

## Schedule 5 Motor Vehicle Parking Contracts

### 1. Definitions

1.1 In this schedule the following words shall have the following meaning in addition to the definitions provided in clause 1 of this deed:

<b>Disabled Person's Badge</b>	a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Person's Act 1970
<b>Motor Vehicle</b>	any mechanically propelled vehicles including a motor cycle intended or adapted for use on a road and/or highway

### 2. Owner's Covenants

The Owner covenants with the Council as follows:

2.1 To notify or to procure the notification to any prospective operator of the Development that neither the operator or any employee or agent of the operator shall be entitled (unless such person is or becomes entitled to be a holder of a Disabled Person's Badge) to enter into a contract (other than individual contracts for one occasion) with the Council to park a Motor Vehicle in any car park controlled by the Council nor will they be eligible for a season ticket to park a Motor Vehicle in any car park controlled by the Council.

2.2 Not to permit any prospective operator to use any part of the Development until the notice referred to in paragraph 2.1 of this schedule has been given to it.

## Schedule 6 Highways

### 1. Definitions

1.1 In this schedule the following words shall have the following meaning in addition to the definitions provided in clause 1 of this deed:

<b>1980 Act</b>	Highways Act 1980
<b>Highways Works</b>	the provision of a new flush kerb on the footway of the southern side of Sydney Road shown for identification only on drawing "Proposed Highway Works on Sydney Road drawing 226461/PD04 (5/1/23)' attached as appendix 3 to this deed, pursuant to the Highways Agreement
<b>Highways Agreement</b>	an agreement under s278 of the 1980 Act and other powers related to the Highways Works

### 2. Owner's Covenants

The Owner covenants as follows:

2.1 Not to Commence the Development until the details of the standards to which the Highway Works are to be constructed have been submitted to and approved in writing by the Council.

2.2 To enter into a Highways Agreement for the Highway Works with the Council prior to the Commencement of Development .

2.3 Not to Commence Development prior to entering into the Highways Agreement with the Council.

2.4 To construct the Highway Works in accordance with the details approved under paragraph 2.1 of this schedule and the requirements of the Highways Agreement.

2.5 Not to use or permit the use of any part of the Development until the Highway Works have been constructed and Practically Completed in accordance with the

details approved under paragraph 2.1 of this schedule and the requirements of the Highways Agreement.

**Appendix 1  
Site Plan**



<b>Project</b>	888 - Richmond Rehab Centre	<b>Dwg Title</b>	Location Plan
<b>Client</b>	Bridges Fund Management Ltd.	<b>Dwg No.</b>	888-001
<b>Date</b>	APRIL 2022	<b>Scale</b>	1:500
<b>Drawn</b>	YC	<b>Checked</b>	OL
<b>Issue</b>		<b>Current Stage</b>	PLANNING
		<b>Issue</b>	P2

**Key**

— Site boundary  
— In ownership

**Notes**

DO NOT SCALE FROM THE DRAWING.  
 DO NOT USE ANY PARTS INDICATED FOR  
 OTHER PURPOSES, WITHOUT THE WRITTEN  
 CONSENT OF BRIDGES FUND MANAGEMENT LTD.  
 DO NOT REPRODUCE ANY PART OF THIS  
 DRAWING WITHOUT THE WRITTEN  
 CONSENT OF BRIDGES FUND MANAGEMENT LTD.  
 COPYRIGHT © ACKROYD LOWRIE LTD.

