

Notice of Approval of Reserved Matters

Mr Mark Buxton
CgMs
140 London Wall
London
EC2Y 5DN

Letter Printed 4 October 2017

FOR DECISION DATED
24 July 2017

Dear Sir/Madam

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

Application: 16/4747/RES
Your ref: Richmond College Reserved mat...
Our ref: DC/WEW/16/4747/RES/RES
Applicant: Mr Robin Ghurbhurun
Agent: Mr Mark Buxton

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

Richmond Upon Thames College Egerton Road Twickenham TW2 7SJ

for

Detailed Reserved Matters application including Appearance, Landscaping (In part), Layout (In part) and Scale for Phase 1C (in part) and Phase 3A (in part) of the College Development Zone (in Part) including Building Zone 1 and Landscaping (In part) of the School Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16 (Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:

- 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm;**
- 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students;**
- 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;**
- 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;**

- 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;
- 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;
- 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;
- 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and
- 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping).

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

Yours faithfully

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 16/4747/RES

APPLICANT NAME

Mr Robin Ghurbhurun
Richmond Upon Thames College
Egerton Road
Twickenham
TW2 7SJ

AGENT NAME

Mr Mark Buxton
140 London Wall
London
EC2Y 5DN

SITE

Richmond Upon Thames College Egerton Road Twickenham TW2 7SJ

PROPOSAL

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SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U31281	DV17A Dustbin enclosure
U27023	DV11 Use of roof restricted
U27004	NS19 Additional tree planting
DV30	Refuse storage
U27005	NS01 Lighting Survey
U27006	NS02 Materials
U27007	NS03 Cycle Parking Management
U27008	NS04 Parking for People with Disabilitie
U27009	NS05 Bird and Bat Boxes
U27010	NS06 Details of Rooflights
U27011	NS07 Registration of Construction Vehicl
U27012	NS08 Waste/Recycling Management Strategy
U27013	NS09 Cycle Parking
U27014	NS10 Illumination of College Building
U27015	NS11 Lighting Management Strategy

U27016	NS12 Real-Time Bus Information Systems
U27017	NS13 Landscaping
U27018	NS14 Retractable bollards
U27019	NS15 Black Painted fencing
U27020	NS16 Miscellaneous Details
U27021	NS17 Lift overrun
U27022	NS18 Green Roof
U27003	DV48 Approved drawings

INFORMATIVES

U16142	COMHO6 Composite Informative
U16144	IL25A NPPF APPROVAL - Para. 186 and 187
U16145	NI01 Applicant Informative
U16150	NI06 Description of proposed development
U16147	NI03 OPP compliance
U16148	NI04 Other development
U16149	NI05 Legal Agreement
U16146	NI02 Advertisements

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U31281 DV17A Dustbin enclosure

Prior to first use the dustbin enclosure has to be installed in accordance with details hereby approved.

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

U27023 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.

U27004 NS19 Additional tree planting

Notwithstanding the landscaping details hereby approved, further tree planting shall be provided along the northern site boundary in accordance with details to be submitted to and approved in writing by the Local Planning Authority within 2 months of the commencement of construction works to the main college building hereby approved.

REASON: To mitigate air pollution impacts and enhance the visual appearance and the ecological benefit of the scheme.

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.

U27005 NS01 Lighting Survey

Prior to occupation of the main College building hereby approved, a specialist independent lighting consultant shall provide a report to the Local Planning Authority which measures and evaluates the lighting on completion to ensure that the designed lighting levels set out in the External Lighting Statement hereby approved are not exceeded. If the designed lighting levels are exceeded adjustments will be made within 28 days to ensure that the lighting levels are compliant. The lighting levels shall thereafter remain in accordance with the External Lighting Statement unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect residential amenity and minimise impact on bats and other wildlife.

U27006 NS02 Materials

The materials for the main College building shall be constructed in accordance with details shown on the approved drawings unless otherwise agreed in writing by the Local Planning Authority.

