

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="514991"/>
Northing (y)	<input type="text" value="173333"/>

Description

This is a linear site within the Mereway Nature Reserve nearest the Mereway Road entrance. The area will start from the Duke of Northumberland end of the reserve on the east side of the footpath and down in a linear rectangular fashion towards the River Crane.

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text" value="Environment Agency"/>
Company name	<input type="text" value="Environment Agency"/>
Address line 1	<input type="text" value="Natasha Gibbs, Environment Agency"/>
Address line 2	<input type="text" value="Alchemy Offices"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Welwyn Garden City"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="AL7 1HE"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The main works being submitted for planning permission are the change of use of a linear strip of land to the West of Mereway Nature Reserve to install a fish pass for passage between the River Crane and Duke of Northumberland River (DNR). This is to complement permitted development of the weir replacement at the end of Mereway Road; these works have been entered into a lawful development licence (Application Ref PP-08024093v1). The fish pass will be approximately 8-10m across (bank to bank) with a 1m channel (refer to attached documents, outline design of the fish pass). It will start from the DNR (adjacent to the footpath over the DNR next to the weir) and end at the River Crane output south of the Environment Agency compound where the stop logs are stored for the Weir, this is around 100m in length. The fish pass will be a natural looking channel until the area south of the Environment Agency compound, where steep gradient dictates that a more technical design will be required. This will be comprised of a concrete structure into the River Crane with brushes installed in the channel to encourage fish to utilise the channel to the DoN. Mereway Nature Reserve is currently utilised as a through fare and destination for the public, with natural brush, plants and trees that maintain a habitat for certain birds, animals and amphibians. It allows for paths next to the DNR, general link to nature for the public and connects to paths towards Twickenham and into Hounslow. The fish pass will allow another section of nature to be available to the public to view, commute and walk through, it will not change any of the current rights of way as it is being designed to incorporate them into the design (please see Fish pass outline design attachment and landscape designs). There will also be other areas of recreation open to the public with the opportunity to sit or be closer to an area of open flowing water with the presence of wildlife (fish, different species of bird etc). The design of the fish pass being to the far west of the nature reserve means that a large area will remain untouched and the existing habitats and ecosystem will remain the same and offer the current recreational value and environmental benefit as present. Mereway Nature reserve is designated as Metropolitan Open Land. The addition of a fish pass will improve human health, biodiversity and quality of life by allowing visual access to open flowing water, increasing biodiversity of fish within the watercourses which will in turn attract further flora and fauna. Included in this planning permission is information regarding the Mereway weir replacement works (catalyst for creation of the fish pass). Although permitted development under Water Resources Act 1991(section 165 and 172), we have included some documents here to keep you aware of the ancillary works that make up the weir replacement. As referenced above this has also been submitted as a lawful development permit.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Mereway Nature Reserve (land owned by Richmond Borough Council) is currently utilised as a through fare and destination for the public, with natural brush, plants and trees that maintain a habitat for certain birds, animals and amphibians. It allows for paths next to the Duke of Northumberland (DoN), general link to nature for the public and connects to paths towards Twickenham and into Hounslow. The design of the fish pass being to the far west of the nature reserve means that a large area will remain untouched and the existing habitats and ecosystem will remain the same and offer the current recreational value and environmental benefit as present. It is also host to volunteer days and educational visits through a charity that works with Richmond Borough Council to maintain the nature reserve. In addition to the footpaths, it has a small road accessed from Mereway Road to the west, through the centre that links to residential cottages towards the east. Where the weir replacement is going ahead, as this is a replacement of a weir in the channel, it will not be altering existing use, which is an automated titling weir to control flows down the Duke of Northumberland and the River Crane.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

6. Existing Use

- Land which is known to be contaminated Yes No
- Land where contamination is suspected for all or part of the site Yes No
- A proposed use that would be particularly vulnerable to the presence of contamination Yes No

7. Materials

Does the proposed development require any materials to be used? Yes No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	None in place within the nature reserve, but the River Crane has a concrete channel sides.
Description of proposed materials and finishes:	Concrete walls within the channel for the technical part of the fish pass will be installed (from south of the Env Agency compound area into the River Crane). The output/inlet from the Crane will require removal of small area of concrete channel wall to facilitate the outlet/inlet of the fish pass.

Other type of material (e.g. guttering) Steel and Brushes	
Description of existing materials and finishes (optional):	Steel material currently being used for the weir, footbridge over and mechanisms supporting its function. None within the nature reserve.
Description of proposed materials and finishes:	Existing material for the weir is being replaced like for like, with minor alterations to suit new movement of the weir. Within the nature reserve steel will be used as sheet piling for the technical part of the fish pass to support installation. Plastic and rubber brushes will be installed on the channel bed to encourage fish movement from the River Crane to the Duke of Northumberland.

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Attached document called: Method Statement Overview for Mereway Fish Pass

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

There is potential to install footpaths to complement the new channel. This can be seen in attachment: Fish Pass Landscape designs, where there is a small footpath added between the central road and footpath going into Kneller Gardens.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes No Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

The Fish Pass will include excavation of soil to create the channel. This will produce excess spoil that will be removed as necessary from the site area (as it is within a Flood Zone). This is being incorporated into contractors Waste Management Plan.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Yes discussions are going ahead with the contractor around suitable place for recycling of the spoil material. Information will be included in the waste management plan.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

18. Employment

Will the proposed development require the employment of any staff?

Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

During works (for both the Fish Pass and the Weir replacement) activities being carried out are the following:

- Movement of heavy steel material (Weir, footbridge, the stop logs) for the weir replacement.
- Earthworks excavation, where soil will be removed to create the fish pass channel and then used to fashion the banks of the channel with any left over spoil

20. Industrial or Commercial Processes and Machinery

being removed from site and recycled elsewhere.

- Transportation of weir and footbridge - this will involve restricting parking on Mereway Road on a certain day.

- Installation of concrete channel and brushes

Post works, will see no change to the weir area. Mereway nature reserve will have a new channel between the Duke of Northumberland and the River Crane with flowing water between the two watercourses.

No new machinery will be installed in either area. The fish pass may include manual stop log (sluice gates) at either end to control flows when necessary.

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	<input type="text"/>
First name	<input type="text" value="Fiona"/>
Surname	<input type="text" value="Dyson"/>
Reference	<input type="text" value="19/P0146/PREAPP"/>

Date (Must be pre-application submission)

Details of the pre-application advice received

This is attached along with various emails between planning officer and agent. Reference: Mereway Pre Planning advice (pdf), Mereway Pre Planning advice follow up emails.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Richmond Borough Council
Number	
Suffix	
House Name	
Address line 1	Civic Centre, , .
Address line 2	44 York Street
Town/city	Twickenham
Postcode	TW1 3BZ
Date notice served (DD/MM/YYYY)	05/04/2019

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)