

Miss Beverley Tourle
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303 Riverbank House
1 putney bridge approach
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SW6 3JD
United Kingdom

Letter Printed 23 February 2017

FOR DECISION DATED
23 February 2017

Dear Sir/Madam

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

Application: 16/0905/FUL
Your ref: 275 Sandycombe Road 2016
Our ref: DC/JAG/16/0905/FUL/FUL
Applicant: Mr B Doherty
Agent: Miss Beverley Tourle

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 March 2016** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

275 Sandycombe Road Richmond TW9 3LU

for

Demolition of the existing hall and the erection of a new community facility building and 6 flats

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
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 16/0905/FUL

APPLICANT NAME

Mr B Doherty
c/o agent
United Kingdom

AGENT NAME

Miss Beverley Tourle
303 Riverbank House
1 putney bridge approach
fulham
SURREY
SW6 3JD
United Kingdom

SITE

275 Sandycombe Road Richmond TW9 3LU

PROPOSAL

Demolition of the existing hall and the erection of a new community facility building and 6 flats

SUMMARY OF CONDITIONS AND INFORMATIVES

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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.

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.

DV18A Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/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.

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.

DV50 Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

Reason: In the interests of energy conservation in accordance with Policy DMSD1 of the Development Management Plan (2011).

DV51 Water Consumption

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

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.

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.

DV29F 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 to the satisfaction of 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.

U19098 NS02 Window obscure glazed-no openable

The proposed first and second floor windows on the north and south elevations as shown on drawings 3852-201-J and 3852-203-J hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.75 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U19099 NS03 - Hard and Soft Landscaping

A) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.

B) 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.

C) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting and anticipated routine maintenance of all planting. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

C) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting and anticipated routine maintenance of all planting. Any proposed planting should be undertaken in accordance with appropriate British Standards.

D) 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. There will also be a requirement which must acknowledge and accept the party responsible for the maintenance and replacement of any tree planted under the scheme that is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) within the period of 5 years from the date planting completed.

E) 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

U19100 Internal Noise Protection Scheme

The development hereby permitted shall be installed in strict accordance with the noise insulation, ventilation scheme amenity space noise protection scheme detailed in section 5 of the acoustic report submitted by DKN Acoustics reference 0289.1 rev 0 dated July 2015. The noise insulation and ventilation scheme shall thereafter be retained as approved.

REASON: To protect the amenity of occupiers of the residential dwellings forming part of this development and surrounding residential dwellings

U19101 NS01 Roof Terrace

The 1.7m high planter on the roof terrace showing on drawings 3852-203-J and 3852-204-I shall be in place before the building hereby approved is occupied and shall thereafter be retained in its approved positions and maintained in a manner to prevent views through below a minimum height of 1.7m above the relevant floor level. The roofs of the building other than those shown as a terrace on the approved drawings shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building only.

REASON: To safeguard the amenities of the adjoining occupiers

U19102 Noise transmission between the proposed

Before the first use of the development a scheme to reduce the noise transmission between the D2 units and adjoining residential accommodation shall be submitted to and approved in writing by the local planning authority.

The scheme approved by the local planning authority shall be fully implemented in accordance with the approved details before the use, hereby permitted, commences. The works and scheme shall thereafter be retained in accordance with the approved details. No alteration to the scheme shall be undertaken without the grant of further specific consent of the local planning authority.

The sound insulation scheme will need to provide a performance standard of at least; Airborne Sound Insulation Performance $D_{nT,w} + C_{trdB}$
Walls /Floors/Ceilings 50 to 55

REASON: To protect the amenity of occupiers of the residential dwellings forming part of this development

U19103 Approved drawings

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

- 3852-10; 3852-20; 3852-099-A; 3852-200-F; all received on 08.03.2016
- 3852-098-F; 3852-101-G; 3852-102-H; 3852-103-H; all received on 22 December 2016
- 3852-100-I; 3852-201-J; 3852-202-G; 3852-203-J; 3852-204-I; all received on 25.01.2017

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

U19104 Parking Permits/Car Club

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in

force in the area at any time. The scheme shall also provide membership of a car club for the first occupiers of each residential unit for a minimum period of five years.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Councils car parking policy and standards.

U19105 External Illumination

Any external illumination of the premises shall not be carried out except in accordance with details giving the method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the buildings.

REASON: To protect/safeguard the amenities of the locality, protect nature conservation interests and the safe operation of the railway.

U19106 BREEAM for non-housing

The D2 building hereby approved shall achieve BREEAM Rating Excellent in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

U19107 Recording of Building

No demolition shall take place within the application site until the developer has secured the implementation of a programme of recording of the standing historic building(s), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Reason: The historic building(s) is/are of intrinsic interest and any alteration or demolition of the historic structure(s) should be recorded before it is destroyed by the development hereby permitted.

U19108 D2 Use

The basement and ground floor of the rear building as shown on plan 3852-099-A and 3852-100-I shall be solely used for D2 Use as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order, and is subject to the following hours of operations: Monday - Friday - 8am - 10pm, Saturday & Sunday - 9am - 7pm.