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

U27007 NS03 Cycle Parking Management

Prior to occupation of the College building a Cycle Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall show location and details of cycle parking spaces for students, staff and visitors.

REASON: To ensure all users of the College Development Zone have access to facilities which encourage travel by sustainable modes of transport.

U27008 NS04 Parking for People with Disabilitie

Prior to occupation of the main college building hereby approved details shall be submitted to and be approved in writing by the Local Planning Authority demonstrating how the accessible car parking bays shall be managed such that they are available for use at all times outside of College closing times and by all users of the College Development Zone.

REASON: To ensure inclusive access of the site for all users.

U27009 NS05 Bird and Bat Boxes

Use of the bird and bat boxes hereby approved shall be monitored for a period of two years following installation and evidence of use of the bird and bat boxes shall be submitted to the Local Planning Authority for review. If following such monitoring and review it is determined that the bird and bat boxes have not been used, they shall be relocated within three (3) months to a new location within the College Development Zone to be submitted and approved in writing by the Local Planning Authority.

REASON: To ensure the implementation of ecological enhancement measures in the interests of ecology and proper planning.

U27010 NS06 Details of Rooflights

Prior to installation of any rooflight details including specification, installation and maintenance plans to be submitted to and approved in writing by the Local Planning Authority and thereafter to be implemented and maintained in accordance with the approved documents/drawings.

REASON: To ensure design is of good quality in the interests of proper planning.

U27011 NS07 Registration of Construction Vehicle

All on-site construction vehicles and equipment must be registered on the Non-Road Mobile Machinery website prior to their first use at the site.

REASON: To keep additional NO2 to a minimum in this AQMA.

U27012 NS08 Waste/Recycling Management Strategy

Prior to the use of the main College building, a Waste Management Strategy detailing how waste and recycling will be managed, separated and collected from the bin store area for the College Development Zone having regard to the Refuse and Recycling Storage Requirements Supplementary Planning Document (2015) is to be submitted to and approved in writing by the Local Planning Authority and thereafter the approved Strategy shall be implemented. REASON: To maximise recycling and ensure proper management of waste for reasons of sustainability.

U27013 NS09 Cycle Parking

Prior to the first use of the main College building the cycle parking shall be installed in accordance with drawings hereby approved and be retained thereafter.

REASON: To ensure a sustainable form of development.

U27014 NS10 Illumination of College Building

The main College building shall at no time be illuminated as a night time feature building.

REASON: To protect the site's nature conservation interests, the amenities of nearby residents and to ensure highway safety.

U27015 NS11 Lighting Management Strategy

Prior to the first use of the College Development Zone, a Strategy for the management of lighting in the College Development Zone is to be submitted to and approved by the Local Planning Authority and thereafter implemented and maintained. Such Strategy to include operating times and lux levels for all lighting (times to reflect a minimum curfew of 2300-0700) and how this will be managed accounting also for the lighting

requirements at various times of year and for the various uses and users of the site and maintenance schedule.

REASON: To ensure adequate security of the site in accordance with Secured by Design and protect the amenity of nearby existing and future residents.

U27016 NS12 Real-Time Bus Information Systems

Prior to the first occupation of the main College building real-time bus information systems shall be installed on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include siting, design, method to obtain and display real time bus information. The approved system shall be maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: To encourage the use of sustainable modes of transportation and improve air quality.

U27017 NS13 Landscaping

The hard and soft landscaping details shall be installed in accordance with the details hereby approved prior to the first use of the main College building. If within a period of 5 years from the date of planting of any tree/plant/shrub or any tree/plant/shrub 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/plant/shrub of the same species and size originally planted shall be planted at the same place in the next planting season unless otherwise agreed in writing with the local planning authority.

REASON: To safeguard the amenities of neighbouring occupiers and to ensure that the proposed development does not prejudice the appearance of the locality.

U27018 NS14 Retractable bollards

Prior to first use of the main College building details of retractable bollards on the car park boundary between the School Development zone and College Development Zone shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include siting, design, details of mechanical operation, management and maintenance of the bollards. The approved details shall be retained thereafter.

