

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Ms Charlotte Orrell, DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Letter Printed 14 June 2024

FOR DECISION DATED
14 June 2024

Dear Sir/Madam

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

Application: 22/2556/FUL
Your ref:
Our ref: DC/TFA/22/2556/FUL/FUL
Applicant: London Square Developments Ltd
Agent: Ms Charlotte Orrell, DP9 Ltd

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

Greggs And No. 2 Gould Road Gould Road Twickenham TW2 6RT

for

Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated 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 22/2556/FUL

APPLICANT NAME

London Square Developments Ltd
C/o Agent

AGENT NAME

Ms Charlotte Orrell, DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

SITE

Greggs And No. 2 Gould Road Gould Road Twickenham TW2 6RT

PROPOSAL

Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0178999	Building Regulations M4(2) and (3)
U0178998	Refuse Storage
U0179001	CMS/Logistics Plan
U0179002	Dust Management Plan
U0179003	Noise Protection Scheme
U0179004	Mechanical Services Noise Control
U0179005	Rodent infestation
DV50A	Energy Reduction
DV51B	Water Consumption
U0179007	BREEAM for Commercial~ Excellent
U0179008	Restriction-alt's/Ext-Appeal'
U0179009	Restrict outbuilds-Appeal/amenity
U0179012	Car park management plan
PK06A	Cycle parking
U0179014	Hard and Soft Landscaping Required
U0179015	Landscape Management - Large Scheme
U0179016	External Illumination
U0179017	Planting
U0179018	Tree planting and Hard/Soft Landscaping
U0179019	Submitted Arboricultural details
U0179020	Potentially Contaminated Sites
U0179021	Travel Plan -Residential
U0179022	Travel Plan - Commercial
U0179023	Delivery and Service management plan
U0179024	Public highway / pavement survey
U0179025	Details of Foundations, piling etc
U0179026	Electric Vehicle Charging Points
U0179027	Drainage Management Plan
U0179069	Sustainable Drainage
U0179070	Construction hours
U0179071	River Crane Buffer Zone
U0179072	Green roofs
U0179073	Ecological Construction Method Statement
U0179074	Ecological enhancement plan
U0179075	Bat Surveys
U0179076	Childrens Playspace
U0179077	Roof Terraces

U0179078	Window obscure glazed-No openable~~
U0179079	Air Quality - Emissions Control Scheme
U0179080	Archaeology
U0179081	Safeguarding for future bridge
U0179117	Restriction on change of use (Class E(g))
U0179126	Final Drainage Detail
U0179128	Phasing of development
U0179129	Drainage Scheme Evidence
U0179130	Flood Evacuation Plan
U0179131	Secured by Design
U0179132	Traffic management
AT01	Development begun within 3 years
U0178990	Details - Materials to be approved
U0178991	Balconies and Screens
U0178992	Solar PV Panels
U0178993	Means of Enclosure
U0178994	Public Access Strategy
U0178995	Waste Strategy
U0178996	Refuse arrangements
U0178997	Recycling - Details required
U0179000	Approved Drawings

INFORMATIVES

U0091103	Street numbering
U0091118	Asbestos
U0091105	Section 106 agreement
U0091106	Details of piling-EHO consultation (IE06)
U0091107	CIL liable
U0091108	Construction Management Statement
U0091109	Vehicular Crossover
U0091110	New street - Highways act approval
U0091111	Refuse storage and collection
U0091112	Flood Risk Activity Permit
U0091113	Network Rail
U0091114	NPPF APPROVAL - Para. 38-42
U0091115	Composite Informative
U0091116	Air Quality - Emissions Control Scheme
U0091117	Air Quality - Transport emissions
U0091104	Advertisements

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0178999 Building Regulations M4(2) and (3)

The proposed flat/house units as shown on drawings GBT-ASA-BF-ZZ-DR-A-0545-R2, GBT-ASA-BF-ZZ-DR-A-0542-R55, GBT-ASA-BF-ZZ-DR-A-0541-R53, GBT-ASA-BF-ZZ-DR-A-0543-R53, GBT-ASA-BF-ZZ-DR-A-0544-R53, GBT-ASA-BC-ZZ-DR-A-0505-R52, GBT-ASA-BF-ZZ-DR-A-0540-R54 hereby approved shall not be constructed other than in accordance with Building Regulation M4(3) (wheelchair) 'adaptable' unless otherwise agreed in writing by the Local Planning Authority. All other residential units shall be in accordance with M4 (2). REASON: In the interest of inclusive access in accordance with Policy LP35 to ensure homes to meet diverse and changing needs.

