 residential units including 82 new build units and 7 apartments in the converted and extended Latchmere House.

Reference: 14/0159/AP/NON

Appeal

Validation Date: 06.02.2015

Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.

Reference: 15/0032/AP/REF

Appeal Allowed

Enforcement

Opened Date: 25.06.2002
Reference: 02/00215/EN

Enforcement Enquiry

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): UM

Dated: 12.2016

I agree the recommendation:

Team Leader/Development Control Manager
Dated: [Signature]

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager: [Signature]
Dated: 03/02/11

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

Site, proposal and history:

On the 3 July 2015, the Planning Inspectorate approved the following development at the above site:

Demolition of existing buildings, excluding Latchmere House. Provision of 42 residential units (Use Class C3) comprising 35 new build units and the conversion and ground floor extension of Latchmere House to provide 7 apartments. Associated highways works, landscaping, tree works and car parking. Cross-boundary application also comprising land within the Royal Borough of Kingston upon Thames and providing in total 73 residential units including 66 new build units and 7 apartments within the converted and extended Latchmere House.

The application concerns details pursuant to the following conditions of the above application:

- Condition 3 (ancillary site buildings/parking of vehicles),
- Condition 6 (investigation/protection of bats)
- Condition 7 (protection of trees)

In addition, within Schedule 1 of the Section 106 Legal Agreement there is an owner's obligation for the applicant to gain Council approval in writing of a Demolition and Construction Management Plan.

Material representations:

The Royal Borough of Kingston upon Thames: The Council has no objections on originally submitted scheme.

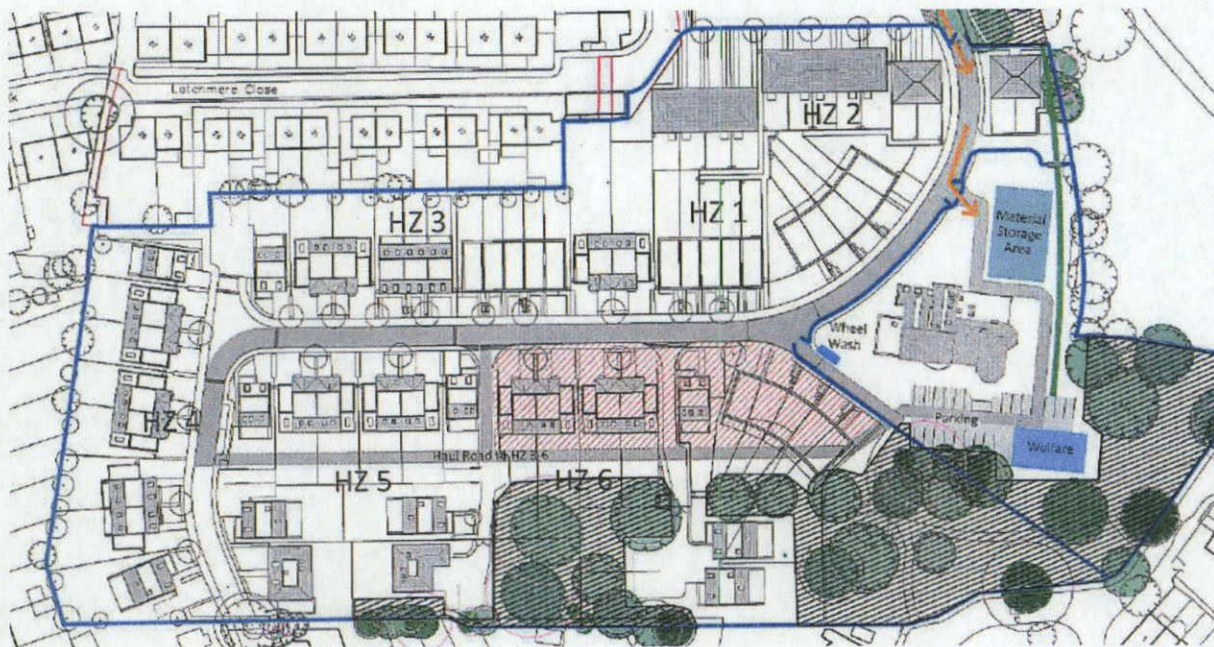
Professional comments:

Condition 3 (ancillary site buildings/parking of vehicles),

3) 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 support of this condition, the applicants have submitted:

- Construction Management Plan Rev: D received on 23 December 2015
- Latchmere – Logistic Plan BHWL/LATCH/LOGISTICS contained within the CMS
- Email from Mathew Mainwaring dated 23 December 2015.
- Email from Mathew Mainwaring dated 20 January 2016.



