

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
Textphone: 020 8891 7120



Mr Jodane Walters, Savills  
33 Margarets Street  
London  
W1G 0JD

Letter Printed 21 December 2022

**FOR DECISION DATED**  
21 December 2022

Dear Sir/Madam

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

**Application:** 21/2758/FUL  
**Your ref:**  
**Our ref:** DC/LTH/21/2758/FUL/FUL  
**Applicant:** LBRuT  
**Agent:** Mr Jodane Walters, Savills

**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 **4 August 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham**

for

**Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.**

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 21/2758/FUL

## APPLICANT NAME

LBRuT  
Civic Centre  
44 Yorks Street  
Twickenham  
TW1 3BZ

## AGENT NAME

Mr Jodane Walters, Savills  
33 Margarets Street  
London  
W1G 0JD

## SITE

1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham

## PROPOSAL

Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

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# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **U0146044 NS01 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.

### **U0146045 NS02 Phasing**

Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning authority. This shall include, as a minimum, details of the following:

- a. Programme for demolition
- b. Provision of the flood defence wall
- c. Demolition and re-provision of the substation
- d. Delivery of the affordable housing and market housing
- e. Delivery of the river related uses - boat store, pontoon, ramp, slipway repairs, floating ecosystem
- f. Delivery of the public realm and public open space

The development shall not be implemented other than in accordance with the approved plan.

REASON: To ensure a satisfactory form of development.

### **U0146046 NS03 CMS / Logistics Plan**

No development shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan, building on the principles established in the submitted Framework Construction Management Plan (August 2021) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved details through the demolition / construction period, unless otherwise previously agreed in writing with the Local Planning Authority. The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and LBR Air Quality SPD and include:

- a) How the construction takes into account the Tidal Thames
- b) Access strategy - Retained access for businesses, residents, emergency services, boatyards and articulated vehicles
- c) Any diversions to the Thames National Trail
- d) The size, number, routing, and manoeuvring tracking of construction vehicles to and from the site and holding areas for these on/off site.
- e) Number of vehicles expected per phase of implementation
- f) Hours of deliveries (should avoid 08:30-09:30 and 15:00-16:00 Monday to Friday)
- g) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear.
- h) Details and location of parking for site operatives and visitor vehicles
- i) Travel Plan for construction workers
- j) Method of transportation for construction trips
- k) Existing condition survey of pavement / roads (refer to informative IL06)
- l) Details and location where plant and materials will be loaded, unloaded, stored,
- m) Details of any necessary suspension of pavement, road space, bus stops and/or parking bays (including location of skips on the highway if required)
- n) Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site).

- o) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such.
  - p) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips).
  - q) Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites.
  - r) Details of the phasing programming and timing of works.
  - s) Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.
  - t) A 24-hour emergency contact number.
  - u) Communication strategy (including a Community Liaison Group) for residents, councillors, Eel Pie Island businesses and residents, and local businesses during demolition and construction.
  - v) Air Quality measures, including but not limited to:
    - Holding locations
    - Confirmation that no vehicle will be permitted to idle its engine whilst waiting/unloading on or off site.
    - wheel washing facilities and a monitored sweeping scheme at site exit
    - sweeping regime
    - No bonfires
    - Must comply with and sign up to latest NRMM. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up-to-date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>. Use of plug in power/electric generator will be required on the construction site from the outset. No diesel generator will be permitted on site at any time.
- REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

**U0146047 NS03a Construction Waste management str**

In respect of site clearance, demolition works, excavation and any construction works; no development shall take place in any until a Construction Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. This should follow the waste management hierarchy (reduce, reuse and recycle, and include soft striping prior to demolition works). The development shall not be implemented other than in accordance with the approved details.

REASON: To safeguard the amenities of nearby occupiers and the area generally and encourage recycling.

**U0146048 NS04 Feasibility study for the use of t**

Prior to the commencement of development (including demolition), a feasibility study into the use of the river Thames for construction purposes (for example transporting waste and materials) 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.

REASON: To minimise the impacts of the development on air quality.

**U0146049 NS05 Environmental CMP**

Prior to the commencement of development (including demolition) an Ecological Construction Management Plan shall be submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with the approved Plan. The Details shall include, but not limited to

- a. Written in accordance with the recommendations set out in BSG Ecological Enhancement Statement dated 2 August 2021.
- b. Storage, use and handling of substances and materials, refuelling and fuel/oil storage
- c. Sensitive lighting design to ensure minimal spillage onto the river and trees
- d. Monitoring and reporting of ecological outcomes.

REASON: To prevent harm to wildlife and protect existing biodiversity.

#### **U0146050      NS06 Dust Management Plan**

Prior to commencement of the development hereby approved, a Dust Management Plan for the ground works, demolition and construction phases 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. The dust management plan shall include:

- a) Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority (GLA)  
[http://static.london.gov.uk/mayor/environment/air\\_quality/docs/construction-dust-pg.pdf](http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf)
- b) A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
- c) Where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority.
- d) details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and
- e) where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence

REASON: To safeguard the amenities of neighbouring residents.

#### **U0146051      NS07 Noise and Vibration NVCMS**

Prior to the commencement of development (including demolition) a Noise and Vibration Construction Method Statement (NVCMS) 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 details. The Statement shall include but not be limited to:

1. The NVCMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;
  - a. Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.
  - b. Noise predictions and the significance of noise effects - Predictions should be included for each Plot of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E
  - c. Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.



d. Vibration Predictions and the significance of vibration effects - Predictions should be included for each Plot of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.

e. Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.

f. Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.

g. The Statement, where relevant, shall demonstrate how it coordinates with other NVCMS that may be in operation within the site.

h. Cumulative impacts arising from works taking place within the Site

2. The NVCMS shall include control measures for noise, vibration including working hours and follow Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the Commercial Environmental Health Department.

3. The development shall not be implemented other than in accordance with the approved scheme throughout the construction period.

REASON: In order to safeguard the amenities of neighbouring residents

#### **U0146052 NS11 River Piling- Method Statement**

Prior to the commencement of development hereby permitted (excluding any demolition of the buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1), full details of piling methodology and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure); programme of works (outside 1st March - 31 October); and proposed mitigation measures to prevent impacts from underwater noise shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Thames Water and Port of London. The development shall not be implemented other than in accordance with the approved piling method statement scheme.

REASON: The proposed works will be in close proximity to underground water utility infrastructure and have potential to impact such.

#### **U0146053 NS12 Environment Agency Condition 2**

The development hereby permitted must not be commenced until such time as a scheme setting out the detailed design of the flood defences and boathouse has been submitted to, and approved in writing by, the local planning authority. The scheme shall include details of how the flood defence and boathouse will be maintained, inspected and last for the lifetime of the development. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To ensure the structural integrity of the of the proposed flood defences thereby reducing the risk of flooding. Advisory comments: We would like to remind the riparian owner of their responsibility to ensure a fit for purpose flood defence line is maintained in line with s.6 of the Metropolis Management (Thames River Prevention of Flood) Act 1879 to 1962 (The Act).

#### **U0146054 NS13 Environment Agency Condition 3**

Prior to the installation of the Floating Eco-system, a scheme for the provision and management of ecological enhancement and habitat creation including details of the Floating Ecosystems shall be submitted to, and agreed in writing by, the local planning

authority and implemented as approved. Thereafter, the development shall be implemented in accordance with the approved scheme and maintained as such for the lifetime of the development.

REASON: To ensure the development incorporates and creates new habitats or biodiversity features that enhances the river corridor as required by the London Borough of Richmond Local Plan Policy LP 15 Biodiversity. Policy SP 15 states that major developments are required to deliver net gain for biodiversity, through incorporation of ecological enhancements.

**U0146055 NS14 Environment Agency Condition 7**

The development hereby permitted shall not be commenced until such time as a scheme to connect the property to foul and or surface water drainage system has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved and maintained as such for the lifetime of the development.

REASON: To ensure the foul and surface drainage does not pose a risk to the water environment.

**U0146056 NS15 Drainage**

Prior to the commencement of development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, a scheme detailing the location and levels of the pipes identified to flood for the attenuation system and maintenance responsibility for the sustainable urban drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented or occupied other than in accordance with the approved scheme.

REASON: To ensure a satisfactory form of development.

**U0146057 NS16 Contamination 1**

Notwithstanding the submitted preliminary risk assessment, prior to the commencement of development the following shall be undertaken:

- a. a revised preliminary risk assessment with details of a site investigation strategy based on the information revealed in the PRA shall be submitted to and approved in writing by the Local Planning Authority;
- b. an intrusive site investigation has been conducted comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such a study to be conducted according to current U.K. requirements for sampling and testing.
- c. written reports of the findings of the above site-investigation and a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the Local Planning Authority.

Note: some demolition work, if required could be allowed beforehand for enabling the above requirement (1b) subject to the agreement of the Local Planning Authority.

REASON: To protect human health and water quality.

**U0146058 NS17 Geosphere Environmental Report**

The development shall not be implemented other than in accordance with the recommendations as outlined in the Geosphere Environmental Report (dated 28/06/2021).

REASON: To ensure a satisfactory form of development

**U0146059 NS18: UXO threat assessment**

Prior to the commencement of development approved by this planning permission, a detailed UDO threat assessment for potential unexploded ordnance 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.

REASON: To ensure the health and safety of the site, workers and surrounding occupants.

**U0146060 NS19 Arcaeology (1): WSI**

A. No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of geo/archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing.

B. Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of geo/archaeological mitigation in accordance with a Written Scheme of Investigation.

C. The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the program set out in the Written Scheme of Investigation approved under Part A, and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

**U0146061 NS20 Archaeology (2) Foundation Design**

No development shall take place until details of the foundation design and construction method to protect archaeological remains have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF

**U0146062 NS21 Archaeology (3) Public engagement**

No development shall take place until details of the public engagement framework pertaining to the site's archaeological program of work have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: The planning authority wishes to secure public value in respect of the site's archaeological interest in accordance with the NPPF.

