

## Comment on a planning application

### Application Details

**Application:** 23/3208/FUL

**Address:** St Catherines School Cross Deep Twickenham TW1 4QJ

**Proposal:** The proposed development is a new Music and Art Building, to improve the facilities at St Catherine's School. The existing single storey music building and 20th century extension to the Lodge are to be demolished, to make space for the new two storey building. The external areas will be improved, with new paving, planting and trees.

### Comments Made By

**Name:** Dr. H Cote

**Address:** 42 Cross Deep Twickenham TW1 4RA

### Comments

**Type of comment:** Object to the proposal

**Comment:** I have serious concerns about the legitimacy of this planning application, the identity of the unknown applicant, who is unrelated to St. Catherine, and the proposal's content, which is the Construction Management Plan (CMP) of St. Catherine's School. This plan contradicts the Construction Logistics Planning (CLP) guidelines that TfL and CLOCS (Community Logistics and Community Safety) have established, which delineate the major national strategic planning policies. The proposal is not in line with Vision Zero, the National Planning Policy Framework (NPPF), the Traffic Management Act of 2004, the Construction Design and Management Regulations, or the Human Rights Act of 1998, which explicitly defines the Council's duties. It also violates Articles 1 and 8.

The construction period of such a private business profit driven large-scale, high-risk development will have an impact on the local community, the road network, and the environment in terms of safety, congestion, grade 2 historical asset damage, biodiversity, tree, and the environment. The residents of Grotto Road, Cross Deep, Cross Deep Gardens, and Pope's Avenue would be most affected, as will drivers on Heath's Road and King's Street. The greatest impact will be felt by my property, namely, as my structure and building will be high likely damaged or collapse, my family can be harmed, and there is a death risk for my family and all residents who occupy their buildings over the course of a year. The magnitude, timeline, and location of the proposed private development all contribute to its exceedingly high risk. CLP Guidance clearly defines Community consideration as an umbrella term to address the main concerns faced by construction logistics activities, particularly at the local level. I oppose this deceptive and misleading proposal for the reasons listed below:

1- The principle of this private business development clashes with local and national policies: There is no public interest that can outweigh the drawbacks of this approx. 1.5-2 years construction. The planned development would not represent good design and would not make the place better for residents of the locality. On that basis, the development would be unacceptable having regard to NPPF and paragraph 32 of NPPF and would fail to represent sustainable or precautionary development which would not conserve or enhance the local character of the area nor improve the economic, social, or environmental conditions of the area.

2- Detrimental impact on our neighbouring Amenity: The proposed private Business plan have detrimental impact on the quality of life of us as residents. The construction plan is within a highly dense residential area with narrow streets that makes it unattractive, the plan makes our neighbourhood not enjoyable for residents and visitors, such as Popes Grotto, Strawberry Hill House- Grade 2 listed historical buildings , Radnor Gardens visitors .The proposed plan violates the living standards of local residents. The proposed man hours are from Mon-Saturday 8am- 6 pm excluding demobilization of hundreds of trucks over the capacity of Grotto road.

3- Extreme noise and nuisance :The mini-piling rig will be transferred to the site via Grotto Road, according to section 3.11, on page 13 of the CMP, and the only way to transport it to the site is with heavy construction vehicles. The excavator will be transported alongside heavy vehicles in a similar manner, and Grotto Road is not equipped to handle this overload. There is a current restriction of 5 tons for the foundations and the settlement. The term "mini" does not necessarily denote a small size. Because the water tables are so high in this area, I doubt they can use a mini-pile so close to the river.

Section 3.17 contains a false statement. "Demolition will be carried out using standard techniques to control noise and dust". Given the project's working hours versus duration (12 months), noise control will be technically impossible.