U0178998 Refuse Storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.
REASON: To safeguard the appearance of the property and the amenities of the area.

U0179001 CMS/Logistics Plan

No development shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan (to include any demolition works) 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 include:

- a) The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
- b) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
- c) Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- d) Details and location where plant and materials will be loaded and unloaded;
- e) Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;
- f) Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- g) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- h) Details of any wheel washing facilities;
- i) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- j) 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;
- k) 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);
- l) Details of the phasing programming and timing of works;
- m) Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British

Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;

n) A construction programme including a 24 hour emergency contact number;

o) See also TfL guidance on Construction Logistics Plans;

p) Communication strategy for residents and local businesses during demolition and construction.

q) Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/usernrmm/register>; that all NRMM should be regularly serviced and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment. r) Detail of phasing - partial occupation whilst work is taking place (and details how this will be undertaken safely)

r) A holding bay for delivery vehicles has been identified on/off site and a system created to control the movement of construction vehicles to/from the site. A route(s) shall be identified and agreed by the Local Planning Authority to reduce adverse impacts on the local road network ideally via the A316. No vehicle shall be permitted to wait in local roads. No vehicle shall be permitted to idle its engine whilst waiting/unloading on or off the site. Wheel wash facilities at the site exit shall be required to control spillage of debris onto local road network.

s) the number and times of deliveries with the majority of deliveries to take place both inside and outside of term-time between 8:00-9:30 and 15:00-16:00 (Due to the proximity of local schools, such as Gems Twickenham Primary Academy in Colne Rd, The Riverside Nursery on Heath Rd, Trafalgar Infants School and Bright Horizons Nursery on Meadway)

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and to ensure air quality is maintained during construction.

U0179002 Dust Management Plan

Prior to commencement of the development a Dust management Plan for the ground works, demolition and construction phases of the development site shall be submitted to and approved in writing by the Council. The dust management plan shall include the following details:

i. 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

ii. The dust management strategy must include 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.

iii. 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;

iv. 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

v. where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence.

REASON: To protect residential amenity

U0179003 Noise Protection Scheme

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 including road, rail aircraft, other (delete as appropriate) so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance to 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 thereafter shall be retained as approved.

Internal noise levels shall 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).

Table 1 - Ambient Noise Levels for Dwellings

Situation	Location	0700-2300 hours	2300-0700 hours
Resting	Living Room	35dB LAeq, 16 hour	-
Dining	Dining Room/Area	40dB LAeq, 16 hour	-
Sleeping (daytime resting)	Bedroom	35dB LAeq, 16 hour	30dB LAeq, 8 hour
Sleeping (several times in any one hour)	Bedroom	-	45dB LAMAX

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 protect residential amenity

U0179004 Mechanical Services Noise Control

Prior to the occupation of the development hereby approved (residential and commercial), and before the installation of any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant, a scheme for Mechanical Services Noise Control 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:

- a. The cumulative measured or calculated rating level of noise emitted from the mechanical services plant shall be no greater than the existing background noise level, at all times that the mechanical system etc. operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment /measurement may be used to allow ease of access, this must be shown on a map and noise propagation calculations detailed to show how the design criteria is achieved.
- b. The plant shall be isolated 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.
- c. A commissioning acoustic test and report shall be undertaken within 8 weeks of mechanical services commissioning, in order to demonstrate that parts a and b of this condition have been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority within 12 weeks of mechanical services commissioning.

The mechanical services plant shall thereafter be retained as approved.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

U0179005 Rodent infestation

Prior to the commencement of site clearance and any demolition works at the application site, a baiting program for rodents shall be undertaken by suitably qualified personnel. The intention shall be to determine what, if any, infestation exists on site and in the event of evidence of infestation being found, steps shall be taken to eradicate it prior to the commencement of any site clearance. Any poison to be laid shall be in positions and in containers which comply with the relevant Health and Safety requirements and which eliminate any danger to children, household pets and wildlife.
REASON: In order to safeguard the amenities of neighbouring residents.