**U0146063 NS22 Highways and transport matters**

a. Prior to the commencement of development, a scheme detailing the necessary Traffic Management Orders (under the Road Traffic Regulation Act 1984), Stopping Up Orders, Traffic Orders and other S38 and S278 or works of the Highways Act are in place to secure the following highway measures (including future management and maintenance where provision is on private land not forming public highway) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London.

i. Removal of the one-way system for vehicular traffic on Water and Wharf Lane and all signage

ii. removal of existing on street vehicular parking spaces and bays within the controlled parking zone

iii. new parking provision on the highway

- iv. removal and relocation of loading ways,
  - v. insertion of double yellow lines and other parking and loading bay restrictions on the carriageway.
  - vi. Road layout, junctions, widening of carriageways, raised tables, ramped pedestrian crossings (with tactile paving)
  - vii. Parking controls
  - viii. Works on the adopted highway
  - ix. Adoption of the proposed public realm
  - x. Restriction / limit of vehicular access along the Embankment, Water and Wharf Lane
  - xi. 7.5t weight restriction in Wharf Lane (travelling south)
  - xii. Resurfacing (including tactile paving),
  - xiii. Signage and lining (including but not limited to 'no U-turn on King Street'
  - xiv. Street lighting / furniture - bollards etc
  - xv. Parking proposals as set out in June 2021, a report (Twickenham Riverside Development - Parking and Servicing proposals)
  - xvi. Electric vehicle charging points
  - xvii. Diversion and reinstatement of cycle network
  - xviii. Installation of bollards, trees, planters, cycle stands
  - xix. Signage / lining
- b. The development shall not be implemented other than in accordance with the approved scheme to the satisfaction of the Boroughs Engineer, which shall be in place prior to the first occupation of the development hereby approved or in accordance with a delivery plan previously agreed in writing with the Local Planning Authority.
- REASON: To ensure a satisfactory form of development that does not cause severe impacts on the highway network.

#### **U0146064 NS23 Highway Matters**

Prior to the commencement of the development a scheme detailing the following parking and highway matters shall be submitted to and approved in writing by the Local Planning Authority.

- a. Stage 2 Safety Audit
- b. Equality Impact Needs Assessment (EINA) on the parking, servicing and access proposals should these be progressed to implementation
- c. Siting of the street traders bay, demonstrating this will not compromise the turning areas at the south of Water Lane.
- d. Plan detailing the privately maintained public realm works.

The development shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure the development does not cause severe highway impacts.

#### **U0146065 NS25 Servicing and Delivery Plan**

Prior to the first occupation of the development hereby approved, a servicing and delivery management plan shall be submitted to and approved in writing by the Local Planning Authority, both for the uses hereby approved, and also to ensure access for surrounding businesses and residents is maintained. This shall detail:

- 1. Management arrangements
- 2. responsibilities and booking arrangements for access along the Embankment outside the hours of 7am-10am;
- 3. engagement programme with the community, including Eel Pie Island residents and businesses;
- 4. risk assessments;
- 5. use of traffic marshals and banksmen;
- 6. access for emergency services,
- 7. measures to encourage deliveries outside peak hours.
- 8. Times and frequency of deliveries and collections
- 9. Noise control measures to protect noise sensitive premises from delivery noise

10. Control of vehicle movements including quiet reversing methods (preference will be given to broadband reversing alarms or alternative quiet safety methods for reversing)

11. Good practice working methods to minimise impact noise for example associated with the delivery of 'beer barrels'

The development shall not be occupied other than in accordance with the approved details.

REASON: To accord with the terms of the application, to ensure the development is not prejudice to highway and pedestrian safety, to preserve residential amenity and to maximise the public realm value.

#### **U0146066 NS26 Thames Path / National Trail**

Prior to the commencement of development, details of the Thames Path diversion, including dates of closure, diversion route, signage and notification with the Thames Path Diversion Team / Manager shall be submitted to and approved in writing with the Local Planning Authority, in consultation with the Thames Path Diversion Team / Manger. The development shall not be implemented other than in accordance with the approved scheme.

REASON: To ensure appropriate access to and alternative route for the Thames Path / National Trail

#### **U0146067 NS27 Pontoon**

Prior to the installation of the pontoon and ramp hereby approved:

a) full details of works, methodology, method statement and methods to reduce noise during construction, 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 inaccordance with the agreed phasing of the scheme under condition NS02.

#### **U0146068 NS28 Slipway**

Prior to any repairs being undertaken to the slipway, full details of works, methodology, programme of implementation 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 inaccordance with the agreed phasing of the scheme under condition NS02.

REASON: To accord with the terms of the application.

#### **U0146069 NS29: Affordable housing**

1. The upper floors of the Water Lane building shall not be occupied other than by 21 affordable homes with the following tenure, mix and size of unit:

a. Affordable rent:

i. 1bed (2 person): 9 units

ii. 2bed (3 person): 1 unit

iii. 2bed (4 person): 6 units

iv. 3bed (6 person): 1 unit

b. Intermediate:

i. 1bed (2 person): 2 units

ii. 2bed (3 person): 2 units

2. No more than 50% of the market housing within the Wharf Lane building shall be occupied, until the time when all the affordable homes in the Water Lane building are ready for occupation.

3. The London Borough of Richmond shall have nomination rights for all the affordable rented products

4. The intermediate housing units shall meet the London Borough of Richmond's Intermediate housing statement, and will deliver two thirds of the shared ownership homes that are affordable at gross household income of £50,000, and the remaining

third affordable to those on household incomes up to the GLA intermediate housing threshold of £90,000 per annum.

5. Prior to the commencement of development hereby permitted (excluding any demolition of the buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1),, the following details shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented or occupied other than in accordance with the approved details.

a. details of the affordability of all the residential units, taking account of service charge and the affordability criteria

b. marketing strategy for all intermediate homes.

REASON: To accord with the terms of the application and ensure the scheme delivers the priority housing.

#### **U0146070 NS30 Accessible homes**

Prior to commencement of development hereby permitted, excluding any demolition of buildings above ground as per plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, a scheme confirming engagement with the Councils Specific housing occupation therapist in the design and fit out of the affordable residential units hereby approved 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.

REASON: To ensure an acceptable design and layout to all M4 homes.

#### **U0146071 NS31 Living conditions and sustainabili**

1. The development shall not be carried out other than in accordance with strategies to mitigate potential for overheating as detailed in the Energy Statement (Skelly & Couch, 2021).

2. Prior to the construction of the buildings hereby approved, further details to mitigate potential for overheating shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall explore the use of further brise soleil, solar control glazing and mechanical ventilation, and provide full details of specifications, implications on the cooling hierarchy, noise assessments (where applicable), siting, design and implementation. The development shall not be implemented other than in accordance with the approved scheme, which shall be full installed and operational before the first use of any of the units within the proposed buildings on site.

3. Prior to the commencement of the Water Lane building hereby approved, details of the Mechanical Ventilation with Heat Recovery (MVHR) systems serving the northern residential units on the first - third floors (inclusive) of the Water Lane building shall be submitted to and approved in writing. The scheme shall provide specification, noise assessment, siting and design. The development shall not be implemented other than in accordance with the approved scheme and shall be implemented in full and thereafter retained prior to the first occupation of the said units.

REASON: To mitigate the potential of overheating, ensure satisfactory living conditions and to avoid undue noise and air pollution.

#### **U0146072 NS32 Noise Impact on Structurally Adjoin**

Prior to the commencement of the development hereby permitted, details of the proposed sound insulation scheme to be implemented between the residential accommodation and any non-residential uses shall be submitted to and approved by the Local Planning Authority. Details should include airborne and impact sound insulation. The developer shall certify to the local planning authority that the noise mitigation measures have been installed. The approved scheme is to be completed prior to occupation of the development and shall be permanently maintained thereafter.

REASON: To ensure a suitable standard of accommodation.

#### **U0146073 NS33 Air Quality Emissions Control Schem**

1. The development hereby approved (all residential and commercial units) shall be served by non-combustion heating and cooling Air Source Heat Pumps, as per the Approved Air Quality Assessment (August 2021), prior to their first occupation, and thereafter maintained.

2. Where boilers are installed they must meet minimum NOx emissions standards of 0.04 g/KWH of heat supplied. Flues and exhaust vents should be a minimum of 1 metre above the height of the highest roof in the vicinity. Dispersion modelling should be used to determine the optimum height. No air inlet should be within 10m of exhaust flues.

REASON: To minimise the emissions of pollutants.

#### **U0146074 NS34 Residential - Refuse and waste MP**

1. Prior to commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority

a. details of the push routes between the bin stores and the vehicle waiting area.

The details shall demonstrate the service is smooth, hard standing, drop kerbs, and free of any steps or steep slopes.

b. Details of potential locations for temporary storage of bulky waste items for collection shall be identified.

c. A feasibility scheme into whether additional space in each of the two residential bin stores for a 240L wheelie bin could be provided for food recycling.

d. Confirmation of the access detail to the bin stores

The development shall not be implemented other than in accordance with the approved scheme.

2. Refuse and waste collections shall only access the Embankment between the hours of 7am-10am.

REASON: To ensure appropriate provision and access, and encourage recycling.

#### **U0146075 NS35 Hard Landscaping Required**

All hard landscape works shall be carried out in accordance with the hereby approved drawings and details, as set out in NS101A, and in any event prior to the occupation of any part of the development, and thereafter maintained as approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

#### **U0146076 NS36: Soft Landscaping Required**

1. All soft landscape works shall be carried out in accordance with the hereby approved drawings and details as set out in NS101A and in any event prior to the occupation of any part of the development, and thereafter maintained as approved, unless otherwise agreed in writing by the Local Planning Authority.

2. Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1 notwithstanding the submitted details outlined in 1 and drawings NS101A, revised details of the following shall be submitted to, and approved, in writing by the Local Planning Authority and thereafter implemented as approved and maintained as such:

A. Written specifications (including finalised details and designs for tree pits and soil volumes, cultivation and other operations associated with plant and grass establishment); detailing the quantity, density, size, species, position, planting bed protection and the proposed time or programme of planting of all shrubs, hedges, grasses etc.,

B. Details of earthworks, to include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform;

C. Indication of how the soft landscaping will integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. All species should be of native or non-native plants of known value for wildlife and include

examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects.

D. Planting methodology

E. Programme for planting

F. The tree planting 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:

a) Details of the quantity, size, species, and position.

b) Planting specification and methodology including soil volume calculations and incorporating root deflection measures (Where necessary)

c) Proposed time of planting (season)

d) 3-year maintenance and management programme.