The documents and drawings indicate the location of:

- Ancillary site buildings (identified as welfare – to include toilets, drying room, canteen seating area and smoking area)
- Parking area for site operatives and visitors (contractors)
 - 15-20 car parking spaces are available (based on experience) and further overflow car park depending on phasing.
 - An allocated area for H26 has been set aside for contractor parking to facilitate the removal of construction vehicles from neighbouring streets.
 - The above meet the aims of the condition – to protect living conditions and risk of highway safety.
 - The agent has also confirmed that drawing Facilitative Tree works demolition tf913s1/TW1/500 has omitted tree works schedule – site enablement for marketing suite – as this is no longer proposed.

Condition 6 (investigation/protection of bats)

6) 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:

- a) Inspection of the existing trees on the site within one month prior to their felling to establish the presence or absence of roosting or hibernating bats.
- b) 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.
- c) Identification and retention of trees and hedgerows which are important for foraging bats.
- d) No artificial lighting to directly illuminate any features of value to foraging or commuting bats, such as boundary trees.

Development shall be carried out in accordance with the approved scheme.

The applicants have submitted:

- Email from Mathew Mainwaring dated 20 January 2016.

- A Bat Mitigation Report 854891 (August 2015, UPDATED October 2015), prepared by RSK. This incorporates the following drawings, which in turn confirms:
 - Location of bat boxes
 - Locations of sensitive areas, where there is no light spill
 - Location of where the 1m lighting bollards are proposed
 - Bat roost locations

The Bat Mitigation Report advises:

- There was an initial bat survey of all 12 buildings in April 2013 – no evidence of bats were found during this survey, however, 3 of the buildings were assessed as having high potential for bats.
- Emergency surveys were carried out between June and September 2013 – Building 12 shows a bat roost. There were recorded foraging and commuting around the site.
- Updated bat surveys were carried out in 2015. All survey findings and raw survey data is provided.
- Bat emergence surveys were conditioned between June and August 2015. Building 9 has a bat roost.
 - These roosts are considered to be day roosts of transitory males or non-breeding females. No evidence of a maternity roost was noted.
- The conservation significance of bat is low.
- On 25 August 2015 a bat mitigation EPS licence was submitted to Natural England to allow the disturbance of bats during the demolition of Buildings 9 and 12.
- Mitigation measures include:
 - The supervising ecologist will undertake an internal inspection of both buildings prior to demolition.
 - Demolition the gable end and roof tiles will be removed by hand and in the presence of a licensed bat ecologist.
 - Each tile will be inspected for bats before disposal
 - Demolition works will not commence before the grant of a licence and outside the hibernation period.
 - 10 bat boxes will be erected in mature trees to the east and south of the site, prior to any buildings or tree removal and will be maintained for 5 years.
 - Workers / contractors will be given an induction on bat presence and will be provided with a method statement detailing bat mitigation.
 - Staff will undergo a safety briefing.
 - Buildings 9 and 12 must be excluded from bats outside the hibernating season.
 - Demolition works of buildings 9 and 12 will only occur when the night time temperature is above a certain level.
- ***The location of the key retention areas:*** The site has opportunity for commuting and foraging bats particularly on the east boundary, where it borders with Ham Common LNR. These areas have been identified and will be retained to ensure links to connective habitats are retained.
- ***Details of tree removal:***
 - All trees due to be removed will be subject to a Ground Level Tree Assessment (GLTA).
 - Trees that have features that are suitable for bats will either be retained or subject to emergence / re-entry surveys during the active season for bats
 - All tree inspections will be done within one month of them being felled.
 - No trees contain bat roosts will be felled until bats have been safely excluded.
- ***A Lighting strategy:***

- Email confirmation that the technical lighting specification will follow the Bat conservation Trust Lighting Guidelines (2013)
 - The lighting proposal does not include any lighting that would impact on the proposed roosts (bat boxes)
 - Lighting is positioned so that it does not interrupt bats along the boundary hedges or features used by community and foraging bats.
 - Night-time lighting during demolition and construction will be minimised so they do not exceed existing levels and any security light required will be directed away from the boundary hedges and trees. This will be limited to 07:45-08:00 hours and 18:00-18:15 hours.
 - Email confirmation that no artificial lighting will be directly illuminating any of the bat foraging or commuting routes or other sensitive locations such as bat boxes
- **Timetable of works** – this has been provided.