**Issue**

No.	Date	Comment
P1	06/05/22	PLANNING APPLICATION
P2	10/05/22	REVISED LOCATION PLAN

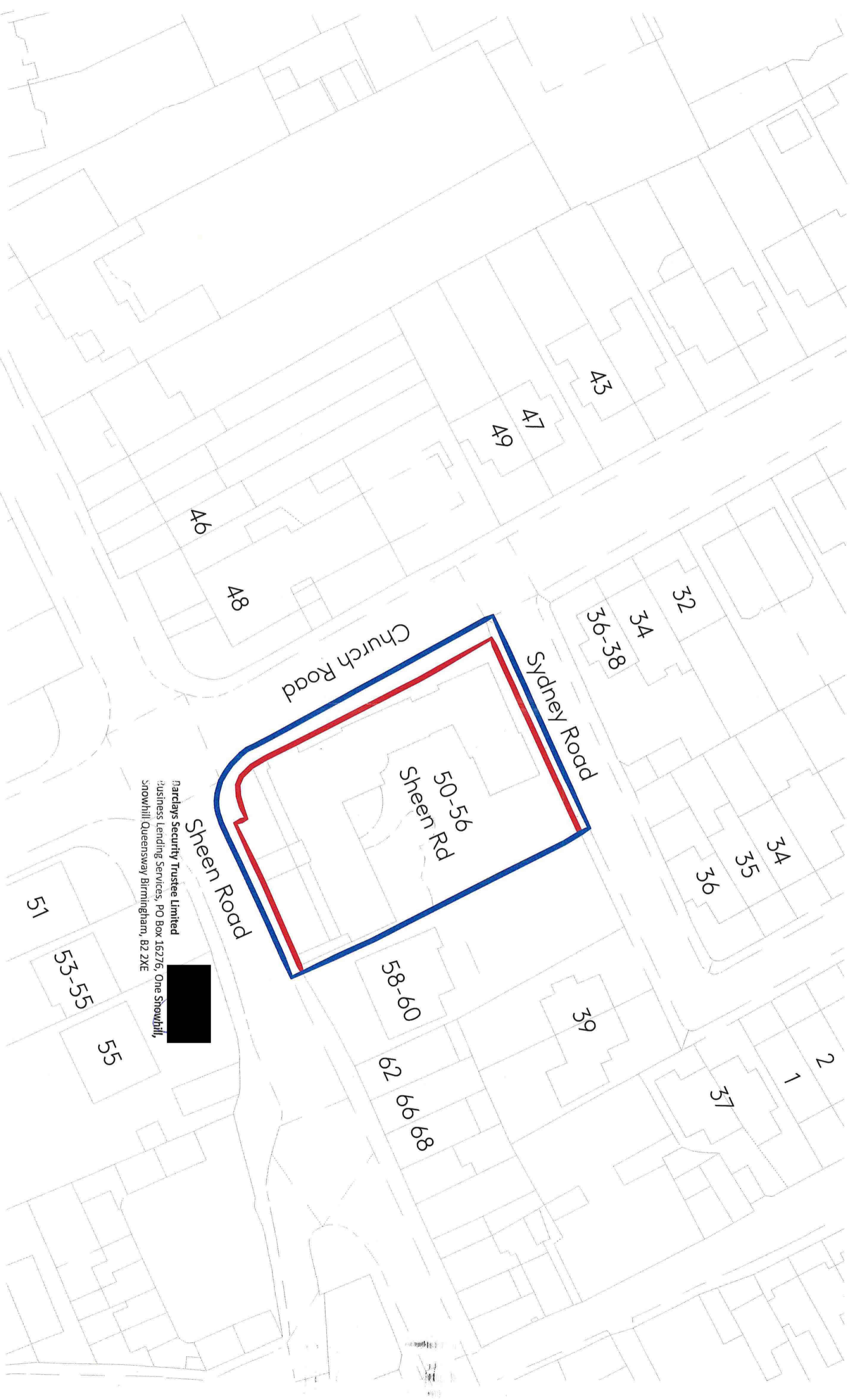
**Scale**

0 10 20m  
1:500

**North Arrow**

**Ackroyd Lowrie**

23 Vyner Street  
 London, EC2G 7JG  
 www.ackroydlowrie.com



**Narclays Security Trustee Limited**  
 Business Lending Services, PO Box 16276, One Snowhill,  
 Snowhill Queensway Birmingham, B2 2XE

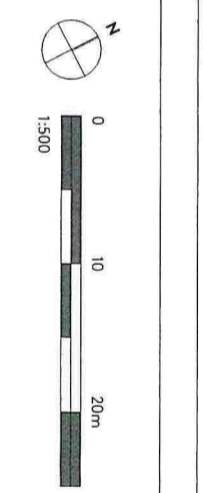


Issue No.	Date	Comment
P1	06/05/22	PLANNING APPLICATION
P2	10/05/22	REVISED LOCATION PLAN

**Notes**  
 DO NOT SCALE FROM THIS DRAWING.  
 DO NOT USE ANY PARTS UNLESS SPECIFIED FOR THIS DRAWING IN THE CONTRACT OR ANY OTHER FORM OF LEGALLY BINDING CONTRACT.  
 DO NOT REPRODUCE ANY PART OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ACKROYD LOWRIE. THE COPYRIGHT OF ACKROYD LOWRIE LTD.