G. 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).

H. 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 or defective) then the tree shall be replaced in the same location to reflect the specification of the approved planting scheme in the next available planting season / within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

#### **U0146077 NS37 Landscape and Ecology Maintenance**

Prior to the commencement of development hereby permitted, excluding any demolition of buildings above ground as per plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, a 10 year landscape maintenance plan shall be submitted to and approved in writing with the local planning authority. The plan shall detail timings, responsibilities, necessary contributions to implement the maintenance plan and instalments for such contributions. The development shall not be implemented other than in accordance with the approved Plan, unless otherwise agreed in writing with the local planning authority.

REASON: To ensure the appropriate management and maintenance of the soft landscaping.

#### **U0146078 NS38 Open Space Management**

Prior to the commencement of development hereby permitted, excluding any demolition of buildings above ground as per plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, an Open Space Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must set out details of how all parts of the open space are to be managed in a coherent and comprehensive way. The development shall not be occupied other than in accordance with the approved plan.

REASON: To ensure a high quality public realm, which weight has been afforded to.

#### **U0146079 NS39 Bats**

Prior to the demolition of any building, a full ECiA (and any relevant surveys) will be submitted to and approved in writing by the Local Planning Authority. Should bats be discovered during the pre-works surveys, all works must stop until the necessary license from Natural England has been obtained.

REASON: To protect the ecological value of the site.

#### **U0146080 NS40 Ecological Mitigation and Enhancem**



Prior to the commencement of development hereby approved, an ecological enhancement plan (in accordance with the recommendations set out in BSG Ecological Enhancement Statement dated 2 August 2021 - with the exception of transplanting of trees) and the additional requirements outlined in (a-e) to demonstrate 19% biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority and be implemented in accordance with these details and thereafter retained as approved. The details shall include, but not be limited to:

- a. All bird and bat bricks to be inbuilt into the fabric of the building/s
- b. All species to be native or wildlife friendly
- c. Proposed maintenance responsibilities to ensure the target is achieved.
- d. Information to tenants / building owners on ecology and biodiversity
- e. Offsite planting of 87m of native hedgerow
- f. Increase habitat heterogeneity on the slipway and pontoon

REASON: To enhance nature conservation interest.

#### **U0146081 NS41 Infrastructure for the event space**

a. Irrigation - Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, full details of the irrigation system for all landscaped areas, and time of implementation shall be submitted to and approved in writing by the local planning authority. The development shall not be implemented other than as approved. (The use of rain garden for watering should be explored)

b. Water supply - Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, full details of the water supply to the public open space and events area, including time of implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than as approved.

c. Electricity - Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, electrical cabling for feeder pillars for the public open space / event space / ice cream van along The Embankment shall be submitted to and approved, implemented as approved, and be in place prior to the first occupation of the site.

REASON: To ensure the appropriate maintenance and use of the public realm, and to minimise the impact on air quality

#### **U0146082 NS42 Play provision**

Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, full details (siting, equipment, design, materials, surface treatment, accessibility and sensory provision) of the play provision shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and ready for use prior to the first occupation of the development and use of the open space. The approved scheme shall remain in situ thereafter.

REASON: To ensure a suitable play space environment with sufficient facilities for the occupants and visitors to the site.

#### **U0146083 NS43 Local employment agreement (con)**

Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, a Local Employment Agreement for the construction process 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.

REASON: To comply with London Plan and Local Plan policies that support employment opportunities.

#### **U0146084 NS44 Digital connectivity**

Prior to the commencement of the development hereby permitted, excluding any demolition of buildings above ground as per Plan TRS-HAL-ZZ-00-DR-A-SK-262 CO1, a scheme demonstrating digital connectivity in line with policy SI 6 of the London Plan must be submitted to and approved in writing with the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme and shall be fully installed prior to the first occupation of the development hereby approved.

REASON: To ensure full fibre connectivity infrastructure to all end users.

#### **U0146085 NS46 Environment Agency Condition 8**

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval 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 remobilised contaminants present in shallow soils/made ground in line with paragraph 170 of the National Planning Policy Framework.

#### **U0146086 NS47 Environment Agency Condition 9**

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. 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. Piling and investigation boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways

#### **U0146087 NS48 Black Poplar**

1. Prior to the felling of the Black Poplar (T34) a nursery propagation scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall:

- a. Detail genetic tests of the tree
- b. Detail the cuttings of the Black Poplar - methodology including, time of year, number (no less than 10), size, storage;
- c. Provide details of the nursery where the cuttings will be propagated, including management and maintenance of such;

2. Prior to the replanting of the cuttings, a scheme shall be submitted to and approved in writing detailing the location and future management and maintenance of such, which should include at least 5 years aftercare.

3. The development shall not be implemented other than in accordance with (1) and (2), unless previously agreed in writing with the Local Planning Authority.

REASON: As part of the mitigation for the loss of the Black Poplar tree.

#### **U0146088 NS49 Pin Oak investigation**

1. Prior to the felling of the Pin Oaks along The Embankment (T58, T59, T60, T61, T62, T63, T64), details of an investigation scheme into their failure, including below ground rooting and soil environment, shall be submitted to and approved in writing.

2. The development shall not be implemented other than in accordance with the approved scheme.

3. The results of the investigation shall be submitted to and approved in writing prior to details of the soft landscaping scheme (condition titled 'Soft Landscaping Required) being submitted, and should inform the final landscaping scheme along the Embankment.

REASON: To ensure a robust planting scheme.

**U0146089 NS50 Biodiverse Wildflower green roof/wa**

Prior to any superstructure works commencing on site, details (design, specifications, specifics, maintenance) of the biodiverse green with brown features roof(s) / walls shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with such details. The biodiversity roof(s) shall be:

(A) biodiversity based with extensive substrate base (min depth 80mm);

(B) laid out in accordance with plan approved; and

(C) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% native sedum coverage).

The approved scheme shall be insitu prior to the first occupation of the development.

REASON: To ensure a sustainable form of development.

**U0146090 NS52: External tables and chairs**

No tables or chairs (or other furniture) associated to the café use within the Water Lane building shall be placed externally except within the 50m<sup>2</sup> area identified on drawing SK-223 C01.

REASON: To protect the amenities of nearby occupants and the public realm space

**U0146091 NS53: 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 in writing by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until they are approved, and work is completed. The development shall not be implemented other than in accordance with the approved details.

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

**U0146092 NS54 Materials to be approved**

The external surfaces of the development hereby approved (including fenestration), shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and are of a high finish and quality.

**U0146093 NS55: External Illumination**

Notwithstanding what is shown on the submitted drawings, 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 and maintained in accordance with these details. Such details to include:

- a) locations of external lighting
- b) design of lighting columns
- c) technical specifications
- d) horizontal and vertical lux plan
- e) spectrum of proposed lighting prior to implementation.
- f) Timings

- g) Measures to reduce spillage
- h) Phasing and implementation programme
- i) Review process - to allow for this to be adjusted if found to be a hazard to river safety once installed.

The details must accord with:

- a. the recommendations of the BSG Ecology Ecological Appraisal (dated 12 July 2021 and updated 2 August 2021).
  - b. the CIBSE guide LG6 and ILP/BCT Bat guidance note 8;
  - c. Drawings 1486-SAC-CAL-Dialux External Lighting Proposed (-1) Sheet SAC A1H and 1486-SAC-CAL-Dialux External Lighting Proposed (0) Sheet SAC A1H
- There shall be no upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features. No external illumination shall be delivered other than as per the approved details.

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

#### **U0146094 NS56: Specified Details Required build**

The development hereby approved shall not be carried out other than in accordance with detailed drawings (scale of not less than 1:20) and samples as applicable; that shall have been previously submitted and approved in writing by the local planning authority. The approved details shall be retained as approved for the lifetime of the development. The details shall show:

- a) Fenestration / reveals
- b) Section through façade treatment (to show reveal depth)
- c) Railings
- d) Roof
- e) Any roof plant, louvres, enclosure
- f) Balconies / Balustrades
- g) Blinds / awnings to the south elevation of the Water Lane building
- h) Lighting

REASON: To ensure that the proposed development is in keeping with the existing building(s), off-site heritage assets, does not prejudice the appearance of the locality and in the interests of highway and pedestrian safety.

#### **U0146095 NS57 Mechanical Services Noise Control**

Before any mechanical services plant including, but not limited to, 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 with. The mechanical services plant shall be installed only in accordance with the approved scheme and shall thereafter be maintained and retained as approved:

- 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 with 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 ensure that vibration amplitudes which causes re-radiated noise do not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings and 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, to demonstrate that the requirements of parts (a) and (b) above have been achieved, or any necessary mitigation. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.  
REASON: To safeguard the amenities of neighbouring residents.

#### **U0146096 NS58 Event Strategy**

1. Prior to any events taking place, an Events Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. No events shall take place unless in accordance with the approved Events Management Plan. The Plan shall detail:

- a. community consultation strategy,
- b. Frequency of events
- c. Hours of use
- d. Details of amplified sound
- e. Confirmation of noise limits
- f. Measures to minimise noise levels
- g. Mitigation measures to reduce impact on ecological receptors
- h. Control and management of noise during sound checks, rehearsals and events

2. Events (setting up, rehearsals, sound checks, actual events and packing up / closing down) shall not take place other than between the hours of 07:00 hours and 23:00 hours.

3. Crowds shall be dispersed by 23:00 hours on any event day

4. No more than 12 cinema / concert events shall take place in any 12 month period.

a. If 1-3 concerts / cinema events take place in any 12 month period, the noise levels shall not exceed 106.3dBA at 1m from the stage / screen

b. If 4-12 concert / cinema events take place in any 12 month period, the noise levels shall not exceed 85.3dBA at 1m from the stage / screen

REASON: To protect the amenities of nearby occupants and ecological receptors.

#### **U0146097 NS59 Event space servicing**

Prior to any events taking place within the public realm, a servicing plan for such activities shall be submitted to and approved in writing by the Local Planning Authority. This shall include, means of access, hours of access, management, and how this will be coordinated with the general Servicing and Delivery Plan for existing and future residents and businesses. The events shall not take place other than in accordance with the approved event space servicing scheme.