The Council's ecologist has advised (02.12.2015)

- The revised bat mitigation report includes requested detail and (a), (b) and (c) can be discharged.
- Part (d) concerns artificial lighting. Whilst the lighting aspects concerned with the construction and demolition have been addressed, I would like to see the specification for the bollard lighting proposed before discharge, including: angle of light beam both horizontally and vertically, with and without reflector, in order to assess upwards and backward spill; lux level at source and at close distances (i.e. 1m - 5m) to assess lighting impact. The main area of concern is the access drive where bollards are on the border of the SINC and within a few metres of the mitigation bat boxes, and also the boundary lights north of the main house. Can it please be confirmed which bollard locations will have reflectors; and any reduction of lighting in this area would be welcomed.

Following this, the applicants have agreed that this condition only discharges lighting associated to the demolition and construction, and other lighting for the finished scheme will be assessed under condition 4. In addition the applicants have confirmed no artificial lighting will directly illuminate any features of value to foraging or commuting bats. An informative will also be placed on the decision advising the above.

The Council's Ecologist is satisfied with the above approach. Accordingly, the condition can be discharged.

Condition 7 (protection of trees)

7) 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:

- a) 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.
- b) A schedule of pre-construction tree works for the retained trees shown under part a).
- c) Details and positions of any necessary tree protection barriers and of any ground protection measures.
- d) Details and positions of construction exclusion zones.

e) Details and positions of existing and proposed underground service runs, the latter to be routed to avoid RPAs as far as possible.

f) Details of any changes in levels or excavations within 5m of the RPA of any retained tree.

g) 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.

h) 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 Standard 5837:2005.

The measures set out within the approved Statement shall be implemented prior to the commencement of development and shall be maintained to the satisfaction of the local planning authority until its completion.

The applicants have submitted:

- Tree retention & removal plan demolition tf913a1/TRR/300
- Tree protection & AMS – Demolition tf913s1/TPP/301 Rev: B
- Facilitative Tree Works Demolition tf913s1/TW1/500
 - This drawing has omitted the tree works schedule – site enablement for marketing suite, as this is no longer proposed
- Tree Protection & AMS – Construction tf913s1/TPP 302
- Email from Matthew Mainwaring dated 20 January 2016

Tree retention & removal plan demolition tf913a1/TRR/300

- (Point A):
 - Position of all retained trees (and those to be removed), their canopy spreads and their preliminary RPAs

Facilitative Tree Works Demolition tf913s1/TW1/500

- Point B:
 - This incorporates a tree works schedule for retained trees for site enablement (highway)
 - Confirms that all tree works are to be carried out in accordance with BS 3998 Tree works – Recommendations (2010), and no trees works are to take place within the bird nesting season (March to August)
 - Tracking of vehicles within the RPA of retained trees during tree works will be avoided unless existing hard standard is presence to provide ground protection.

Tree Protection & AMS – Demolition tf913s1/TPP 301B and Tree Protection & AMS – Construction tf913s1/TPP 302

- Point C: Details and position of tree protection barrier type and location, and location of temporary ground protection measures:
 - Ground protection for pedestrian movements within RPA and wooded area will be constructed in the form of a single thickness of scaffold boards placed on top of a driven scaffold frame so to suspend the walkway.
 - Ground protection for vehicle movement will be formed by a temporary load bearing surface such as Evetrakway.
- Point D: Location of exclusion zone - where enablement or demolition operations are prohibited. Confirmation that there will be no storage of materials, machinery or equipment within such areas.