**Key**

	Site boundary
	In ownership



Project	Dwg Title
888 - Richmond Rehab Centre	Location Plan
Client: Bridges Fund Management Ltd.	Dwg No.: 888-001
Date: APRIL 2022	Scale: 1:500
Drawn: YC	Checked: OL
	Current Stage: PLANNING
	Issue: P2



Issue		
No.	Date	Comment
P1	06/05/22	PLANNING APPLICATION
P2	10/05/22	REVISED LOCATION PLAN

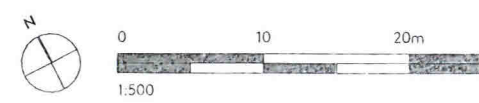
**Notes**

DO NOT SCALE FROM THIS DRAWING

DO NOT USE ANY AREAS INDICATED FOR EITHER VALUATION, PURCHASE SALE OR ANY OTHER FORM OF LEGALLY BINDING CONTRACT.

DO NOT REPRODUCE ANY PART OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT. THIS DRAWING REMAINS THE COPYRIGHT OF ACKROYD LOWRIE LTD.

Key	
	Site boundary
	In ownership



Project <b>888 - Richmond Rehab Centre</b>			Dwg Title <b>Location Plan</b>		
Client <b>Bridges Fund Management Ltd.</b>			Dwg No. <b>888-001</b>		
Date	Drawn	Checked	Scale	Current Stage	Issue
APRIL 2022	YC	OL	1:500	PLANNING	P2





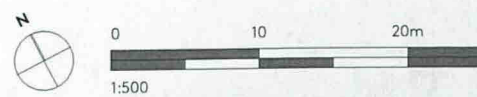
Issue		Notes
No.	Date	Comment
P1	06/05/22	PLANNING APPLICATION
P2	10/05/22	REVISED LOCATION PLAN

**Notes**

DO NOT SCALE FROM THIS DRAWING.  
 DO NOT USE ANY AREAS INDICATED FOR EITHER VALUATION, PURCHASE SALE OR ANY OTHER FORM OF LEGALLY BINDING CONTRACT.

DO NOT REPRODUCE ANY PART OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT. THIS DRAWING REMAINS THE COPYRIGHT OF ACKROYD LOWRIE LTD.

Key	
	Site boundary
	In ownership



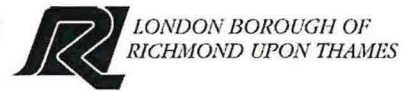
Project		Dwg Title			
<b>888 - Richmond Rehab Centre</b>		<b>Location Plan</b>			
Client		Dwg No.			
<b>Bridges Fund Management Ltd.</b>		<b>888-001</b>			
Date	Drawn	Checked	Scale	Current Stage	Issue
APRIL 2022	YC	OL	1:500	PLANNING	P2



**Appendix 2**  
**Full Permission (Draft)**

**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 James McDonnell  
Avison Young  
65 Gresham Street  
LONDON  
EC2V 7NQ  
UK

Letter Printed

Dear Sir/Madam

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

**Application:** 22/1496/FUL  
**Your ref:** Richmond Inn  
**Our ref:** DC/DAV/22/1496/FUL/FUL  
**Applicant:** .  
**Agent:** Mr James McDonnell

**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 **10 May 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG**

for

**Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of the existing building along with the provision of associated car parking, cycle parking, refuse storage, landscaping, boundary treatments, servicing, access and necessary highways 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

DRAFT

# SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 22/1496/FUL

## APPLICANT NAME

38 Seymour Street  
London  
W1H 7BP  
UK

## AGENT NAME

Mr James McDonnell  
65 Gresham Street  
LONDON  
EC2V 7NQ  
UK

## SITE

Richmond Inn Hotel 50 - 56 Sheen Road Richmond TW9 1UG

## PROPOSAL

Change of use from hotel (Class C1) to care and physiotherapy-led rehabilitation centre (Class C2) to include partial demolition and extension of the existing building along with the provision of associated car parking, cycle parking, refuse storage, landscaping, boundary treatments, servicing, access and necessary highways works.