REASON: To accord with the terms of the application, to ensure the development does not prejudice highway and pedestrian safety, and to maximise the public realm value.

#### **U0146098 NS60 Heritage Scheme**

Prior to the removal of any heritage elements (WWI Triptych, location map, information board, memorial bench, art work and lido pool edge tiles), as identified in drawing 'Strategies Heritage elements - existing and proposed', a scheme including details of their storage and any proposed relocation within the application site or elsewhere shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented as approved and shall thereafter be retained as approved in perpetuity.

REASON: To produce a scheme for the retention of locally valued features currently contained within the public realm.

#### **U0146099 NS61 Flooding**

Prior to the occupation of any of the buildings hereby approved, the new flood defence wall, constructed in accordance with the approved details set out in condition titled

(Environment Agency condition 2) shall be completed. It shall thereafter be maintained and retained as first constructed.

REASON: To minimise flood risk and to comply with the submitted site specific FRA.

#### **U0146100 NS62 Environment Agency Condition 5**

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON: To reduce risk to controlled waters. Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use. To comply with the National Planning Policy Framework paragraph 170.

#### **U0146101 NS63 Contamination 2**

Prior to any occupation of the buildings hereby approved:

- a. any remediation works approved as part of the remediation strategy have been conducted 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 expected, then the additional contamination should be fully assessed in accordance with part 1 (b, c) above of this condition 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, has been submitted to and approved in writing by the Local Planning Authority. Such report shall include
  - i) details of the remediation conducted 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 to demonstrate compliance with the approved remediation strategy.

(The applicant is advised to refer to condition NS16 for (b,c)).

REASON: To protect human health and water quality

#### **U0146102 NS64 Open Space Delivery**

An open space phasing plan including all areas of open spaces, hard landscaping, soft landscaping and play provision (as identified on pages 'Strategies Open Space / Open Space Calculations' within the submitted Landscape and Public Realm Strategy) must be submitted to and approved by the Local Planning Authority prior to the commencement of development. The open space phasing plan must provide that all areas of open space, landscaping and play provision must be provided as early as practicable and in any case, no later than prior to occupation of any building within the development. The open space phasing plan may provide for soft landscaping or planting to be carried out or completed post-occupation where required or appropriate, such as to comply with best practice with regard to carrying out new planting within planting seasons. The development shall not be implemented other than in accordance with the approved details and shall be maintained as such.

REASON: To ensure the necessary replacement of the existing Public Open Space and to ensure a satisfactory form of development.

#### **U0146103 NS65 Street furniture details**

Prior to the first occupation of the development hereby approved, details (including design, location, materials, resilience to flooding, manufacturers product design / care information) of all street and public realm furniture shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to:

- a) Bins
- b) Cycle stands - designed to London Cycle Design Standards, provision of 54 (including oversized bicycle types)
- c) Benches / seating
- d) Bollards, barriers, gates
- e) Railings
- f) Storage container
- g) Waterside lifesaving equipment
- h) Suicide prevention measures in line with the Tidal Thames Water Safety Forum (which includes the PLA, RNLI and emergency services - CCTV / signage.)
- i) Water fountains
- j) Hard surfacing material samples and details of means of enclosure.

The development shall be carried out in accordance with the approved details and in any event all be insitu prior to the occupation of any part of the development and thereafter maintained only as approved.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and are resilient in a flood environment

#### **U0146104 NS66 Listed Boatstore**

Prior to the occupation of the development thereby approved, a scheme for a plaque to identify the listed boatstore on the western boundary 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, the plaque shall be retained as approved.

REASON: To enhance the public realm.

#### **U0146105 NS67 Urban Greening Factor**

Prior to the first occupation of the development hereby approved, confirmation that the development achieves an urban greening factor score of 0.32 (for the whole site) or 0.38 (excluding existing carriage ways) shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets the greening and biodiversity aspirations of the Local and London Plan and complies with the terms of the application submission.

#### **U0146106 NS68 Wider planting scheme**

Prior to the first occupation of the development hereby approved, a scheme for wider planting within the Twickenham Riverside Ward (to offset the loss of tree cover on site) shall be submitted to and approved in writing with the Local Planning Authority. The development shall not be implemented other than in accordance with the approved scheme. [see informative]

REASON: To ensure the loss of onsite trees are appropriately mitigated

#### **U0146107 NS70 Thames Path**

Prior to the occupation of the development hereby approved, the Thames Path National Trail shall be reinstated and thereafter maintained at all times. [see informative]

REASON: To preserve the Thames Path National Trail.

#### **U0146108 NS71 Moorings**

Prior to occupation of any part of the development hereby approved, the moorings, as shown on the drawing 'Embankment Area - Mooring Points' (ref: TRS-HAL-01-B1-DR-A-SK-245-CO2-221011) within the Mooring Survey Report, shall be insitu and thereafter maintained as approved.

REASON: To protect the river related uses.

#### **U0146109 NS72 Navigation risk assessment**

Prior to the installation of the floating ecosystem and moorings, the navigation risk assessment (NRA) approved by Port of London shall be submitted to the Local Planning Authority. (The applicants are advised a further mooring survey should be undertaken to assist with assessing the impact on the area within the NRA)

REASON: To ensure a safe form of development and to ensure the development does not unduly impact on recreational / leisure use of the river.

#### **U0146110 NS73 Biodiverse Floating Ecosystems**

Prior to the first occupation of any part of the development hereby approved a scheme detailing the biodiverse floating ecosystem shall be submitted to and approved in writing by the Local Planning Authority. The details submitted to include

- A. details of the structure (and frame during low and high tides / floods).
- B. specification of the floating eco-structure and substrate material and depth.
- C. details on how litter will be prevented from entering the tidal Thames.
- D. proposed planting plan, written specifications (including cultivation and establishment); details of the quantity, density, size, species, position (all species should be of native or non-native plants of known value for wildlife and include examples pollinator plants and those which attract night flying insects).
- E. confirmation that no fertilisers or herbicides will be used.
- F. proposed planting programme.
- G. full maintenance details including name of responsible body and a rolling 5 year management plan in perpetuity (Landscape and Ecology Management Plan (LEMP). (The litter removal should be monthly unless otherwise agreed in writing with the local planning authority and a middle semi-wild aesthetic is preferred)
- H. Details / mitigation measures to minimise the amount of plant debris/ stop litter from entering the river.
- I. 3 year monitoring programme to determine that the Floating Ecosystems have fulfilled their required remit.

The development shall not be implemented other than in accordance with the approved scheme.

The scheme shall be fully installed and planted as approved prior to the first occupation of any of the buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority. Thereafter the scheme shall be maintained as set out in the approved scheme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests.

#### **U0146111 NS74 Delivery of river related uses**

Prior to the occupation of any part of the development hereby approved, the boat store, ramp to river and associated pontoon, shall all be provided and be ready for use by the general public. Where these remain the responsibility of the applicant or freeholder of the development they shall be maintained to an accepted standard for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To accord with the terms of the application and ensure delivery of the river related activities.

#### **U0146112 NS75 Cycle parking Water Lane**

Prior to the occupation of the Water Lane building hereby approved, a scheme detailing the siting, design (to be in accordance with the London Cycle Design Standard) and



provision of 39 cycle spaces within the Water Lane building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be first provided before first occupation of the building and shall be retained as approved thereafter.

REASON: In the interests of air quality and to promote sustainable forms of travel.

**U0146113 NS76 Vehicle parking**

The parking spaces as outlined in drawing 'General Arrangement Plan 6975\_100 F' and as allocated in the Transport Assessment (September 2022) shall be provided as approved prior to the first occupation of the buildings hereby approved; shall always be available for vehicle parking and retained as such for the lifetime of the development.

REASON: To accord with the terms of the application.

**U0146114 NS77 Car parking permits**

Prior to the occupation of any of the commercial or residential units hereby approved, a scheme shall be submitted to and approved in writing that demonstrates all commercial and resident occupants are excluded from obtaining permits within the CPZ and in any Council managed car park and will be excluded for so doing in the future.

REASON: To ensure the development does not result in unacceptable on street parking pressure to comply with the terms of the application and submitted TA.

**U0146115 NS78 Car Club membership**

Prior to the occupation of any of the residential units hereby approved, a scheme confirming all residential units will have the option to access 3 years of car club membership from date of occupation shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

REASON: To ensure the development does not result in unacceptable on street parking pressure to comply with the terms of the application and submitted TA.

**U0146116 NS79 Residential Travel Plan**

- a. Prior to the occupation of any of the residential units hereby approved:
  - i. a scheme detailing the monitoring arrangements of the Travel Plan shall be submitted to and approved in writing with the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.
  - ii. a scheme detailing the survey methodology for residents / visitor travel surveys shall be submitted to and approved in writing by the Local Planning Authority.
- b. Within 6 months of the residential use commencing, a travel plan based on the results of a resident / visitor travel survey shall be submitted to, and approved in writing by, the Local Planning Authority. This shall contain 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.
- c. 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 for 5 years

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

**U0146117 NS80: Commercial Travel Plan**

- a. Prior to the occupation of any of the commercial units hereby approved:

- i. a scheme detailing the monitoring arrangements of the Travel Plan shall be submitted to and approved in writing with the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.
- ii. a scheme detailing the survey methodology for staff and customer / visitor travel surveys shall be submitted to and approved in writing by the Local Planning Authority.
- b. Within 6 months of the commercial use commencing, a travel plan based on the results of a staff, customer and visitor travel survey shall be submitted to, and approved in writing by, the Local Planning Authority. This shall contain 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.
- c. 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 for 5 years

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

#### **U0146118 NS81 Commercial refuse waste management**

1. Prior to the first occupation of the development hereby approved, a commercial refuse and waste strategy and management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme. (The applicants are advised, with respect to commercial waste, shared commercial waste storage facilities are acceptable providing that a unified collection service from it is provided and protected by covenants attached to the leases)
2. Refuse and waste collection vehicles shall only access the Embankment between the hours of 7am-10am, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To accord with the terms of the application, to ensure the development does not prejudice highway and pedestrian safety, and to maximise the public realm value.

