

Mr Brian Kavanagh  
Nicholas Taylor & Associates  
One Brewery Wharf  
Waterloo Street  
Leeds  
LS10 1GX

Letter Printed 22 November 2019

**FOR DECISION DATED**  
22 November 2019

Dear Sir/Madam

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

**Application:** 19/2646/FUL  
**Your ref:** Collis Primary School  
**Our ref:** DC/JAG/19/2646/FUL/FUL  
**Applicant:**  
**Agent:** Mr Brian Kavanagh

**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 **27 August 2019** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Collis Primary School Fairfax Road Teddington TW11 9BS**

for

**Demolition of existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts**

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



Robert Angus  
Head of Development Management

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 19/2646/FUL

## APPLICANT NAME

C/O Agent

## AGENT NAME

Mr Brian Kavanagh  
One Brewery Wharf  
Waterloo Street  
Leeds  
LS10 1GX

## SITE

Collis Primary School Fairfax Road Teddington TW11 9BS

## PROPOSAL

Demolition of existing Infant and Nursery block and construction of part one, part two storey replacement school block, administrative block, associated play areas and hard and soft landscaping and replacement netball courts

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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AT01	Development begun within 3 years
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BD13A	Materials to match exist'-be app'd
DV18A	Refuse arrangements
DV30	Refuse storage
DV42	Details of foundations - piling etc
DV50A	Energy Reduction
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U0072722	NS01- BREEAM for Non-Housing
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U0072724	NS03-Delivery and Servicing Plan - Edu
U0072725	NS04-Cycle / Scooter Parking
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U0072728	NS07-Energy Reduction
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U0072739	NS18- Hard and Soft Landscaping Works
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U0072741	NS20-Air Quality- NRMM
U0072742	NS21-Environment Agency Condition 1
U0072743	NS22-Environment Agency Condition 2
U0072744	NS23-Mechanical Services Noise Control
U0072745	NS24-Odour Impact from the use
U0072746	NS25-School Internal Noise Protection
U0072747	NS26-Nursery Play Area Noise Control
U0072748	NS27-Construction Noise and Vibration
U0072749	NS28-Temporary Playing Field Arrangeme
U0072750	DV29F - Potentially Contaminated Sites

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### INFORMATIVES

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U0039067	Composite Informative
U0039018	Community Engagement
U0039000	IL01-Environment Agency Informative
U0039001	IL02-Details of piling-EHO consultatio
U0039002	IL03-Advertisements
U0039003	IL04-CIL liable
U0039004	IL05-NPPF APPROVAL - Para 186 and 187
U0039005	IL06-Disabled persons-Educat'l build'g
U0039006	IL07-Use of hardwoods
U0039007	IL08-Trees - Protective fencing
U0039008	IL09-Trees - Size of new stock
U0039009	IL10-Reason for granting
U0039010	IL11-Building Regulations
U0039012	IL12-Damage to the public highway
U0039013	IL13-Noise control - Building sites
U0039014	IL14-Thames Water Informative
U0039015	IL15-Thames Water Informative 2
U0039017	IL16 - Sport England Informative
IH08A	Travel Plan

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **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.

### **BD10 Sample panels of brickwork**

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

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

### **BD13A Materials to match exist'-be app'd**

The external surfaces of the building(s) (including fenestration) and all areas of hard surfacing, where applicable, shall not be constructed other than in materials to match the existing and in accordance with details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and 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.

### **DV42 Details of foundations - piling etc**

No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. ( See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours).

Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

### **DV50A 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 the Councils sustainability policies.

## **U0072721 DV48 - Approved Drawings**

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

Existing: PL-CPS-AHR-ZZ-ZZ-DR-A-20-001; PL-CPS-AHR-ZZ-ZZ-DR-A-20-101; PL-CPS-AHR-ZZ-ZZ-DR-A-27-001; PL-CPS-AHR-ZZ-ZZ-DR-A-90-001; PL-CPS-AHR-ZZ-ZZ-DR-A-90-002; PL-CPS-AHR-ZZ-ZZ-DR-A-90-003; all received on 27.08.19

Proposed:

PL-CPS-AHR-00-00-DR-A-20-001; PL-CPS-AHR-00-01-DR-A-20-001; PL-CPS-AHR-00-01-DR-A-27-001; PL-CPS-AHR-00-ZZ-DR-A-20-200; PL-CPS-AHR-00-ZZ-DR-A-CGI-001; PL-CPS-AHR-00-ZZ-DR-A-CGI-002; PL-CPS-AHR-00-ZZ-DR-A-CGI-003; PL-CPS-AHR-01-00-DR-A-20-002; PL-CPS-AHR-01-00-DR-A-20-201; PL-CPS-AHR-01-01-DR-A-27-002; PL-CPS-AHR-ZZ-ZZ-DR-A-90-011 P1; PL-CPS-AHR-ZZ-ZZ-DR-A-90-101; 23-19-0-800; 23-19-0-801; 23-19-0-820; 23-19-0-821; 23-19-0-830; 23-19-0-831; 23-19-0-832; 23-19-0-833; 2025-SIS746-ZZ-XX-DR-E-6902 REV P2; 2025-ESS-00-ZZ-DR-W-8002; 2025-ESS-00-ZZ-DR-W-8004-Eaves; 2025-ESS-00-ZZ-DR-W-8009-Window Jamb Detail - Corium; 2025-ESS-00-ZZ-DR-W-8027-Base Detail - End Wall - Nursery; 2025-ESS-00-ZZ-DR-W-8028-Base Detail - Side Wall; BA5897TS Rev A; BA5897TS Rev A; all received on 27.08.19

PL-CPS-AHR-ZZ-ZZ-DR-A-90-002\_P1 - Existing Site; 23-19-0-850 Rev A; received on 03.09.19

PL-CPS-AHR-01-00-DR-A-20-102- P1 Admin Block Elevations; PL-CPS-AHR-ZZ-ZZ-DR-A-90-004-P2 Proposed Whole Site; PL-CPS-AHR-ZZ-ZZ-DR-A-90-006-P2 Proposed Site Plan; PL-CPS-AHR-ZZ-ZZ-DR-A-90-007-P1 Planting Plan; 2025-ESS-00-ZZ-DR-W-8030-P1 End Wall Detail\_Living Wall; 2025-ESS-00-ZZ-DR-W-8031-P1 Side Wall Detail\_Living Wall; all received on 19.10.19

2025-ESS-00-ZZ-DR-W-7012-P1-Site Access Gate; 2025-ESS-00-ZZ-DR-W-7013-P2-Swept Path Assessment; received on 25.10.19

PL-CPS-AHR-00-ZZ-DR-A-20-101 P2 - Elevations; received on 30.10.19

PL-CPS-AHR-ZZ-ZZ-DR-A-90-008 Rev P1-Site Phase 1 and PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2 received on 08.11.19

Reports:

Acoustic Assessment; Activity Noise Assessment; Construction Noise and Vibration Assessment; Acoustic Feasibility Survey; Air Quality Assessment; BREEAM Pre-Assessment; BREEAM Technical Note; Design and Access Statement; Foul Sewage Assessment; SUDS Statement; Preliminary Ecological Appraisal; Preliminary Roost Assessment; Low Zero Carbon Technology Feasibility Study; Sustainability Assessment and Energy Statement; Flood Risk and Drainage Overview; Flood Risk Assessment; Ground Investigation Report; Health Impact Assessment; Planning Statement; Sustainability Construction Checklist; School Travel Plan; Arboricultural Method Statement; all received on 27.08.19

Transport Assessment (Wynns 11.10.19) received on 19.10.19

Construction and Demolition Management Plan (Spatial Initiative 28.10.19); received on 28.10.19

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

## **U0072722 NS01- BREEAM for Non-Housing**

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall achieve a BREEAM Rating of 'Very Good' 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.

**U0072723 NS02-Construction and Demolition Manag**

The development shall not be implemented other than in accordance with the approved Construction and Demolition Management Plan (Spatial Initiative Limited, 28.10.19) received by the LPA on 28.10.19.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

**U0072724 NS03-Delivery and Servicing Plan - Edu**

Prior to the occupation of the development hereby approved, a delivery and servicing management plan shall be submitted to and agreed in writing by the Local Planning Authority. The development shall not be implemented and operated other than in accordance with the approved details unless otherwise previously agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

**U0072725 NS04-Cycle / Scooter Parking**

Prior to occupation of the development hereby approved, a scheme showing the cycle / scooter parking facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented. Such drawings to show:

- a. the position, design, materials and finishes thereof.
- b. 80 scooter and 40 sheltered and secure cycle spaces, unless otherwise agreed in writing by the LPA

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

**U0072726 NS05-Travel Plan**

Staff and pupil travel surveys shall be undertaken in accordance with a survey methodology to be submitted to and approved by the Local Planning Authority prior to it being carried out. Within 6 months of the use commencing, a new travel plan based on the results of the survey shall be submitted with clear objectives, targets, actions and timeframes to manage the transport needs of staff and customer / visitors to the development, to minimise car usage and to achieve a shift to alternative transport modes.