## SUMMARY OF CONDITIONS AND INFORMATIVES

---

### CONDITIONS

---

U0148815	Development begun within 3 years
U0148816	Approved Plans
U0148817	Construction Method Statement
U0148818	Ecological Construction Management Plan
U0148819	Arboricultural Method Statement (AMS)
U0148820	Pre-Start Meeting
U0148821	Contaminated Land
U0148822	Sustainable Drainage Strategy
U0148823	Biodiverse Green Roof
U0148824	Construction materials
U0148825	Construction details
U0148826	Brickwork/render
U0148827	Sample panels of brickwork
U0148828	Noise protection scheme
U0148829	Hard and Soft Landscaping
U0148830	Tree Planting Scheme
U0148831	Ecological Enhancements
U0148832	Parking Layout
U0148833	Cycle Parking
U0148834	Delivery and Servicing Strategy
U0148835	Renewable energy details
U0148836	Odour Control
U0148837	Mechanical Services
U0148838	Flood Mitigation
U0148839	Preliminary Ecological Appraisal
U0148840	Thames Water Condition
U0148841	Use restricted
U0148842	Travel plan
U0148843	External illumination
U0148844	Energy Reduction
U0148845	BREEAM Excellent
U0148846	Water Consumption
U0148847	Refuse storage
U0148848	Air Quality
U0148849	Use of roof restricted
U0148850	Basement Construction
U0148851	Fire Safety

---

**INFORMATIVES**

---

U0074114	S106 Agreement
U0074115	CIL liable
U0074116	Details of piling-EHO consultation
U0074117	Ecological Enhancements
U0074118	Thames Water
U0074119	AMS
U0074113	Disabled Persons
U0074121	External illumination
U0074122	Construction Management Statement
U0074123	Renewable Energy
U0074110	NPPF APPROVAL
U0074111	Composite Informative
U0074112	Advertisements
U0074120	Reclaimed Bricks

DRAFT

# DETAILED CONDITIONS AND INFORMATIVES

---

## DETAILED CONDITIONS

---

### **U0148815 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.

### **U0148816 Approved Plans**

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

888-002 P1, 888-010 P1, 888-011 P1, 888-012 P1, 888-013 P1, 888-014 P1, 888-020 P1, 888-030 P1, 888-99 P1, 888-130 P1, 888-150 P1, 888-600 P1, 888-601 P1, 888-602 P1, 888-603 P1, 888-610 P1; received 10 May 2022;

888-001 P2; received 30 May 2022;

888-604 P1 received 16 August 2022;

888-100 P4, 888-101 P3, 888-102 P1, 888-103 P1, 888-104 P4, 888-120 P2, 888-121 P3, received 21 October 2022

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

### **U0148817 Construction Method Statement**

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document

([https://www.richmond.gov.uk/media/22165/construction\\_management\\_plan\\_guidance\\_notes.pdf](https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf)) 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 plan.

The Statement shall detail :

1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing)
2. Programme length and phasing
3. The number, type and dimensions of vehicles required
4. Vehicle routing
5. Details of holding areas for construction traffic and communication strategy for their arrival
6. Methods of spoil removal and concrete supply
7. Details and location where plant and materials will be loaded and unloaded
8. Security hoarding and maintenance of such
9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties
10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this
11. Details of how the safety of highway users and vulnerable pedestrians will be managed
12. Details of how access to neighbouring properties will be maintained
13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
14. Details of any required footway and/or road closures, or highway licences
15. Any necessary parking suspension details
16. Details of any wheel-washing facilities, if required

17. 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 BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36

18. 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.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

#### **U0148818 Ecological Construction Management Plan**

No works shall start until an Ecological Construction Management Plan is submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

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

#### **U0148819 Arboricultural Method Statement (AMS)**

Prior to the commencement of development, an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority informed by the submitted Arboricultural documentation "Arboricultural Report Ref: CTC.STR.AR - V1, dated 21/03/2022". The AMS must:

A. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations

(B) Be written in conjunction with the schemes specific method of construction (where applicable)

C. Outline any tree constraints and explain any impacts for both above and below ground and specify mitigation measures in line with BS5837.