#### **U0146119 NS82 Noise management plan**

At least 8 weeks prior to the commencement of use of the southern commercial unit on the ground floor of the Wharf Lane building (public house / restaurant), a Noise Management Plan (NMP) shall be submitted to and approved by the Local Planning Authority. The NMP shall include as a minimum, written details of the following;

1. Details of the measures to be taken to control excessive patron noise including the prohibition of singing, chanting or similar within the external areas adjoining the commercial units
2. In the event of complaint, the mechanism by which such complaints are logged, investigated and actions taken recorded.
3. Documentation of an annual review of the NMP
4. The NMP shall be made available upon request by the Environmental Health Department in the event of complaint.

The development shall not be occupied other than in accordance with the approved scheme which shall be managed and maintained for as long as the unit remains in a commercial use.

REASON: To protect the amenities for existing and future residents.

#### **U0146120 NS84 Noise protection scheme**

1. The building envelope of the development to which the application refers shall be constructed so as to provide sound attenuation against externally generated transportation noise sources so as to achieve the internal ambient noise levels detailed in the table below. The measured or calculated noise levels shall be determined in accordance with the latest British Standard 8233:2014 Guidance on sound insulation

and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

2. 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 house 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).

Situation	Location	07:00 - 23:00 hrs.	
23:00 - 07:00 hrs.			
Resting	Living room	35 dB LAeq, 16 hour	
-			
Dining	Dining room/area	40 dB LAeq, 16 hour -	
Sleeping (daytime resting)	Bedroom	35 dB LAeq, 16 hour	30 dB
LAeq, 8 hour			
Sleeping	Bedroom	-	45 dB
LAMax (several times in any one hour)			

3. The measured or calculated noise levels Activity shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.

REASON: To ensure a suitable standard of accommodation.

#### **U0146121 NS85 Mechanical Services noise control**

1. The maximum cumulative measured noise emissions from Building Services Plant shall be no greater than or equal to the emissions limits given in Table 5.1 of the Noise Assessment undertaken by Tetra Tech Reference 784-B023999 dated August 2021 and reproduced below.

BSP Location (Cumulative)	Noise Emission Limit - Sound Pressure Level	
	Daytime	Night-time
Plant Room Louvres	57.5dB(A) at 1m OR 52.6 dB(A) at 3m	57.5dB(A) at 1m OR 42.5 dB(A) at 3m
Outdoor Area	63.5dB(A) at 1m OR 53.9 dB(A) at 3m	

2. A commissioning acoustic test and report shall be undertaken within 2 weeks of Building Services Plant being in first use, to demonstrate that limits given above have been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

3. If the commissioning acoustic test identifies the limits are not achieved, the plant shall be operational until a scheme for further mitigation to enable such limits to be achieved is submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained as approved.

REASON: To ensure the development does not cause unreasonable noise pollution.

#### **U0146122 NS86 Commercial kitchen extraction syst**

Prior to the first use of the gastro pub / restaurant / cafe, details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken within the gastro pub/restaurant 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.

REASON: To prevent undue odour pollution.

#### **U0146123 NS87 Commercial kitchen extraction**

A. Before the kitchen extraction plant to which the application refers is first used at the proposed pub/restaurant/cafe, 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 with and shall thereafter be retained as approved

B. The cumulative measured or calculated rating level of noise emitted from the 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 1 metre from the facade of the nearest second floor noise sensitive premises, and in accordance with 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.

C. The plant shall be isolated so as to ensure that vibration amplitudes which causes re-radiated noise not to exceed the limits detailed in table 4 detailed in section 7.7.2 of BS8233:2014 Guidance on sound insulation and noise reduction for buildings

D. A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services being in first use, in order to demonstrate that parts A and C of this condition above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

E. If the commissioning acoustic test identified the limits are not achieved, the plant shall be operational until a scheme for further mitigation to enable such limits be reached are submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained as approved.

REASON: To ensure the development does not cause unreasonable noise pollution.

#### **U0146124 NS88 Local employment agreement (operat)**

Prior to the occupation of the commercial units hereby approved, a Local Employment Agreement for the use of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied other than in accordance with the approved scheme.

REASON: To comply with London Plan and Local Plan policies that support employment opportunities.

#### **U0146125 NS89: Lift maintenance Plan**

Prior to the occupation of the Wharf Lane Building hereby approved a lift maintenance and management plan for the building shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied other than in accordance with the approved scheme.

REASON: To ensure appropriate fire safety and access.

#### **U0146126 NS90 Secure by Design**

The development hereby approved shall achieve 'Secure by Design' accreditation awarded by the Design-Out Crime Officer from the Metropolitan Police Service on behalf of the Association of Chief Police Officers (ACPO). Evidence of such accreditation to be submitted to the Local Planning Authority prior to occupation of any part of the development hereby permitted.

REASON: to promote the wellbeing of the area and to ensure the development provides a safe and secure environment.

#### **U0146127 NS91 Zero carbon**

The development shall achieve zero carbon standards in line with the strategies outlined in the Energy Statement (Skelly & Couch, August 2021). Prior to the occupation of the development hereby approved, a scheme demonstrating zero carbon standards have been met shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of energy conservation in accordance with the Development Plan

**U0146128 NS100 Off site play**

No occupation of the residential units hereby approved shall take place until a scheme to deliver offsite play provision for children aged 12+ has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the necessary infrastructure in place to meet the needs of the development.

**U0146129 NS101 Health**

No occupation of the residential units hereby approved shall take place until a scheme to deliver additional capacity for the primary healthcare service has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the necessary infrastructure in place to meet the needs of the development.

**U0146130 NS101a: Approved Drawings**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable. As set out in Drawings and Documents list dated 24 November 2022.

NB: Notwithstanding background detail on proposed floorplans, the proposed external arrangement and landscaping are as per the Landscape Technical Pack

General arrangement plan ground floor, 6975\_100 F  
General arrangement plan roof plan, 6975\_102 C  
General arrangement plan tree pit and silva cell, 6975\_103 C  
Urban greening factor calculation, 6975\_150 C  
Existing play & amenity space, 6975\_160 B  
Proposed play & amenity space, 6975\_161 B  
Site wide planting plan, 6975\_300 C  
Site wide canopy plan, 6975\_350 C  
Section through water lane, 6975\_401 C  
Section through lawn/ terraces, 6975\_402 B  
Section through riverside garden & promenade, 6975\_403 B  
Section through boat trees in pavement & rain garden, 6975\_404 B  
Section through wharf lane & service bay, 6975\_405 B  
Section through flood wall / terrace walls, 6975\_406 B  
Section through planter & play area, 6975\_407 B  
Typical softworks details, 6975\_601 B  
Irrigation system: areas to be irrigated automatically, WWS-J2132-DWG-001 1  
6975\_Planning\_Furniture Response\_Bins 1  
Twickenham Riverside\_DAS\_MOL\_Slide  
6975\_Capacity-Study\_Upper gardens\_comments\_220712, 1  
6975\_Planning\_Furniture Response\_220525, 1  
Existing Site Plan, TRS-HAL-ZZ-00-DR-A-2010 C01  
Demolition Plan (buildings only), TRS-HAL-ZZ-00-DR-A-2050 C01  
Existing Ground Floor GA Plan with buildings not part of flood defence wall overlaid, TRS-HAL-ZZ-)-DR-A-SK-262 C01  
Existing Basement Floor GA Plan, TRS-HAL-ZZ-B1-DR-A-2099 C02  
Existing Ground Floor GA Plan TRS-HAL-ZZ-00-DR-A-2100 C02  
Existing First Floor GA Plan TRS-HAL-ZZ-01-DR-A-2101 C02

Existing Site Sections - Wharf Lane and Diamond Jubilee Gardens, TRS-HAL-ZZ-ZZ-DR-A-2300 C02

Existing Site Sections - Water Lane and Embankment, TRS-HAL-ZZ-ZZ-DR-A-2301 C02  
Existing Site Elevations - King Street, TRS-HAL-ZZ-ZZ-DR-A-2350 C01  
Existing Site Elevations - Old Lido Buildings and Café Sunshine, TRS-HAL-ZZ-ZZ-DR-A-2351 C01  
Proposed Lower Ground Floor GA Plan, TRS-HAL-ZZ-B1-DR-A-2499 C03  
Proposed Ground Floor GA Plan, TRS-HAL-ZZ-00-DR-A-2500 C04  
Proposed First Floor GA Plan, TRS-HAL-ZZ-01-DR-A-2501 C02  
Proposed Second Floor GA Plan, TRS-HAL-ZZ-02-DR-A-2502 C02  
Proposed Third Floor GA Plan, TRS-HAL-ZZ-03-DR-A-2503 C02  
Proposed Fourth Floor GA Plan, TRS-HAL-ZZ-04-DR-A-2504 C02  
Proposed Roof GA Plan, TRS-HAL-ZZ-05-DR-A-2505 C01  
Wharf Lane Building - Lower Ground Floor GA Plan, TRS-HAL-01-B1-DR-A-2549 C04  
Wharf Lane Building - Ground Floor GA Plan, TRS-HAL-01-00-DR-A-2550 C03  
Wharf Lane Building - First Floor GA Plan, TRS-HAL-01-01-DR-A-2551 C02  
Wharf Lane Building - Second Floor GA Plan, TRS-HAL-01-02-DR-A-2552 C02  
Wharf Lane Building - Third Floor GA Plan, TRS-HAL-01-03-DR-A-2553 C02  
Wharf Lane Building - Fourth Floor GA Plan, TRS-HAL-01-04-DR-A-2554 C02  
Wharf Lane Building - Roof GA Plan, TRS-HAL-01-05-DR-A-2555 C01  
Water Lane Building - Ground Floor GA Plan, TRS-HAL-02-00-DR-A-2560 C03  
Water Lane Building - First Floor GA Plan, TRS-HAL-02-01-DR-A-2561 C02  
Water Lane Building - Second Floor GA Plan, TRS-HAL-02-02-DR-A-2562 C02  
Water Lane Building - Third Floor GA Plan, TRS-HAL-02-03-DR-A-2563 C02  
Water Lane Building - Roof GA Plan, TRS-HAL-02-04-DR-A-2564 C01