REASON: To prevent unauthorised vehicular access/egress into the College Development Zone from Egerton Road.

U27019 NS15 Black Painted fencing

The 2m high galvanised steel weld mesh fence shown on the drawings hereby approved shall be painted in black.

REASON: To ensure that the proposed development is in keeping with the School Development Zone and does not prejudice the appearance of the locality.

U27020 NS16 Miscellaneous Details

Prior to the commencement of occupation of the main college building hereby approved, litter bins, public art, signs, benches shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority within 6 months of the commencement of development within the College Development Zone. Details shall include siting, design and method of fixing. The installed litter bins, public art, signs and benches shall be retained in situ thereafter.

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

U27021 NS17 Lift overrun

Within 2 months of the commencement of construction works to the main college building hereby approved details of lift overrun shown on drawing 5137894-ATK-MB-05-DR-A-1005 Rev P03 hereby approved shall be submitted to and approved in writing by

the Local Planning Authority. The lift overrun shall at no time exceed the height of the parapet wall.

REASON: To safeguard the amenities of the adjoining premises and the area generally and to ensure compliance with approved parameter plans/documents.

U27022 NS18 Green Roof

Notwithstanding details of the green roof hereby approved, within 2 months of the commencement of construction works to the main college building hereby approved details of the green roof shown on drawing 5137894-ATK-MB-05-DR-A-1005 Rev P03 hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Details to include a wild flower roof module a complete species list, composition percentage and green roof plan, a specification of the green roof structure and a proposed 5 year rolling maintenance programme. Approved details to be installed as part of the development hereby approved and retained in situ thereafter in accordance with the maintenance programme.

REASON: To enhance the ecological benefit of the scheme.

U27003 DV48 Approved drawings

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

5137894-ATK-MB-00-DR-A-0001-Rev 02, 5137894-ATK-MB-00-DR-A-0002-Rev 02, 5137894-ATK-MB-00-DR-A-0003-Rev 03, 5137894-ATK-MB-00-DR-A-0004-Rev 02, 5137894-ATK-MB-01-DR-A-1001, 5137894-ATK-MB-02-DR-A-1002, 5137894-ATK-MB-03-DR-A-1003, 5137894-ATK-MB-04-DR-A-1004, 5137894-ATK-MB-00-M2-A-0150, 5137894-ATK-MB-XX-M2-A-0151, 5137894-ATK-MB-XX-M2-A-0152, 5137894-ATK-MB-ZZ-DR-A-2000 Rev 02, 5137894-ATK-MB-ZZ-DR-A-6000, 5137894-ATK-MB-ZZ-DR-A-3010, 5137894-ATK-MB-ZZ-DR-A-3011, 5137894-ATK-MB-ZZ-DR-A-2004, LD-DET-601A, LD-DET-602A, LD-DET-607A, 30713/AC/074, 30713/AC/076, 30713/AC/077, LD-DET-603A, LD-DET-605A LD-DET-606A, LD-DET-608A, LD-DET-610A, LD-DET-621A, Drainage Strategy, Existing Utilities Plan (Power), Existing Utilities Plan (Gas), Existing Utilities Plan (Telecom), Existing Utilities Plan (Transport), Existing Utilities Plan (Water), Existing Utilities Plan (Drainage), HV Mains Record, Rainfall Details received on 14 December 2016

30713/AC/075A, 30713/AC/078, 30713/AC/080 received on 24 January 2017

Justification for Reduced Cycle Provision received on 2 March 2017

LD PLN 010C and LD-DET-622B received on 22 March 2017

Landscape Management Plan Rev 3 and Exterior Lighting Statement Rev 04 received on 5 April 2017

Addendum to Landscape Management Plan Rev 3 received on 17 May 2017

Compliance Statement received on 7 June 2017

5137894-ATK-MB-ZZ-DR-A-2001 Rev 03, 5137894-ATK-MB-ZZ-DR-A-2002 Rev 03, 5137894-ATK-MB-ZZ-DR-A-2003 Rev 03, 6377-201E, 6377-202C, LD-PLN-205C, LP-PLN-401J, LD-DET-604B received on 9 June 2017