DV50A Energy Reduction

The dwelling(s) hereby approved shall achieve a 35% reduction in Carbon dioxide emissions beyond Building Regulations requirements (2013).
Reason: In the interests of energy conservation in accordance with the Councils sustainability policies.

DV51B 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, using the fittings approach.

Reason: In the interests of water efficiency in accordance with Policy LP22 of the Local Plan (2018) and S15 of the London Plan (2021).

U0179007 BREEAM for Commercial~ Excellent

The commercial unit hereby approved shall achieve BREEAM Rating 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.

U0179008 Restriction-alt's/Ext-Appear'

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 dwelling houses hereby approved.
REASON: To safeguard the appearance of the premises and the area generally.

U0179009 Restrict outbuilds-Appear/amenity

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 building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land within the curtilage of the dwelling houses hereby approved.
REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

U0179012 Car park management plan

Prior to the first occupation of a residential unitary part of the site, a car park management plan shall be submitted to and approved in writing by the Local Planning

Authority. This plan shall state how the parking spaces are to be assigned per unit. The development shall not be occupied other than in accordance with the approved scheme.
REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

PK06A Cycle parking

No building/dwelling/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.

U0179014 Hard and Soft Landscaping Required

A) No above ground level works shall take place until full details of both porous/permeable hard and soft landscaping works 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; porous/permeable hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, 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 landscape works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests. In the interest of sustainable construction and to avoid excessive surface water run-off.

U0179015 Landscape Management - Large Scheme

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of 5 years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

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

U0179016 External Illumination

No external illumination of the buildings, internal roads and footpaths shall be carried out other than in accordance with details, giving the method and intensity of any such external illumination, which shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the illumination or occupation of any part of the buildings whichever is the sooner. No lighting shall then be introduced within the River Crane buffer zone of the development site that could harm the ecological corridor/bats.

REASON: To protect/safeguard the amenities of the locality.

U0179017 Planting

All planting including species types shall be implemented in accordance with the submitted Design and Access Statement, prepared by Assael and dated 14 December 2022.

REASON: To preserve and enhance nature conservation interests

U0179018 Tree planting and Hard/Soft Landscaping

(A) No above ground works shall take place until full details of porous/permeable hard landscaping works, soft landscaping works and tree planting have been submitted to and approved in writing by the local planning authority. Such details to include:

1. Proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; porous/permeable hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works. Areas of porous hard surfacing shall be identified within these details;
2. Planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment);
2. Planting methodology;
3. Specification of the quantity, density, size, species, position and the proposed time or programme of planting;
4. 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;
5. A 5-year maintenance and management programme identifying responsibility for undertaking works

(B) 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.

(C) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936-1:1992 (Nursery Stock. Specification for trees and shrubs) BS3936-4:2007, 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).

(D) All hard and soft landscaping works and tree planting shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.

(E) If within a period of 5 years from the date of planting of any tree 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), another tree of the same species and size originally planted shall be planted at the same place in the next 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 of the site. In the interest of sustainable construction and to avoid excessive surface water run-off.

U0179019 Submitted Arboricultural details

The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described within the approved arboricultural trees landscaping details:

1: Arboricultural Impact Assessment and Method Statement, 28th November 2022, ref 15378 R01a_JJ

2: Response, 16/12/2022, ref PH/CO/DP4410

3: Design and Access Statement, 14 December 2022, ref A2871 2-10 P53

4: Proposed Plan Tree Pits and Soil Volumes, ref: GBT-ASA-ZZ-00-DR-L-0161, 14.12.22

unless otherwise previously agreed in writing with the Local Planning Authority.

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

U0179020 Potentially Contaminated Sites

1. No development shall take place (excluding the demolition / removal of existing underground fuel storage tanks and interceptor) until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater 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.

c) 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 (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/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 in accordance with condition [1(b, c)] above 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.

U0179021 Travel Plan -Residential

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

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall occur for up to 5 years of the use commencing, and any approved revision shall be implemented within three months of the date of approval.