D. Detail all tree protection by way of a specification, in line with BS5837 including a "Tree Protection Plan" (TPP)

E. Detail any special engineering for construction within the Root Protection Area.

F. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer

G. Provide confirmation of the appointment of an Arboricultural Consultant for the duration of the development and a schedule of inspections to achieve an auditable monitoring and supervision programme, including a timetable for submission to the Local Planning Authority.

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

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

#### **U0148820 Pre-Start Meeting**

(A) Following the implementation of the Tree Protection, and no later than 14 days prior to the commencement of development (or any materials or machinery being brought onto the site), the Local Planning Authority Arboricultural Officer shall be formally invited, to attend a 'pre-start meeting'. Key stakeholders (including site manager, project arboriculturist and other key site personnel) shall attend the pre-start meeting.

(B) Minutes from the meeting must be prepared and submitted by the applicant to the Local Planning Authority Arboricultural Officer prior to the commencement of development.

REASON: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction.

#### **U0148821 Contaminated Land**

No development shall take place until:

a) a site-investigation, informed by the Preliminary Risk Assessment within the Basement Impact Assessment Ref: J22097 Rev 1 (dated May 2022), has been conducted to consider the potential for contaminated-land to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

b) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

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

2. None of the buildings hereby approved shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

#### **U0148822 Sustainable Drainage Strategy**

Prior to commencement of groundworks (excluding site investigations and demolition), a final detailed drainage design including drawings and supporting calculations aligned with the Revised Sustainable Drainage Strategy Rev 2 dated August 2022 and Technical Note Rev P2 dated October 2022 shall be submitted to and approved in writing by the Local Planning Authority. A detailed management plan confirming routine maintenance tasks and responsibility for all drainage components shall also be submitted and approved in writing with the Local Planning Authority to demonstrate how the drainage system is to be maintained for the lifetime of the development. The approved details shall be implemented prior to the occupation of the development hereby approved.

REASON: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP 21.

#### **U0148823 Biodiverse Green Roof**



Prior to commencement of superstructure works (excluding site investigations and demolition), details of the biodiversity (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority, including details of maintenance. The biodiversity roof(s) shall be biodiversity based with extensive substrate base (min depth 80mm). The biodiversity roof shall be implemented in accordance with the details approved and planted/seeded with the agreed mix of species within the first planting season following the practical completion of the building works.

REASON: To enhance nature conservation interest

#### **U0148824 Construction materials**

The external surfaces of the buildings (including fenestration, masonry, bonding pattern) 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

#### **U0148825 Construction details**

Prior to relevant works, detailed drawings (including cross-sections as appropriate) to a scale of not less than 1:20 shall be submitted to and approved in writing by the Local Planning Authority, such details to show:

- a) fenestration detail on the BTM;
- b) fenestration to the new extension to the rear;
- c) details of entrance glazed canopy and rear glazed conservatory;
- d) eaves overhang of the new extension to the rear;
- e) entrance gates to Sydney Road; and
- f) boundary walls.

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

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

#### **U0148826 Brickwork/render**

The cleaning of brickwork and removal of render from the BTMs shall not be carried out other than in accordance details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works, such details to include:

- a) details of the methodology to be utilised; and
- b) sample panels of the cleaned brickwork which shall be provided on site and retained on site until the work is completed.

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

#### **U0148827 Sample panels of brickwork**

Sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved. The development shall not be implemented other than in accordance with the approved panels.

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

#### **U0148828 Noise protection scheme**

Details of the final glazing fabrication and acoustic specifications shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the

works are commenced. The development shall not be implemented other than in accordance with approved details.

REASON: To safeguard the amenities of the adjoining occupiers and future occupants.

#### **U0148829 Hard and Soft Landscaping**

A) No part of the development shall be occupied until full details of hard and soft landscaping works (informed by the Proposed Landscape Design, subsequent Addendum to Landscape Plans received 16 August 2022, SY685-100-0100 Rev A received 21.10.22; DEFRA Biodiversity Metric Calculations and Biodiversity Impact Assessment received 31 October 2022), have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc); and where relevant; a program or timetable of the proposed works.