Proposed Site Sections - Wharf Lane and Diamond Jubilee Gardens, TRS-HAL-ZZ-ZZ-DR-A-2600 C02  
Proposed Site Sections - Water Lane and Embankment, TRS-HAL-ZZ-ZZ-DR-A-2601 C02  
Proposed Site Sections - Wharf Lane, TRS-HAL-01-ZZ-DR-A-2604 C01  
Proposed Site Sections - Water Lane with overlay of existing, TRS-HAL-02-ZZ-DR-A-2605 C01  
Wharf Lane Building - Short Elevations, TRS-HAL-01-ZZ-DR-A-2650 C01  
Wharf Lane Building - Long Elevations, TRS-HAL-01-ZZ-DR-A-2651 C01  
Water Lane Building - Short Elevations, TRS-HAL-02-ZZ-DR-A-2660 C01  
Water Lane Building - Long Elevations, TRS-HAL-02-ZZ-DR-A-2661 C01  
Water Lane Building - Typical Bay, TRS-HAL-01-ZZ-DR-A-2690 C01  
Wharf Lane Building Gastro Pub/Restaurant - Typical Bay, TRS-HAL-01-ZZ-DR-A-2691 C01  
Water Lane Building Typical Bay - Gable End, TRS-HAL-02-ZZ-DR-A-2695 C02  
Water Lane Building Typical Bay - Long Elevation, TRS-HAL-02-ZZ-DR-A-2696 C01  
Outdoor Demise of Cafe - Ground Floor Plan, TRS-HAL-00-00-DR-A-SK-223 C01  
Wharf Lane Building - Typical Bay of Office Entrance, TRS-HAL-01-ZZ-DR-A-SK-224 C01  
Wharf Lane Building - Typical Section Through Roof Ridge, TRS-HAL-01-ZZ-DR-A-SK-225 C01  
Water Lane Building - Typical Section Through Plant Louvres, TRS-HAL-02-03-DR-A-SK-226 C01  
Proposed Site Section Through Eel Pie Island - Wharf Lane and Water Lane, TRS-HAL-00-ZZ-DR-A-SK-243 C02  
Design & Access Statement (landscaping updated by Landscape Technical Pack), TRS-HAL-XX-XX-RE-A-9210 C03  
Affordable Housing Statement (October 2021)

Arboricultural Impact Assessment And Arboricultural Method Statement, ALP001-008-002 Rev 003  
Arboricultural Survey, ALP001-008-001 Rev 004  
CAVAT Valuation, ALP001-008-003 Rev 002  
External Lighting Proposal, 1486-SAC-CAL-Dialux  
External Lighting Existing River, 1486-SAC-CAL-Dialux

External Lighting Proposed, 1486-SAC-CAL-Dialux  
External Lighting Layout, TRS-SAC-ZZ-ZZ-PL-E-V41-400  
Light Fitting Schedule, TRS-SAC-00-ZZ-SM-M-V21-500  
External Lighting Strategy, 1486-SAC-SK-220421-TRS  
Site Lux Plot Isolines, 1486-SAC-CAL-SITE LUX PLOT ISOLINES R02  
Noise Technical Note, 784-B02399 Rev 01  
Air Quality Assessment  
Archaeological Desk Based Assessment  
Basement Impact Assessment (incl. Appendices A-D)  
GLA Be Seen Spreadsheet  
BREEAM Pre-Assessment (Office)  
BREEAM Pre-Assessment (Retail)  
GLA Carbon Emissions Calculations  
Delivery and Servicing Plan  
Ecological Impact Assessment  
Ecological Enhancement Statement (layout superseded by Landscape Technical Pack)  
Energy Statement  
Fire Statement Issue 3  
Flood Emergency Evacuation Plan Rev 02  
Flood Risk Assessment & SuDs Report (September 2022) Rev 12  
Foul Sewage and Utilities Statement

Framework Construction Logistics and Management Plan (Incl. Appendices A-H)  
Framework Estate Management Strategy  
Health Impact Assessment  
Heritage, Townscape & Visual Impact Assessment  
Kitchen Extract Odour Assessment Rev 2.0  
Landscape and Public Realm Strategy  
Noise Assessment  
Sequential Test  
Exceptions Test  
Site Investigation V4  
Site Investigation Scheme Report (incl. Appendices)  
Statement of Community Involvement  
Sustainable Construction Checklist  
Transport Assessment (September 2022)  
Travel Plan  
Mooring Report  
Planning Statement  
Planning Statement (Supplementary Note)  
Residential Standards Schedule, TRS-HAL-XX-XX-SH-A-9550 C02  
Biomatrix Water Modular Floating Ecosystems  
IMG\_20220506\_145751  
IMG\_20220506\_145803  
IMG\_20220506\_145542  
IMG\_20220506\_145738  
IMG\_20220506\_145624  
IMG\_20220506\_145601  
Urban Greening Factor (UGF) Plan, 6975\_151 Rev B

Webb Yates Technical Note J3932-C-TN-0002 Rev 0003  
Biomatrix Floating Ecosystems, Maintenance & Monitoring  
3D Visualisation TRS-HAL-02-ZZ-DR-A-SK-244-CO1-220221  
Biomatrix Water Twickenham Riverside Ecosystem Design Pack  
Embankment Area - Mooring Points, TRS-HAL-01-00-DR-A-SK 245 C02  
Future DHN Connection 1486-SAC-SK-211015  
River Activity Area - Vehicular Turning, TRS-HAL-01-B1-DR-A-SK-246 P01  
Water Calculator  
LZC Feasibility  
Internal Daylight, Sunlight and Overshadowing Report (2022)

Daylight and Sunlight Impact on Neighbouring Properties - Part 1 and 1a (2021)  
Section Through River Garden & Promenade, 6975\_411 Rev B

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

**U0146131 NS102 Environment Agency Condition 1**

The development shall be carried out in accordance with the submitted flood risk assessment 'Twickenham Riverside, Flood Risk Assessment and SuDS Report' (Webb Yates Engineers, September 2022) and the compensatory flood storage strategy set out in drawing J3932-C-DR-2000 found within Appendix B of the aforementioned flood risk assessment. The flood storage compensation shall be fully implemented prior to commencement of works and subsequently in accordance with the scheme's timing/phasing arrangement. The flood storage compensation strategy shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

**U0146132 NS102a Flood Emergency Evacuation Plan**

The development shall not be constructed and occupied other than in accordance with the Flood Emergency Evacuation Plan (J3932-C-RP-0003) and following the first occupation of the development shall be annually reviewed and updated in accordance with the Strategic Flood Risk Assessment and NPPF and taking into account 'Guidance on producing a Flood Emergency Plan', which shall be submitted to the Local Planning Authority for approval.

REASON: To minimise the risks of flooding.

**U0146133 NS103: Vegetation Removal**

Vegetation clearance shall not be carried out other than outside of the bird nesting season (March to September inclusive). If this is not feasible, prior to any clearance, a scheme shall be submitted to and approved in writing outlining the safeguarding measures that will be undertaken to ensure ecological impacts are avoided. This shall include, but not be limited to, checking all vegetation by an experienced ecologist no more than 5 days prior to the works and an exclusion zone set up or works delayed as necessary. The development shall only be implemented in accordance with the approved scheme.

REASON: To ensure that ecological impacts are avoided or mitigated.

**U0146134 NS104: Tree documents**

The development hereby approved shall not be implemented other than in accordance with

- Thomson Environmental Consultants, Arboricultural Survey, Project ALP001-008, dated July 2022
- Thomson Environmental Consultants, Arboricultural Impact Assessment, Arboricultural Method Statement, Project ALP001-008, dated July 2022
- Thomson Environmental Consultants, CAVAT Valuation, Project ALP001-008, dated July 2022
- Tree removal and retention plan, ALP001-008/400814/1, dated 29th June 2022
- Tree protection plan, ALP001-008/400815/1, dated 29th June 2022

REASON: To ensure a satisfactory form of development.

**U0146135 NS105: The Embankment**

The Embankment shall be closed to vehicular traffic, with access prevented by barriers, bollards, gates (or alternative enclosure) in the locations as outlined in drawing 'General Arrangement Plan 6975\_100 F', unless otherwise agreed in writing by the Local



Planning Authority in accordance with details approved under condition titled 'Servicing and Delivery Plan'.

REASON: To ensure a high-quality public realm, which has been afforded weight during the consideration of the application.

**U0146136 NS106 Service road gates**

Notwithstanding what is shown on the approved plans, prior to the occupation of the development hereby approved, a scheme detailing the siting and design of gates to the south of the service road turning area adjacent to the newly formed open space and Water Lane building, 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, which shall thereafter be retained as approved.

REASON: To ensure the development does not prejudice highway and pedestrian safety and to ensure an acceptable standard of design.

**U0146137 NS107 Refuse Storage**

No refuse or waste material of any description associated to the Water Lane and Wharf Lane building shall be left or stored anywhere on the sites other than within a building or refuse enclosure.

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

**U0146138 NS108: Hours of use Public House**

A. Customers shall not be present within the premises of the public house / restaurant in Wharf Lane during the following times:

- Mon-Friday inclusive and Saturday: Before 9am; and after 23:00 hours
- Sunday: before 9am and after 22.30 hours

B. Customers shall not be present at the outside dining areas of the public house / restaurant in Wharf Lane during the following times - Before 9am; and after 21:00 hours.

A notice to this effect shall be displayed at all times on the premises so as to be visible from outside.

REASON: To ensure that the proposed development does not prejudice the amenities of nearby occupiers, or the area generally.

**U0146139 NS109: Internal lighting**

Sensors (PIRs) shall be used in the residential common areas (stairs, corridors and entrance lobbies) and the office to minimise light spill.

REASON: To minimise the impact on biodiversity.

**U0146140 NS110: Water Lane corridor doors**

The corridor doors within the Water Lane building shall remain accessible at all times to all occupants of the building.

REASON: To ensure all units have appropriate lift access.

**U0146141 NS111: Community Toilet Scheme**

Both the public house / restaurant and café hereby approved, from first commencement of use, shall be part the London Borough of Richmond Community Toilet scheme, and thereafter retain as such, unless previously agreed in writing with the Local Planning Authority.

REASON: To ensure suitable toilet provision that is accessible to the public.

**U0146142 NS112 Fire**

The development hereby approved shall not be constructed or occupied other than in accordance with the approved Fire Statement (Issue 03, dated 17 March 2022) and maintained as such.