- Point E: All redundant utility or drainage ruins within the RPA will be disconnected and capped off outside of the RPA, and to remain in-situ. If excavation is required within the RPA as part of agreed utility and drainage plans, hand held tools only will be used in accordance with National Joint Utility Guidelines. In addition, confirmation that new services are no anticipated within the RPA of retained trees.
- Point F: Confirmation that no excavation or changes in land levels are to occur within CEZs unless otherwise agreed in writing with the LPA.
- Point G: Details of no-dig construction methods, and when / how piling rigs will be used.
- Point H: Details of resurfacing or installation of hard surfacing within previously disturbed areas.

The Council's Arboricultural Officer has commented (08.12.2015)

- The updated tree removal and retention plan shows the same number of trees and groups to be removed as the original (feb 2014) plans.
- The tree protective fencing as shown on the plan is in an acceptable location fencing the trees outside of the site. The drawing has been updated to tree protection plan is therefore acceptable.
- The tree work detail at the front of the site is acceptable for work the retained trees.
- The area of tree retention is to have no service runs or level changes.

Recommendations: Condition 7 - The details submitted in regard to tree protection is acceptable for the site.

Demolition and Construction Management Plan

- The signed Section 106 Legal Agreement states and includes:

3. DEMOLITION AND CONSTRUCTION MANAGEMENT PLAN

- 3.1 Prior to the Commencement of Development (which shall include demolition works for the purpose of this paragraph 3 only) to provide the Council for approval a draft Demolition and Construction Management Plan
- 3.2 Not to Commence nor allow Commencement of the Development (which shall include demolition works for the purpose of this paragraph 3 only) until such time as the Council has approved in writing the Demolition and Construction Management Plan
- 3.3 The Council will not be obliged to approve the Demolition and Construction Management Plan unless it has been demonstrated to the Council's reasonable satisfaction that the demolition and construction phase of the Development can be carried out safely and with minimal possible impact on and disturbance to the surrounding environment and highway network
- 3.4 To ensure that throughout the demolition and construction phase that the Development shall not be carried out otherwise than in strict accordance with the requirements of the Demolition and Construction Management Plan and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Demolition and Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance unless otherwise agreed in writing with the Council

The CMS should include (but not limited to):

1. Statement of environmental protection
2. Statement of highway safety
3. Community liaison measures
4. Amelioration and monitoring effect on the health and amenity of local residences, workers and businesses
5. Amelioration and monitoring measures over construction traffic – notifying owner s/ occupiers in advance of major operation deliveries, schedules, amendments to normal traffic arrangements.

The following documents have been submitted which illustrate:

- Latchmere – Logistic Plan BHWL/LATCH/LOGISTICS contained within the CMS
 - Site access / egress points
 - Public and construction traffic and pedestrian routes
 - Material storage areas
 - Welfare facilities
 - Wheel washing facilities
 - Construction exclusion zones
 - Parking areas;
- Latchmere Construction Vehicle Route 2 – BHWL/LATCHMERE/ROUTE
 - Via the A3
- BHLATCHMERE(CMS).1/TK02; BHLATCHMERE(CMS).1/TK08; BHLATCHMERE(CMS).1/TK09; BHLATCHMERE(CMS).1/TK10; BHLATCHMERE(CMS).1/TK11
 - Vehicle tracking routes
- Construction Management Plan addendum (Rev: B) dated 21.12.2015
- Construction Management Plan Rev: D received on 23 December 2015
- Email from Mathew Mainwaring dated 23 December 2015 confirming:
 - All access for construction traffic is to be gained via the Kingston route (via the A3)
 - If the applicants require delivery outside of the working day they will give LBR reasonable notice
 - Further signage is to be put up along Church Road to make pedestrians and other road users aware that there is a site entrance ahead.
 - If the applicants require any abnormal loads delivered to site then notice will be given to Richmond
 - Contact details for developments Project Direct with responsibility for delivery the development
- Email from Matthew Mainwaring dated 20 January 2016

The above documents provide the following details:

1. **Statement of details of the environment protection:** - This details how vibration, noise, dust, air pollution will be controlled, managed, measured and mitigated. Including:
 - Noise:**
 - Noise works will be limited to site working hours.
 - Berkeley Homes will enter into a Section 61 Agreement that defines proposed noise level criteria and the timing of operations likely to produced significant noise levels at surrounding properties.
 - Air Quality:**
 - Air quality monitoring will be undertaken
 - Dust control:**