5137894-ATK-MB-00-DR-A-1000 Rev P01 and Design and Access Statement received on 10 June 2017;

Technical Note on Green Roof received on 19 June 2017

5137894-ATK-MB-05-DR-A-1005 Rev P03, Ecological Enhancement Report Version 7 (Save for Green Roof Details) and Addendum to Exterior Lighting Statement and Agent Email received on 20 June 2017

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

DETAILED INFORMATIVES

U16142 COMHO6 Composite Informative

Principal Policies:

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

National Planning Framework (NPPF)

The London Plan 2016: The Spatial Development Strategy: 3.18, 5.2, 5.7, 5.10, 5.11, 5.13,

6.9, 7.2, 7.3, 7.6, 7.19, 7.21

Core Strategy (2009): CP 1, CP 2, CP 3, CP 4, CP 5, CP 7, CP 12, CP 16, CP 17, CP 18

Development Management Plan (2011): DM TP 2, DM TP 6, DM TP 7, DM TP 8, DM OS 5,

DM OS 6, DM OS 8, DM OS 9, DM OS 10, DM DC 1, DM DC 4, DM DC 5, DM SD 1, DM

SD 2, DM SD 4, DM SD 5, DM SD 6, DM SD 7, DM SD 9, DM SD 10, DM SI 1

Local Plan (Publication Version for Consultation) (2017): LP1, LP2, LP5, LP8, LP10, LP15, LP16, LP17, LP20, LP22, LP28, LP29, LP31, LP45

London Plan - Supplementary Planning Guidance: Accessible London - Achieving and Inclusive Environment (2014), London Planning Statement May 2014, Sustainable Design

and Construction (2014)

Crane Valley Planning Guidelines (2005)

SPGs/SPDs: Design Quality (2006), Design for Maximum Access, Design Guidelines for

Nature Conservation and Development, Security by Design (2002), Design Guidelines Trees: Landscape Design, Planting and Care , Sustainable Construction Checklist/Zero Carbon

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.

U16144 IL25A 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.

U16145 NI01 Applicant Informative

Details of minor artifacts and structures including street furniture, street lighting, public art, litter bins, signs, lighting, green roof remain outstanding.

U16150 NI06 Description of proposed development

The applicant is advised that for the purposes of this consent, Phasing reference to Phase 1C and Phase 3A has been taken from the Phasing Scheme set out in Appendix 1 of the Development Specification approved under the OPP.

Landscaping and Layout has been discharged In Part because of the absence of details as required by Reserved Matters to the area hatched red annotated as 'Area for Construction Access, to be completed in Phase 2'. These details will need to be

submitted under a future RM application relating to Phase 1C and Phase 3A of the College Development Zone.

Reference to School Development Zone (in part) relates to the area of the School Development Zone to which the underground services will be sited, the sole Reserved Matter requiring discharge is landscaping which again is partial.

U16147 NI03 OPP compliance

The conditions and informatives set out in Planning Application 15/3038/OUT remain in force. Approval of Reserved Matters does not constitute the discharge of any relevant planning conditions set out in the outline planning permission.

NI04 - Other development

This application relates to the College Development Zone only. All works in the School Development Zone shall be restricted to underground works only. Above ground works remain as approved under 16/3293/RES.

NI05 - Legal Agreement

The legal agreement associated with the outline permission 15/3038/OUT shall be read in conjunction with this permission.

U16148 NI04 Other development

This application relates to the College Development Zone only. All works in the School Development Zone shall be restricted to underground works only. Above ground works remain as approved under 16/3293/RES.

U16149 NI05 Legal Agreement

The legal agreement associated with the outline permission 15/3038/OUT shall be read in conjunction with this permission.

U16146 NI02 Advertisements

A separate Consent for the display of advertisements on the premises will be required.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
16/4747/RES