REASON: To ensure a safe form of development.

**U0146143 NS113: Air Quality Assessment**

The development shall not be implemented other than in accordance with the recommendations within the Air Quality Assessment.

REASON: To protect air quality for nearby receptors.

**U0146144 NS114: Music /Entertainment Noise Contr**

The sound energy level from music and/or entertainment noise emanating from the proposed public house / restaurant and cafe, as measured 1 metre from the façade of representative noise sensitive premises shall not exceed the following limits detailed in Table 1 below. (for assessment purposes the background noise level is assumed to be the most commonly occurring value of the twelve 5-minute measurements during the last hour of operation of the premises

Time	Criteria
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External

9am to 11pm	L <sub>Aeq,5min</sub> EN shall not exceed LA <sub>90,T*</sub> measured at 1 metre from the nearest noise sensitive façade
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External

11pm to 9am	L <sub>Aeq,5min</sub> EN shall be at least 5dB lower than the LA <sub>90,5min</sub> at all times
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Structurally Adjoining

Living Rooms

Internal 9am to 11pm EN shall not exceed Noise Rating NR30

Structurally Adjoining

Living Rooms

Internal 9am to 11pm EN shall not exceed Noise Rating NR25

REASON: To protect existing and future residents from potential noise disturbance.

**U0146145 NS115: Land uses non residential**

a. Non-residential units shall not be occupied other than in accordance with the following uses:

- i. Ground floor units fronting King Street and Water Lane - Retail (Class E(a))
- ii. South facing ground floor unit of the Water Lane building - Café (Class E(b))
- iii. North facing ground floor unit of the Wharf Lane building - Offices (Class E(g(i)))
- iv. South and east facing unit of the Wharf Lane building - Public House, wine bar or drinking establishment (Sui generis (p)) and restaurant (Class E(b))

b. 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 change of use shall be carried out to any of the non-residential uses hereby approved without prior written consent from the Local Planning Authority.

c. Any amendment to the internal partitioning of the retail units hereby approved shall require prior approval by the Local Planning Authority by way of a discharge of condition application, and only be implemented in accordance with the approved scheme.

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

**U0146146 NS116: Restriction-Alterations/extn**

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.

**U0146147 NS117: Restriction on use of roof**

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 part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto except for the roof terraces identified within the approved plans.

REASON: To safeguard the amenities of the occupiers of adjoining property.

**U0146148 NS118: Non-residential floor areas**

a. The development shall provide no less than 368m<sup>2</sup> of retail floor space (Class E(a)).

b. The development shall provide no less than 320m<sup>2</sup> of office floor space (Class E(g(i)))

REASON: To ensure there is no loss of retail and office floorspace at the site and to accord with the terms of the application.

**U0146149 NS119: M4(3) / M4(2) units**

The development hereby approved shall not be implemented other than in accordance with the following wheelchair housing standards:

i. Part M4(3)(2)(a) wheelchair adaptable standards - 2x1bed Affordable Intermediate units and 1x2bed Private Units

ii. Part M4(3)(2)(b) wheelchair accessible standards - 1x3bed and 1x2bed Affordable Rent units

iii. All remaining units shall meet Part M4(2)

REASON: To ensure a diverse housing choice

**U0146150 NS120: Air Quality Neutral**

The development hereby approved shall achieve Air Quality Neutral.

REASON: To accord with the terms of the application.

**U0146151 NS121: BREEAM**

Unless otherwise agreed in writing by the Local Planning Authority, the non-residential uses hereby approved shall achieve BREEAM Rating of 'Excellent' in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

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

**U0146152 NS122 Energy Reduction**

1. The energy reduction for both residential and non-residential uses shall be achieved in line with the strategies outlined in the Energy Statement (Skelly & Couch, August 2021)

2. The residential uses hereby approved shall achieve not less than 64% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).

3. The non-residential uses hereby approved shall achieve not less than 45% reduction in Carbon Dioxide emissions beyond Building Regulations requirements (2013).

4. Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to detail measures that will be implemented to ensure there is a robust plan for monitoring both residential and non-residential uses and annual reporting (for at least 5 years), in accordance with the London Plan Be Seen layer of the energy hierarchy. The development shall not be implemented other than in accordance with the approved scheme.

REASON: In the interests of energy conservation in accordance with the Development Plan.

#### **U0146153 NS123: Water consumption**

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

REASON: In the interests of water efficiency in accordance with the Councils sustainability policies.

#### **U0146154 NS124: Ecological mitigation**

The development shall not be constructed other than in accordance with the recommendations as set out in the Ecological Impact Assessment.

REASON: To ensure no unacceptable harm to biodiversity value.

#### **U0146155 Public House / Restaurant**

A. Prior to the occupation of the restaurant / public house in the southern unit of the Wharf Lane building hereby approved, a plan for the external eating / drinking area associated to this public house / restaurant shall be submitted to and approved in writing with the Local Planning Authority for approval. The development shall not be implemented other than as approved, and thereafter maintained.

B. No customers shall consume food / drinks externally at the premises other than within the external area identified in (A).

REASON: To protect residential amenity

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### **DETAILED INFORMATIVES**

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#### **U0072532 IL01 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.

#### **U0072533 IL02 NPPF APPROVAL**

In accordance with Section 4 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

#### **U0072534 IL03 Principal Policies**

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

- o London Plan (2021): GG1; GG2; GG3; GG4; GG5; SD6; SD7; D1; D2; D3; D4; D5; D6; D7; D8; D10; D12; D13; D14; H1; H4; H5; H6; H7; H10; S1; S2; S3; S4; S5; S6; E1; E2; E10; E11; HC1; HC6; G1; G3; G4; G5; G6; G7; SI1; SI2; SI4; SI7; SI12; SI13; SI16; SI17; T1; T2; T3; T4; T5; T6; T6.1; T6.2; T6.3; T.5; T7; T9; DF1
- o London Borough of Richmond Local Plan (2018):
- o LP1 2,3,4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 34, 36, 37, 39, 40, 41, 44, 45
- o National Planning Policy Framework Sections (NPPF) (2021):
- o Twickenham Area Action Plan (2013): 6.1; 6.2; 6.3; 6.4; 6.5; 6.6; 6.7; 6.8; 7.5; 7.5.2; 7.5.3; 7.5.4; 7.5.5
- o Supplementary Planning Documents - Air Quality; Affordable Housing; Buildings of Townscape Merit; Design Quality; Development Control for Noise Generating and Noise Sensitive Development; Planning Obligations; Refuse and Recycling Storage Requirements; Residential Development Standards; Shopfronts; Small and Medium Housing Sites; Sustainable Construction Checklist; Transport ; Twickenham Village Plan

#### **U0072535 IL04 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.

#### **U0072536 IL05 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. The applicants are advised:

1. For the estimate provided, demolition credit has been given for the existing Kings Street buildings, however demolition credit has not been given for the additional buildings (including the café and lido) that intend to be demolished, as the floorplans do not show the internal face of the external wall and details required to measure the GIA accurately. Revised drawings will be required, which are proper scaled floor plans showing these details, as has been provided for the King Street building, if the Council is to consider these demolished buildings in the CIL calculation. However, it is noted these buildings have been described as 'vacant' on the CIL Form. (Additional information. Demolition credit can only be given if the buildings have been in lawful use for a continuous period of 6 months within the last 36 months of the first permit date)
2. There is insufficient information with regards to the retail units and kiosk proposed within the Wharf Building and what type of goods will be sold. It has been presumed they are to be used as 'comparison retail' A comparison unit is a shop or store selling wholly or mainly goods which are not every day essential items. Such items include clothing, footwear, household and recreational good, and therefore fall under the standard charge of £0 in the Richmond CIL Charging Schedule. However, if they are intended to be used as 'convenience retail' A convenience unit is a shop or store where the planning permission allows selling wholly or mainly everyday essential items, including food, drinks, newspapers/magazines and confectionary. - such as a supermarket/corner shop, then they will be charged at a rate of £150 per sqm.

#### **U0072537 IL06 Damage to the public highway**

- a) 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.

b) 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.

c) 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.

d) 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.

#### **U0072561 IL07 Noise Control Building Sites**

a) 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.

b) An 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:

- i. Monday to Friday 8am to 6pm
- ii. Saturdays 8am to 1pm
- iii. Sundays and Public Holidays- No noisy activities allowed.

c) 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;

- i. Hydraulic Piling
- ii. Auger Piling
- iii. Diaphragm Walling

d) Applicants should also be aware of the guidance contained in:

- i. British Standard 5228;2009 Noise and vibration control on construction and open sites.
- ii. Development Control for Noise Generating and Noise Sensitive Development Supplementary Planning Document (SDP) - [development\\_control\\_noise\\_generation\\_noise\\_sensitive\\_development\\_spd\\_adopted\\_september\\_2018.pdf](#) ([richmond.gov.uk](http://richmond.gov.uk))

e) Any enquiries for further information should be made to the Commercial Environmental Health Team Contact Environmental Health London Borough of Richmond upon Thames

#### **U0072540 IL08: Contributions to satisfy condition**

The applicants are advised to satisfy the requirements of conditions titled:

- a. 'Zero carbon', a financial contribution of £123,892 will be required (Residential: £45,614; Commercial: £78,278)
- b. 'Off site play', a financial contribution of £6026 will be required.

- c. 'Health', a financial contribution of £33,650 will be required.
- d. 'Community planting', a financial contribution of £64,900.90 will be required.
- e. 'Residential Travel Plan' and 'Commercial Travel Plan', a financial contribution of £5000 for each (£10,000 in total) will be required for monitoring arrangements.
- f. 'Ecological enhancements', a financial contribution towards 87m of new species rich native hedgerow.
- g. 'Black Poplar', a financial contribution towards the maintenance of the propagation.