- It is low to medium risk of the site producing dust – the site is open and the low-level buildings are in many instances away from local receptors.
- It is intended to demolish during the wetter months
- Newsletters will be circulated to residents when dust-producing activities are proposed. A contact number and email address will be included.
- Contact details for the site management will be on the hoarding.
- During demolition and construction activities, site managers will inspect the work areas to check for visual signs of dust emissions.
- Automatic monitors will be placed on site to provide real-time warnings of dust emissions. The system will be set to contact a site manager in the event that dust levels are exceeded. Upon receipt of the notification that the system has been triggered, demolition activity will be halted until further suppression measures are put in place.
- For dust suppression, water mist will be used; haulage vehicles will be netted

2. Statement of details of highway safety:

- Site entrance will be manned by training traffic marshals – will also be responsible for banking / reversing
- Signed up to the Construction Logistics Standards
- Expects all to comply with DoT Road Traffic Legislation
- Sub-contractors / suppliers will be informed of traffic management plan
- Deliveries will be outside peak hours.
- A clear signage strategy will be implemented

3. Statement of details of the Community Liaison Measures:

- Residents will be notified of commencement of works by letter, email and newsletters
- Newsletters will be published monthly. Will inform progress, given a monthly look ahead at schedule which will highlight any significant works which may impact upon those living / working in area.
- Notice board – will contain contact details for site manager and health and safety information (including emergency telephone numbers)
- Dedicated website
- Create forum – met monthly with residents and businesses
- Email confirmation that Berkeley will give 48 hours notice to Richmond EH and Planning in event there is an overrun in the agreed CMD hours. Berkeley will use existing contact with residents to similarly inform residents of any overrun.

4. Amelioration and monitoring effect on the health and amenity of local residences, workers and businesses. The CMS includes details of:

- Accident reporting, training and emergency procedures
- Trade contractors will be responsible for producing task specific COSHH Assessment
- Vibration monitoring shall be in place to ensure residents are not adversely affected by construction activity.
- Air quality monitoring will be undertaken
- Automatic monitors will be placed on site to provide real-time warnings of dust emissions. The system will be set to contact a site manager in the event that dust levels are exceeded. Upon receipt of the notification that the system has been triggered, demolition activity will be halted until further suppression measures are put in place.

5. Amelioration and monitoring measures over construction traffic – notifying owners / occupiers in advance of major operation deliveries, schedules, amendments to normal traffic arrangements.

- It is anticipated that no more than 30-40 loads per day will be taken off / delivered to the site. All vehicle movements will be logged throughout.
- Traffic marshals shall closely monitor the entrance from Church Road onto Latchmere Close.
- See above comments on community liaison measures
- If abnormal vehicles are required to access the site, then sufficient notice will be given to the LP and they will be a schedule for specific times resulting in the least amount of disruption.

Other details the CMS and accompanying documents include:

Hours:

- Monday to Friday 08:00-18:00
- Saturday 08:00-13:00
- Sundays and Bank Holidays – No work
- Applicants will enter into a Section 61 Agreements.

Highway route:

- The proposed route for construction vehicles travelling to and from the site will be via the A3 from Kingston, utilising the existing site entrance from Church Road. (The applicants advise this route has been approved by the Royal Borough of KuT).
- Tracking and swept path analysis has been carried out and provided.
- HGV movements will be restricted so as to avoid peak traffic flow hours (08:00-09:00 hours and 17:00-19:00 hours)
- No more than 30-40 loads per day will be taken off / delivered to the site during both demolition and construction.
- The Berkeley Group have signed up to the new Construction Logistic Standards (CLOCS) for all large vehicles (over 3.5T) entering or delivering to projects

Access:

- Pedestrian and vehicle access will be separated.

Site delivery and access:

- Access and agree from site will use the existing vehicular access point from Church Road
 - Site staff will enter the site via the main hoarding gates (manned by a traffic marshal) and shall park in the allocated parking outside the site welfare compound.
 - 15-20 car parking spaces are available (based on experience).
 - An allocated area for contractor parking is available – up to 20-25 cars, which is sufficient.
 - All site entrance will be well signed and lit.