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

C) All hard and soft landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of the development.

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

#### **U0148830 Tree Planting Scheme**

1. Prior to the occupation of the development hereby approved and notwithstanding the details shown on the approved drawings, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and include:

- 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) 5-year aftercare, maintenance and management programme.

2. Written and photographic confirmation of the tree planting, as specified in the approved Tree Planting Scheme shall be submitted at the conclusion of the project to the local planning authority.

3. If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality and maintain tree cover.

#### **U0148831 Ecological Enhancements**

Prior to the occupation of the development hereby approved, an Ecological Enhancement Plan which complies with and includes the recommendations, mitigation

and enhancements of Section 5 of the Greengage Preliminary Ecological Appraisal (dated October 2021) and Section 5 of the Bat Emergence Report (dated October 2021) shall be submitted to and agreed in writing by the Local Planning Authority. Details should include specific location (including proposed aspect and height), specific product/dimensions, proposed maintenance and timetable for implementation. No part of the development shall be occupied until the corresponding approved details have been implemented in full, unless previously agreed in writing with the local planning authority.

REASON: To protect and enhance the biodiversity value of the site.

#### **U0148832 Parking Layout**

The car parking layout as shown on drawing no. 888.100 P4 shall be implemented in full prior to first occupation of the development hereby approved and:

- a) shall not be used for any purpose other than for the parking of private motor vehicles used by employees/commercial users or visitors to the development; and
- b) the parking spaces shall provide at least passive infrastructure for electric or other ultra-low emission vehicles.

REASON: To ensure the development does not have an adverse impact on local traffic and parking conditions, and to accord with the London Plan.

#### **U0148833 Cycle Parking**

No part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

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

#### **U0148834 Delivery and Servicing Strategy**

Prior to the occupation of the development hereby approved, a delivery, servicing and operational waste and recycling strategy shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally and to ensure adequate refuse storage is provided on site and can be readily collected, to accord with the Refuse and Recyclables in Development SPD.

#### **U0148835 Renewable energy details**

Notwithstanding the details shown on the approved drawings, further details of the air source heat pumps to be installed in accordance with the approved Energy Strategy Rev 2 (dated May 2022) shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The details shall include the siting, design, technical specification and noise output (where applicable). The development hereby approved shall not be occupied until the renewable energy measures have been implemented in accordance with the approved details. The renewable energy plant shall not be operated other than in accordance with the approved details.

REASON: In the interests of promoting sustainable forms of developments, to meet the terms of the application, to protect neighbouring amenity and to accord with the Council's carbon reduction targets.

#### **U0148836 Odour Control**

Prior to the first use of the premises details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the

premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.  
REASON: To safeguard the amenities of the adjoining occupiers.

#### **U0148837 Mechanical Services**

a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant to which the application refers is used at the premises, a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved

b) 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 as provided at Table 7 of the submitted Noise Assessment Report Revision 02 (dated 5th May 2022) prepared by Hoare Lea, 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 metre from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.

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 commissioning, in order to demonstrate that condition 1(a&c) above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.

REASON: To safeguard the amenities of the adjoining occupiers.

#### **U0148838 Flood Mitigation**

The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment Rev P1 (dated May 2022), Revised Sustainable Drainage Strategy Rev 2 (dated August 2022) and Technical Note Rev P1 (dated October 2022) prepared by Elliott Wood Partnership Ltd and the mitigation measures described within unless otherwise agreed in writing with the Local Planning Authority. The mitigation measures shall be fully implemented prior to first use, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON: To reduce the risk of flooding to the proposed development and future occupants and to reduce the effects of flooding to the proposed development and future occupants.

#### **U0148839 Preliminary Ecological Appraisal**

Should works not commence before April 2024, a repeat survey will be required to be submitted and approved in writing by the Local Planning Authority.

REASON: To ensure bat data is current and that good practice is implemented.

#### **U0148840 Thames Water Condition**

The development shall not be occupied until confirmation has been provided that all water, surface water and wastewater network upgrades required to accommodate the additional flows from the development have been completed.