REASON: To safeguard residential amenity of nearby occupants.

U19109 D2 Unit

No residential units shall be occupied until the D2 unit has been constructed and is available for occupation (to shell and core standard).

REASON: To accord with the terms of the application and safeguard the community use in accordance with policy DM SI2.

U19110 PV Panels

The PV panels shall not be installed other than in accordance with details 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.

U19111 Boundary Treatment

No development shall take place until details of the position(s), design, materials and type of boundary treatment(s) to be erected on the site have been submitted to and

approved in writing by the Local Planning Authority. The boundary treatment(s) shall be erected in accordance with the approved details before the dwelling is first occupied.

REASON: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to ensure that the proposed development does not prejudice the safe and efficient operation of the adjacent railway

U19112 Air Quality

Save for temporary works, no development shall be commenced until a dust management plan has been submitted to and approved by the Local Planning Authority. The dust management plan shall follow the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority

http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf

REASON: To protect neighbouring amenity

U19113 CMS for noise/vibration

A Construction Method Statement (CMS)) for the ground works, demolition and construction phases of the development site to which the application refers, shall be submitted to and approved in writing by the LPA. Details shall include control measures for noise and vibration, including working hours, best practice and (noise and vibration levels). Approved details shall be implemented throughout the construction/demolition period.

The CMS shall follow the Best Practice detailed within BS5288: 2009 Code of Practice for noise and Vibration Control on construction and open sites. The CMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

The CMS shall include the following:

1. Baseline Noise Assessment - undertaken for a least 24-72hours under representative conditions.
2. Noise Predictions and Significance Effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment (including proposed significance threshold limits) of the significance effect must be included (Annex E BS5288 2009 Part 1).
3. Piling- Where piling forms part of the construction process, a low vibration method must be utilised wherever possible and apply the good practice guidelines detailed in (Annex B BS5288 2009 Part 2).
4. Vibration Monitoring - All Piling activities undertaken near sensitive receptors must include continuous vibration monitoring and must include audible and visual alarms.
5. Proposed Noise & Vibration Mitigation Measures - see BS5288 part 1 & 2
6. Proposed Noise Monitoring - Permanent/ Periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
7. Communication with residents, including organisational control, communication methods and auditing.

REASON: To protect neighbouring amenity

DV52 Building Regulation M4(2)

The development hereby approved shall not be constructed other than in accordance with Building Regulation M4(2).

Reason: In the interest of inclusive access in accordance with Policy CP14 to ensure homes to meet diverse and changing needs.

U19114 Bats

The recommendations and enhancements set out in chapters 4 and 5 of the Bat Assessment Report by Practical Ecology Ltd (dated February 2016) shall be implemented prior to occupation.

REASON: To protect wildlife habitat.

DETAILED INFORMATIVES

U11611 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.

Significant concerns are raised as to whether the proposal would result in unacceptable living conditions for the occupiers of the upper floor flat of 277 Sandycombe Road as well as the design of the rear mixed use building and whether, by reason of its scale, bulk and footprint, the proposal as a whole represents overdevelopment of the site.

However, the improved and additional community space (provided at the basement and ground floor level of the rear building) is considered a significant benefit to this scheme and the proposed frontage building and associated front landscaping relate well to the area and would make a positive contribution to the surrounding townscape and the setting of the Lawn Crescent Conservation Area (especially given the dilapidated condition of the existing building). On this basis, the loss of the of the host building (BTM) is justified and, on balance, the proposal is considered acceptable by reason of its design, scale, form, mass, spacing and layout in accordance with CP1 and CP7 of the Core Strategy and policies DM SI1, SI2, HD1, HD3, HO2, HO3, HO4, HO6, TP8, DC1 and DC5 of the Development Management Plan subject to conditions requiring details of materials to be used, landscaping and boundary treatments.

Principal Policies:

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

Core Strategy Policies: ; CP1; CP2; CP3; CP4; CP5; CP7; CP14; CP15; CP16; CP17

Development Management Plan Policies: DM SD 1 (Sustainable Construction)

DM SD 2; DM OS 5; DM OS 8 ; DM SI 1; DM SI 2; DM TP 1; DM TP 2; DM TP 7; DM

TP 8; DM HD 3; DM HO 2; DM HO 4; DM HO 6; DM DC 1

DM DC 2; DM DC 5

Supplementary Planning Guidance: Sustainable Construction Checklist SPD; Design Quality SPD; Affordable Housing SPD; Residential Development Standards SPD; Small and Medium Housing Sites SPD; The Kew Village Planning Guidance SPD

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 the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 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.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U11612 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 formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website

- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

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

IL29 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

IL24 CIL liable

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

U11615 Thames Water

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.

U11616 Network Rail

As the site is adjacent to Network Rail's operational railway infrastructure, the applicant/developer is strongly advised to contact AssetProtectionWessex@networkrail.co.uk prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/asp/1538.aspx.

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

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/0905/FUL