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

U0179022 Travel Plan - Commercial

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

Following approval by the Local Planning Authority, the applicant shall then implement these actions to secure the objectives and targets within the approved plan. The travel plan (including surveys) shall be annually revised and a written review of the travel plan submitted and approved by Council by the anniversary of its first approval and yearly thereafter. At the third anniversary, the travel plan (including surveys) shall be re-written, and resubmitted for further approval by the Council. This review and re-write cycle shall occur for up to 5 years and any approved revision shall be implemented within three months of the date of approval.

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

U0179023 Delivery and Service management plan

Prior to any occupation of the development hereby permitted, a delivery and servicing management plan for the residential and commercial buildings within the development (including vehicle tracking diagrams) shall be submitted to and approved in writing by the local planning authority. Delivery and servicing shall be carried out in accordance with the approved management plan over the lifetime of the development.

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

U0179024 Public highway / pavement survey

A. Prior to the commencement of development, including any demolition, a pre-commencement photographic condition survey of the public highway and footpaths

adjacent to and within the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. The precondition survey scheme shall be carried out in consultation with the Highways Authority at the London Borough of Richmond upon Thames.

B. Prior to the occupation of the development, a post construction inspection shall be undertaken in consultation with the Highways Authority, and photographic evidence and conclusions of such shall be submitted to and approved in writing by the Local Planning Authority. If there is no further damage, then the case will be closed. If damage or further damage is found to have occurred, then the applicants will be asked to pay for repairs to be carried out.

REASON: To ensure the development does not harm the character, appearance and setting of the public realm.

U0179025 Details of Foundations, piling etc

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

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

U0179026 Electric Vehicle Charging Points

Six months prior to Occupation, the applicant must submit details of Electric Vehicle (EV) charging points for all residential car parking spaces to the Local Planning Authority for review and approval. Such details to include siting, external finishes and maintenance plan. The approved details shall be retained as at least 20% active EV charging points at all times with passive provision for the remainder of the spaces.

REASON: To ensure a sustainable form of development and to comply with London Plan (Intend to Publish Version) Policy T6.1

U0179027 Drainage Management Plan

Prior to the commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations (and updated SuDS Proforma) to the Local Planning Authority for review and approval, aligned with the Flood Risk Assessment dated 27th July 2022, associated drawings and information. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

REASON: To prevent the risk of flooding to and from the site in accordance with the relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP21.

U0179069 Sustainable Drainage

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

REASON: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Richmond Council's Local Plan Policy LP21

U0179070 Construction hours

During the period of construction, there shall be no construction activity on site, or construction related deliveries taken at or dispatched from the site, before 0700 hours and after 1900 hours on weekdays and before 0700 hours and after 1330 hours on Saturdays, nor at any time on Sundays and Bank Holidays.

REASON: To minimise noise disturbance for adjoining residents

U0179071 River Crane Buffer Zone

Prior to above ground works, a scheme for the provision and management of a minimum 5m wide buffer zone alongside the River Crane has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The scheme shall include:

- o plans showing the extent and layout of the buffer zone.
- o details of any proposed planting scheme (native species only).
- o details demonstrating how the buffer zone will be managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- o details of any footpaths proposed within the buffer zone, which should be of permeable materials.
- o details of the lighting plan (including external lighting and interior lighting within rooms facing the buffer zone) providing a dark corridor to the river and buffer zone where levels shall not exceed 2 lux through the use of low transmittance glass in the river blocks. Post installation, the light levels must be checked to ensure compliance.

REASON: To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with Paragraph 174 of the NPPF and Policy LP 18- River Corridors of the Richmond Local Plan (2018). To ensure the proposed development complies with the objectives set out within the Thames River Basin Management Plan.

U0179072 Green roofs

Prior to above ground works hereby approved details of the green roofs as shown on drawing GBT-ASA-ZZ-05-DR-A-0205 R52 received on 9 May 2023 shall be submitted to and approved in writing by the local planning authority, such detail to include substrate type, species mix, depth and contouring of substrate, type of membrane, how levels of light, moisture, aeration and nutrients shall be achieved, wildlife features, irrigation and maintenance plan. The development shall not be implemented other than in accordance with the approved details and implemented in full prior to occupation of the development hereby approved. The approved details shall be retained in situ thereafter.

REASON: To ensure that the development reduces storm water runoff, to provide more sustainable forms of construction and to improve the biodiversity value of the site.