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall continue every three years and any approved revision shall be implemented within three months of the date of approval.

REASON: In order to comply with the objectives of national and local Planning Policies which promote sustainable development with particular regard to transport.

**U0072727 NS06-Sustainable Drainage System**

Unless otherwise agreed in writing with the Local Planning Authority, the Phase 2 works hereby approved (as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2), shall not commence until a scheme to dispose of surface water (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and retained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site.

**U0072728 NS07-Energy Reduction**

The development 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 LP 22 of the Local Plan

**U0072729 NS08-Uses**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) the site shall not be used other than in D1 education use (Non-residential Institutions) and associated ancillary use.

REASON: To accord with the terms of the application, to preserve the Borough's stock of social infrastructure space, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

**U0072730 NS09-Pupil Numbers / Forms of Entry**

The school hereby approved shall not be occupied other than as a 3 form entry school and have no more than 793 nursery and infant school pupils (including existing bulge classes) registered to attend at any one time, unless otherwise agreed in writing by the Local Planning Authority

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

**U0072731 NS10-Hours**

Unless otherwise agreed in writing by the Local Planning Authority, the school shall not operate other than between the hours of 08:00-17:30 Monday to Friday.

REASON: To safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

**U0072732 NS11-Restriction on use of roof**

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.

**U0072733 NS12-PD Restrictions**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

**U0072734 NS13-Ecological Enhancements**

Prior to the occupation of the school hereby approved, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme and shall not be occupied until the enhancements have been implemented in full or in accordance with a timetable of implementation. Such enhancements to include:



- o Bat, bird and invertebrate boxes (including 2 woodcrete bird boxes incorporated into the green wall)
  - o Stag Beetle loggeries and areas of long grass in Planting Area A as indicated on Drawing No. PL-CPS-AHR-ZZ-ZZ-DR-A-90-00-P1
- Details to be submitted include:
- o specific location
  - o box type
  - o construction method.

REASON: To preserve and enhance nature conservation interest in the area.

**U0072735 NS14-External Illumination**

No external illumination shall be installed, other than in accordance with details which shall previously be submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with these details. Such details to include:

- o locations of external lighting
- o specifications
- o lux plan (vertical as well as horizontal)
- o spectrum of proposed lighting prior to implementation.
- o Timings
- o Measures to reduce spillage

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

**U0072736 NS15-Green Wall**

The development hereby approved shall not be occupied until the green walls have been implemented in full in accordance with the drawings below, unless otherwise agreed in writing by the Local Planning Authority.

- o Drawing No's ESS modular 8030- End Wall Detail\_Living Wall; DWg number 2025- Ess- 00- ZZ- DR- W- 8030 Rev P1
- o ESS modular 8031- Side Wall Detail\_Living Wall; DWg number 2025- Ess- 00- ZZ- DR- W- 8031 Rev P1,

REASON: To protect/safeguard the amenities of the locality and nature conservation interests

**U0072737 NS16-Tree Protection Method Statement**

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be implemented other than in accordance with the approved Tree Protection Method Statement (Barnes Associates, 19th August 2019) and Tree Survey Constraints Plan (Drawing Number BA5897TS Rev A); received by the LPA on 27.08.2019.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

**U0072738 NS17-Tree Planting Scheme Required**

1. Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the local planning authority and thereafter implemented. This scheme shall be written in accordance with the 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, and include:
  - i. Details of the quantity, size, species, and position,
  - ii. Rooting environment
  - iii. Planting methodology
  - iv. Proposed time of planting (season)
  - v. 5 year maintenance and management programme.
2. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next

available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

#### **U0072739 NS18- Hard and Soft Landscaping Works**

a. Before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; other vehicle and pedestrian access and circulation areas; hard surfacing materials; hard surface construction and drainage; proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); a program or timetable of the proposed works.

i. Hardstanding should be permeable.

b. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

c. 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

#### **U0072740 NS19-Landscape management**

1. Unless otherwise agreed in writing with the Local Planning Authority, prior to the occupation of the development hereby approved, a landscape management plan for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority and shall include details of the use of the site (including Planting Area A as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-00), management responsibilities and maintenance schedules over a minimum period of 10 years from the date of completion of the landscaping scheme shall be submitted to and approved in writing by the local planning authority.

2. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

REASON: To accord with the terms of the application and to preserve and enhance nature conservation interests

#### **U0072741 NS20-Air Quality- NRMM**

All Non-Road Mobile Machinery (NRMM) should meet as minimum the Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments unless it can be demonstrated that Stage IIIB equipment is not available. An inventory of all NRMM must be registered on the NRMM register <https://nrmm.london/user-nrmm/register>. All NRMM should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment.

REASON: To ensure that the construction phase of the development will not result in a deterioration of local air quality

#### **U0072742 NS21-Environment Agency Condition 1**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

REASON: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

#### **U0072743 NS22-Environment Agency Condition 2**

Unless otherwise agreed in writing by the Local Planning Authority, no drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

#### **U0072744 NS23-Mechanical Services Noise Control**

Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied. The development shall not be implemented and maintained other than in accordance with the approved scheme:

a) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers, shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

b) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

c) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the requirements of parts (a) and (b) above have been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

#### **U0072745 NS24-Odour Impact from the use**

a) Unless otherwise agreed in writing by the Local Planning Authority, prior to occupation of the development hereby approved, details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

b) The scheme shall apply the risk assessment approach outlined within the council's SPG Planning Guidance for Food and Drink Establishments and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018

REASON: In order to safeguard the amenities of neighbouring residents.

#### **U0072746 NS25-School Internal Noise Protection**

a) Prior to the occupation of the school to which the application refers a scheme providing for the specification of building envelope & facade insulation & associated ventilation of the proposed development shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail aircraft, so as to achieve the internal ambient noise levels detailed in Table 1: noise activity and sensitivity levels and upper limits for indoor ambient noise level in Acoustic Design of Schools: Performance Standards Building Bulletin 93 February 2015. Any works which form part of the scheme shall be completed in accordance with the approved details before the school is occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole building ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

b) A commissioning acoustic test and report shall be undertaken before the occupation of the building in order to demonstrate that condition 1(a) above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To ensure that the amenity of the occupiers of the proposed development are not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise.

#### **U0072747 NS26-Nursery Play Area Noise Control**

a) Unless otherwise agreed in writing by the Local Planning Authority, a scheme to protect noise sensitive premises against noise generated from the use of the nursery play area (including the acoustic fence as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-006\_P1 - Proposed Site Plan) shall be submitted to and approved by the LPA. The scheme shall be completed in accordance with the approved details prior to the first use of the proposed development and retained thereafter.

b) The equivalent continuous sound Level LAeq,T emitted from the use of the nursery play area as measured on the boundary of representative noise sensitive premises to include;

- Kingsmeade Close

or when measured elsewhere and calculated to said locations, shall not exceed 50dB(A) LAeq, 1hour at all times that the nursery play area is in use;

c) A commissioning acoustic test and report shall be undertaken before the first use of the development in order to demonstrate that part (b) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

#### **U0072748 NS27-Construction Noise and Vibration**

Unless otherwise agreed in writing by the LPA, the development hereby approved shall not be implemented other than in strict accordance with the noise mitigation details provided in the Construction Noise and Vibration Assessment Report (Syntegra Consulting reference 17/3872 dated July 2019).

REASON: In order to safeguard the amenities of neighbouring residents.

#### **U0072749 NS28-Temporary Playing Field Arrangeme**

a. The development hereby approved shall not be implemented other than accordance with the temporary playing pitch arrangements as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-008 Rev P1-Site Phase 1 and PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2 to ensure that the existing playing pitches are safely retained in use during the construction and demolition works.

b. The playing pitches shall be retained thereafter for the entire duration of the construction and demolition works.

c. Prior to the occupation of the development hereby approved the playing pitches on site shall be instated to their former condition (prior to commencement of development).

REASON: To ensure the continued use of the sports pitches and to accord with the intentions of LP 31 of the Local Plan.

#### **U0072750 DV29F - Potentially Contaminated Sites**

1. Unless otherwise agreed in writing by the Local Planning Authority, the Phase 2 works hereby approved (as shown on PL-CPS-AHR-ZZ-ZZ-DR-A-90-009 Rev P1-Site Phase 2), shall not commence until 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.

2. None of the 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 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.

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### **DETAILED INFORMATIVES**

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#### **U0039067 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.