#### **U0072542 IL09 Archaeology**

Written schemes of investigation will need to be prepared and implemented by a suitably qualified geo/archaeological practice in accordance with Historic England Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs. The scope of the land and foreshore related archaeological work should include:

- i) **Geoarchaeology Coring** -Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.
- ii) **Geotechnical Monitoring** -Archaeological monitoring of geotechnical pits and boreholes can provide a cost effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or as in this case be part of the archaeological program of site evaluation.
- iii) **Evaluation** -An archaeological site evaluation involves exploratory site work to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Site evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A site evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.
- iv) **Excavation** - Archaeological excavation is a structured investigation with defined research objectives which normally takes place as a condition of planning permission. It will involve the investigation and recording of an area of archaeological interest including the recovery of artefacts and environmental evidence. Once on-site works have been completed a 'post-excavation assessment' will be prepared followed by an appropriate level of further analysis, publication and archiving

#### **U0072543 IL10 Environment Agency Permits**

The Environmental Permitting (England and Wales) Regulation 2016 requires a permit to be obtained for any activities which will take place:

- 1. on or within 8 metres of a main river (16 metres if tidal)
- 2. on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- 3. on or within 16 metres of a sea defence
- 4. involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- 5. in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you do not already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be

forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

## **U0072544 IL11 Environment Agency Advice**

a. The Environment Agency has reviewed the Geosphere Environmental Report (report ref. 4955,GI/ SITE/PC,SG,JD,28-06-21/V4. The scope of works at the above site is accepted, in principle, as being in line with relevant guidance for the re-development of a contaminated site, with regard to issues of concern to the Environment Agency. This report is considered enough to satisfy part 1 of the recommended condition. Whilst the site is noted to lie upon unproductive aquifers, groundwater has still been identified beneath the plot according to the site investigation provided. The Environment Agency note that further investigation is proposed to confirm risks to controlled waters/particularly the groundwater beneath the eastern section where hydrocarbon was previously encountered. We look forward to reviewing the additional results once completed

b. Piling: With respect to any proposals for piling through made ground, we would refer you to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected By Contamination: Guidance on Pollution Prevention". NGWCL Centre Project NC/99/73. A Piling Risk Assessment (PRA) is required to demonstrate that the chosen piling method does not result in deformation of the ground that may lead to an increase in the risk of near surface pollutants migrating to underlying aquifers. The risk assessment must investigate whether the water environment source-pathway-receptor linkages exist. Further guidance is available on the .gov web site.

c. Disposal of soil

Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
  - Hazardous Waste (England and Wales) Regulations 2005
  - Environmental Permitting (England and Wales) Regulations 2010
  - The Waste (England and Wales) Regulations 2011
- Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer.

D. Metropolis Management Act

- The Agency would like to remind the riparian owner of their responsibility to ensure a fit for purpose flood defence line is maintained in line with s.6 of the Metropolis Management (Thames River Prevent of Flood) act 1879 to 1962 (the Act).

- The Metropolis Management Act 1879 to 1962 is a series of acts passed to ensure the flood defences in London are maintained, in order to protect the city from flooding. They set out the responsibilities of Riparian Owners within the London Excluded Area. The acts place full responsibility on Riparian Owners for the renewal and maintenance of flood defences. They also grant the Environment Agency powers to inspect flood defences, instruct Riparian Owners to carry out works, or deliver works where the Riparian Owners do not, and then reclaim the cost.

- The full act can be accessed here:

<https://www.legislation.gov.uk/ukla/1879/198/contents/enacted> It should be noted that any works directly to or within 16 metres of a tidal flood defence will require a flood risk activity permit. For further guidance on permits and exemptions please visit our website at [www.gov.uk/guidance/flood-risk-activities-environmental-permits](http://www.gov.uk/guidance/flood-risk-activities-environmental-permits) or call our National Customer Contact Centre (NCCC) 03708 506 506.

E. Enhancements: The applicant should consider further enhancements to the river wall, slipway and pontoon.



F. The applicants are advised of the Environment Agency's informative and Advice to applicant comments within their response letter dated 16 November 2022: The submitted FRA (page 33: 7.1.6) states the flood defence structure shall be maintained by the Environment Agency in accordance with their inspection and repair requirements. The applicants are advised this is incorrect - The defences shall be maintained by the riparian owner and not the Environment Agency. The EA do not accept responsibility for the maintenance of the defences. The EA would like to remind the riparian owner of their responsibility to ensure a fit for purpose flood defence line is maintained in line with s.6 of the Metropolis Management (Thames River Prevention of Flood) Act 1879 to 1962 (The Act).

**U0072545 IL13 Indexed**

The applicant is advised 'Indexed' means the contribution is multiplied by the fraction A divided by B where B represents the value of the Retail Prices Index (All Items) as at the date of the Deed and A represents the value of the same index as at the date of payment of the relevant contribution to the Council or in the event that the Retail Prices Index is no longer extant at such time as a calculation falls to be made the BCIS All-in Tender Price Index shall be used instead.

**U0072550 IL14 Port of London informative**

a. The applicant is advised the proposed slipway repairs, pontoon and floating ecosystem proposals all require a river works license with the Port of London. As part of the River Works Licence (RWL), a Navigation Risk Assessment (NRA) will be required, to ensure the development does not harm the navigation, safety of the river and ecological value of the river, and to consider the impacts of the proposed pontoon would have on recreation and leisure use in the summer months, with a further mooring survey undertaken to assist with assessing the impact on the area within the NRA.

b. A green technologies feasibility report would also be required alongside the submission of any future RWL application. For further information please see: <http://www.pla.co.uk/Licensing>

c. With regard to the proposed slipway repairs, at this stage it appears to consist of concreting the steps. Further detail will be required on the proposed repair to ensure that these are suitable to allow the slipway to continue to be welcoming and safe amenity space for all users to interact with the river.

d. As part of the river works and piling, the applicants are advised, there is a condition which applies upstream of Battersea which does not allow any percussive piling to be undertaken between 1 March and 31 October.

e. Any cranes overhanging the Tidal Thames is likely to require a temporary river works licence with the PLA and the PLA licencing team contacted at [lic.app@pla.co.uk](mailto:lic.app@pla.co.uk)

f. The applicants are encouraged to work with local groups with respect to the sports that can take place from the pontoon.

REASON: To accord with the terms of the application.

**U0072552 IL15 Public Realm**

o The applicants are encouraged to incorporate additional planting and screening around the parking area on The Embankment (when viewed from Water Lane and the east of the site)

o The applicants are encouraged to locate the storage container within an adjacent building, rather than within the gardens.

o The applicants are encouraged to celebrate the presence of the boathouse adjoining the west boundary of the site.

o When drawing up the necessary highway works, every effort should be table to minimise signage and road markings and other features that could diminish the quality of the public realm.

**U0072553 IL16 Black Poplar**

The applicants are advised the Black Poplar propagation should be undertaken through the Richmond Biodiversity Partnership process.

#### **U0072554 IL17 CMS / Logistics Plan**

The applicants are advised when preparing the details for the CMS / Logistics plan:

- The footway and carriageway of King Street must not be blocked during construction. Temporary obstruction during the construction must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic.
- All vehicles associated with the works must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions.
- There must be close coordination with stakeholders including the operational boatyards on Eel Pie Island to ensue that access routes, phasing and timescales are clearly identified.

#### **U0072560 IL18 Thames Water Informatives**

- a. Thames Water requests the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water.
- b. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
- c. There are public sewers crossing or close to your development. The applicant is advised to read our guide working near or diverting our pipes.  
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
- d. 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. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk).
- e. To east and within the site are easement and wayleaves. Thames Water will seek assurances that it will not be affected by the proposed development. The applicant should contact Thames Waters Developer Services team.
- f. 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
- g. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. The applicant is advised to read our guide working near or diverting our pipes.  
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>
- h. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://thameswater.co.uk/buildingwater)

#### **U0072556 IL19 Marine Management Organisation Inf**

- a. Marine Licensing: Works activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. (It is down to the applicant to take the necessary steps to ascertain whether their works will fall below the Mean High Water Springs mark). Such activities

include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Applicants are advised to refer to the MMO's online portal to register for an application for marine licence <https://www.gov.uk/guidance/make-a-marine-licence-application>

- b. A Wildlife licence is required for activities that that would affect a UK or European protected marine species.
- c. Environmental Impact Assessment: With respect to projects that require a marine licence the EIA Directive (codified in Directive 2011/92/EU) is transposed into UK law by the Marine Works (Environmental Impact Assessment) Regulations 2007 (the MWR), as amended. Before a marine licence can be granted for projects that require EIA, MMO must ensure that applications for a marine licence are compliant with the MWR. In cases where a project requires both a marine licence and terrestrial planning permission, both the MWR and The Town and Country Planning (Environmental Impact Assessment) Regulations <http://www.legislation.gov.uk/ukxi/2017/571/contents/made> may be applicable. If this consultation request relates to a project capable of falling within either set of EIA regulations, then it is advised that the applicant submit a request directly to the MMO to ensure any requirements under the MWR are considered adequately at the following link

#### **U0072557 IL20 Dust Management Plan**

The applicants are advised the Dust Management Plan should include the following details:

- a. measures to reduce emissions in a timely manner and record the measures taken;
- b. how exceptional incidents that cause dust and/or air emissions will be recorded,
- c. How and when regular site inspections to monitor compliance will be carried out
- d. The siting of machinery and dust causing activities away from receptors, as far as is possible;
- e. solid screens or barriers
- f. how site runoff of water or mud will be avoided
- g. the use water-assisted dust sweepers on the access and local roads,
- h. how effective water suppression is used during demolition operations; o
- i. ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit
- j. confirmation:
  - i. site fencing, barriers and scaffolding clean using wet methods; o
  - ii. materials that have a potential to produce dust will be removed from site as soon as possible, unless being re-used on site.
  - iii. soft strip inside buildings before demolition;
  - iv. seed or fence stockpiles will be covered to prevent wind whipping;
  - v. no idling vehicles;
  - vi. there will be an adequate water supply on site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate;
  - vii. no bonfires and burning of waste materials at the Site

#### **U0072558 IL21 Highway matters**

For the avoidance of doubt, when considering condition NS22, double yellow lines must be laid along the Embankment to the east of the barriers, to ensure sufficient space for turning.

#### **U0072559 Private Amenity Space Water Lane Buildin**

Where private amenity space is provided on the north elevation to the residential units of the Water Lane building consideration should be given to any further works that might enhance the air quality in the Air Quality Focus Area such as to ensure future residents

are able to enjoy this outside space and make use of opening windows without suffering adversely from poor air quality (see paragraph 8.99 of the officer report).

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
21/2758/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