U0179073 Ecological Construction Method Statement

No works, including works of demolition, shall start until an Ecological Construction Method Statement/Plan (or equivalent) is submitted to and approved in writing by the local planning authority. The document should include all possibilities where harm could come to wildlife and what mitigation will be implemented (such as tool box talks, good practice etc), including

- o Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.
 - o All vegetation must be removed outside of bird nesting season. If this is not possible vegetation must be approved by a competently qualified person.
 - o Retention of existing wall to River Crane or, if proposed to be removed, details of acoustic screening and pollution mitigation measures beside the River Crane. The development shall not be implemented other than in accordance with the approved details for this condition.
- REASON: To prevent harm to wildlife mammals and protect existing biodiversity.

U0179074 Ecological enhancement plan

Prior to the commencement of above ground works, an Ecological Enhancement Plan for the development shall be submitted to and approved in writing by the local planning authority. Details of swift bricks attached to the development, bat bricks built into the development and invertebrate habitats to supplement the wildlife friendly planting scheme shall be provided, and shall include specifications, locations, positions and aspects. The details shall also include details of roof nesting bird habitat such as gravel and kestrel boxes /other bird boxes. The development shall be carried out in accordance with the approved Ecological Enhancement Plan and the ecological enhancement measures shall thereafter be retained for the lifetime of the development.

REASON: To ensure the proposal would achieve a net gain in biodiversity and would be in accordance with Paragraph 170 of the NPPF

U0179075 Bat Surveys

In the event that construction works do not take place on site until after the breeding season in 2025, a new bat survey shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any future building works.

REASON: To ensure that the bat activity status is current.

U0179076 Childrens Playspace

Prior to the commencement of above ground works, details/samples of the on-site children's play space facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such details. All play space and the facilities therein shall be retained in situ thereafter. The details shall include: i. specific quantum's of playspace in square meters; ii. surface treatment: siting, design, equipment / features, how consideration has been given to play accessibility for all abilities. iii. the age the play area will provide for iv. confirmation that all play areas will be always open to all residents with no segregation based on tenure; and public access to play space during daylight hours; and v. any site management controls that may apply and in what circumstances.

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

U0179077 Roof Terraces

The flat roof areas of all buildings within the development hereby approved shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building unless otherwise indicated as a roof terrace on the approved drawings.

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

U0179078 Window obscure glazed-No openable~~

The proposed first and second floor windows in the rear elevation the houses on the eastern side of the proposed street (facing the rear elevations of Norcutt Road), hereby approved shall at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.

U0179079 Air Quality - Emissions Control Scheme

Where all heating/cooling of buildings does not involve any form of combustion, no emissions control scheme shall be required.

Any boiler installed shall meet minimum NOx emissions standards of 0.04 g/KWH of heat supplied. Details shall be submitted to and agreed by the Local Planning Authority as soon as available and prior to occupation of any part of the development. Flues and exhaust vents shall be a minimum of 1 metre above the height of the highest roof in the vicinity and may need to be significantly higher depending upon local conditions.

Dispersion modelling shall be used to determine the optimum height. No air inlet shall be within 10m of exhaust flues.

U0179080 Archaeology

No development shall take place on the application site until the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out until such a report has been approved. The development must take place in accordance with the approved scheme/details.

REASON: To safeguard any archaeological interest of the site, in accordance with Policy LP7 of the Local Plan (2018).

U0179081 Safeguarding for future bridge

The area shown shaded in yellow on approved drawing GBT-ASA-ZZ-00-DR-A-0200 R55 (Proposed Ground Floor Plan) shall be kept free of any future development in order to safeguard any potential future bridge link, as shown on the same plan shaded in blue.

REASON: To safeguard the future bridge link which may help to improve public access near the river.

U0179117 Restriction on change of use (Class E(g))

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), the commercial units shall not be used other than as office /research/light industrial units within Use Class E(g) and no change of use to an alternative use shall be carried out without the prior written consent from the Local Planning Authority.

REASON: To accord with terms of the application and to preserve the Borough's stock of office/research/light industrial floorspace and to ensure the development does not raise highway and amenity concerns.