##### **Principal Policies:**

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

London Plan Policies: 3.16 - Social infrastructure; 3.18 - Education facilities; 3.19 - Sports facilities; 5.1 Climate Change Mitigation; 5.2 - Minimising carbon dioxide emissions; 5.3 - Sustainable design and construction; 5.7 - Renewable energy; 5.9 - Overheating and cooling; 5.11 - Green roofs and development site environs; 5.12 - Flood risk management; 5.13 - Sustainable drainage; 6.3 - Assessing effects of development on transport capacity; 6.9 - Cycling; 6.10 - Walking; 6.13 - Parking; 7.6 - Architecture; 7.14 - Improving air quality; 7.21 - Trees and woodlands

Local Plan Policies: LP1 - Local Character and Design Quality; LP2 - Building Heights; LP3 - Designated Heritage Assets; LP4 - Non-Designated Heritage Assets; LP5 - Views

and Vistas; LP7 - Archaeology; LP8 - Amenity and Living Conditions; LP10 - Local Environmental Impacts, Pollution and Land Contamination; LP11 - Subterranean developments and basements; LP12 - Green Infrastructure; LP14 - Other Open Land of Townscape Importance; LP15 - Biodiversity; LP16 - Trees, Woodlands and Landscape; LP17 - Green Roofs and Walls; LP20 - Climate Change Adaptation; LP21 - Flood Risk and Sustainable Development; LP22 - Sustainable Design and Construction; LP24 - Waste Management; LP28 - Social and Community Infrastructure; LP30 - Health and Wellbeing; LP31 - Public Open Space, Play Space, Sport and Recreation; LP39 - Infill, Backland and Backgarden Development; LP44 - Sustainable Travel Choices; LP45 - Parking Standards and Servicing

Supplementary Planning Guidance:

- o Hampton Wick and Teddington Village Planning Guidance;
- o Design Quality;
- o Planning Obligations;
- o Sustainable Construction Checklist;
- o Development Control for Noise Generating and Noise Sensitive Developments;
- o Refuse and Recycling Storage Requirements
- o Nature Conservation and Development

#### **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 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 Management 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.

### **U0039018     Community Engagement**

The applicant is strongly encouraged to commit to ongoing and regular community engagement during the construction and demolition works and ongoing school operations (including pick up and drop off and play arrangements) and provide a means for residents to log any views.

### **U0039000     IL01-Environment Agency Informative**

The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice:

- o excavated materials that are recovered via a treatment operation can be re-
- o used on-site providing they are treated to a standard such that they fit for
- o purpose and unlikely to cause pollution
- o treated materials can be transferred between sites as part of a hub and
- o cluster project
- o some naturally occurring clean material can be transferred directly between
- o sites.

Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to:

- o The Position statement on the Definition of Waste: Development Industry
- o Code of Practice;
- o The Environment Agency's approach to groundwater protection (section J7,
- o p.34)
- o The Environmental regulations page on GOV.UK

### **U0039001     IL02-Details of piling-EHO consultatio**

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 affect 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;

- o Hydraulic Piling
- o Auger Piling
- o Diaphragm Walling

#### **U0039002 IL03-Advertisements**

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

#### **U0039003 IL04-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.

#### **U0039004 IL05-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 and duty officer 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: The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and 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

#### **U0039005 IL06-Disabled persons-Educat'l build'g**

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations - concerning access and facilities for disabled people.

#### **U0039006 IL07-Use of hardwoods**

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

#### **U0039007 IL08-Trees - Protective fencing**

In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.

#### **U0039008 IL09-Trees - Size of new stock**

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall



height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

**U0039009 IL10-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.

**U0039010 IL11-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).

**U0039012 IL12-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 Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email [highwaysandtransport@richmond.gov.uk](mailto:highwaysandtransport@richmond.gov.uk)) 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.

**U0039013 IL13-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:-

- o Monday to Friday 8am to 6pm
- o Saturdays 8am to 1pm
- o 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.

**U0039014 IL14-Thames Water Informative**

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

**U0039015 IL15-Thames Water Informative 2**

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.

**U0039017 IL16 - Sport England Informative**

It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

**IH08A Travel Plan**

The applicant is asked to contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 889 1411), regarding the preparation of a "Travel Plan" to show the proposed means of travel by employees and prospective visitors to the site including control of the on-site car parking spaces.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
19/2646/FUL

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# **FUL Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal:**

Planning Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
  
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

The Planning Inspectorate

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