Hoarding:

- Provision of protective scaffolds with a monoflex covering, hoarding to the perimeter of the site and public protection and service protection
- Out of hours and weekend work will only occur in special circumstance and under agreement with the local authority. Advanced notice will be given to the Local Authority if out of hours works is required.

Refuse / recycling:

- A full waste Management Strategy will be implemented

Loading, uploading and storage:

- Stockpile areas for materials and waste

- Storage will be carried out in accordance with the approved Arboricultural drawings.

Security:

- 24 hours, 7 days per week security will be maintained on site.

On site structures:

- Welfare facilities will be provided on site

Safety:

- Induction training shall be provided to everyone wishing to work / visit the project

Consultee comments:

- The Council's Environmental Health Officer has reviewed the Control of Dust Report, and is satisfied. (23.12.2015)
- The Council's Transport Planner has confirmed (04.01.2015) I have no issues with this and can be discharged.
- The Council's Street works Engineer has reviewed the revised document and states "*it would appear that the detail that affect London Borough of Richmond highway network has been changed to reflect Networks Managements concerns*". (24.12.2015)

On the basis of the above, it is officer's opinion the submission meets the reason for the DCMS clause within the S106, "*the demolition and construction phase of the development can be carried out safely and with minimal possible impact on the disturbance to the surrounding environment and highway network*".

The above conditions have also been approved by the Royal Borough or Kingston upon Thames (RBKUT) (15/12967/COND). It appears when reviewed their report, LBR was not a Consultee on these. LBR has not re-consulted RBKUT on the reviewed details. However, as construction vehicles will now be coming from Kingston (A3) it is deemed appropriate to reinforce the informative the RBKUT placed on their decision:

- You are advised that there is a low bridge of 3.6m max height, and another bridge of 4.6m max height on London Road. It is recommended continuing work on the A3 and turning at Kingston Vale, Kingston Hill, Park Road and not using bridges and more direct routes.

Summary:

The submissions meet the needs of the conditions, and thereby can be discharged, subject to informatives.

The applicants are advised of clause 3.4 of the Section 106 dated 13 May 2015, which states, "To ensure that through the demolition and construction phase that the Development shall not be carried out otherwise than in strict accordance with the requirements of the Demolition and Construction Management Plan and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Demolition and Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps requires to remember such non-compliance unless otherwise agreed in writing with the Council".

The applicants are advised of the informative placed on decision (15/12967/COND) by the Royal Borough or Kingston upon Thames (RBKUT) (15/12967/COND): You are advised that there is a low bridge of 3.6m max height, and another bridge of 4.6m max height on London Road. It is recommended continuing work on the A3 and turning at Kingston Vale, Kingston Hill, Park Road and not using bridges and more direct routes.

Condition 3 (ancillary site buildings/parking of vehicles),

- Construction Management Plan Rev: D received on 23 December 2015
- Latchmere – Logistic Plan BHWL/LATCH/LOGISTICS contained within the CMS
- Emails from Mathew Mainwaring dated 23 December 2015 and 20 January 2016

Condition 6 (investigation/protection of bats)

- Bat Mitigation Report 854891 (August 2015, UPDATED October 2015), prepared by RSK.
- Email from Matthew Mainwaring dated 20 January 2016

Condition 7 (protection of trees)

- Tree retention & removal plan demolition tf913a1/TRR/300
- Tree protection & AMS – Demolition tf913s1/TPP/301 Rev: B
- Facilitative Tree Works Demolition tf913s1/TW1/500 (part superseded)
- Tree Protection & AMS – Construction tf913s1/TPP 302
- Email from Matthew Mainwaring dated 20 January 2016

Demolition and Construction Management Plan

- Latchmere – Logistic Plan BHWL/LATCH/LOGISTICS contained within the CMS
- Latchmere Construction Vehicle Route 2 – BHWL/LATCHMERE/ROUTE
- BHLATCHMERE(CMS).1/TK02; BHLATCHMERE(CMS).1/TK08; BHLATCHMERE(CMS).1/TK09; BHLATCHMERE(CMS).1/TK10; BHLATCHMERE(CMS).1/TK11
- Construction Management Plan addendum (Rev: B) dated 21.12.2015
- Construction Management Plan Rev: D received on 23 December 2015
- Emails from Mathew Mainwaring dated 23 December 2015 and 20 January 2016