U0179126 Final Drainage Detail

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations (and updated SuDS Proforma) to the Local Planning Authority

for review and approval, aligned with the Flood Risk Assessment dated 27th July 2022, associated drawings and information. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

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 SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Richmond Council's Local Plan Policy LP21.

U0179128 Phasing of development

A phasing programme for the construction of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This programme shall ensure the following:

a. The construction of the proposed 175sqm commercial unit (Class E) shall be completed so as to be available for occupation prior to the first occupation of any residential unit hereby approved.

b. The construction of the proposed 58 affordable housing units, comprising 47 social rented units and 11 shared ownership units, shall be completed so as to be available for occupation prior to the first occupation of a market housing unit

REASON: To ensure that the proposal complies with employment and affordable housing policies.

U0179129 Drainage Scheme Evidence

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Richmond Council's Local Plan Policy LP21.

U0179130 Flood Evacuation Plan

Flood Evacuation Plan Unless otherwise agreed in writing by the Local Planning Authority, prior to the occupation of the development hereby approved, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority, implemented in full and retained thereafter. The Plan shall cover the period when construction and residents are both on the Site as well as the period following completion of construction. No part of the development shall be occupied other than in accordance with the approved Flood Evacuation Plan and the Flood Evacuation Plan shall be reviewed annually and be made available to the Council and residents.

REASON: To reduce the impact of flooding to the proposed development and future occupants, in accordance with the NPPF (2021) and policy LP 21 of the Local Plan.

U0179131 Secured by Design

The development shall achieve 'Secured 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).

REASON: Pursuant to the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 and to ensure the development provides a

safe and secure environment in accordance with the London Plan 2021 in Section B of policy D11. Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Statement prepared by Hoare Lea; received by the Council on 15 August 2023, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

U0179132 Traffic management

In line with the Transport Assessment prepared by Velocity, dated 5 August 2022, the approved access road which runs between Edwin Road and Gould Road shall allow vehicles to travel in an anti-clockwise direction only. This means vehicles shall at all times access the site from the northern side of Edwin Road and egress the site from the northern side of Gould Road. Prior to occupation of the development hereby approved, a "no entry" sign shall be erected at the egress onto Gould Road along with a "no exit" sign onto Edwin Road and directional signage through the site, in order to ensure vehicle traffic circulates in an anti-clockwise direction, details of which shall be submitted to and approved by the Local Planning Authority.

REASON: To ensure the development does not prejudice the free flow of traffic and highway and pedestrian safety.

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U0178990 Details - Materials to be approved

The external surfaces of the buildings (including fenestration,) and, where applicable, all areas of hard surfacing 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. As part of this, sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided and approved by the Local Planning Authority before the relevant part of the works are commenced, sample panels shall be retained on site until the work is completed.

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

U0178991 Balconies and Screens

The proposed balconies and screens shall not be constructed otherwise than in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to specify the position, design and external finishes thereof. All screens shall remain in the approved positions thereafter.

REASON: To ensure that the proposed development is in keeping and does not prejudice the appearance of the locality.

U0178992 Solar PV Panels

Prior to the occupation of the development hereby approved, PV panels shall be installed in accordance with the approved energy statement and plans and in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to installation. The details of the panels to be submitted shall include the siting, number, design, gradient, technical specification, maintenance plan and external finishes thereof. The solar panels shall remain in situ thereafter.

REASON: To accord with the Council's carbon reduction targets.

U0178993 Means of Enclosure

None of the buildings hereby approved shall be occupied until suitable means of enclosure have been erected along the boundary/ies of the site and between the approved houses and flats to the satisfaction of the Local Planning Authority and in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to construction.

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

U0178994 Public Access Strategy

Prior to the occupation of any part of the development hereby approved, a Public Access Strategy for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied or used other than in accordance with the approved Public Access Strategy which shall provide for

- i) unrestricted access for pedestrian and cyclists to/from and within the site, excluding internal areas and private gardens, during daylight hours no pedestrian / vehicular gates on any of the site boundaries or within to be closed or locked at any time during daylight hours
- ii) details of lockable gates at the two entrance points from the public highway

REASON: To ensure an inclusive form of development

U0178995 Waste Strategy

Within three months of the commencement of development, a waste strategy scheme shall be submitted to and be approved in writing by the Local Planning Authority and the approved scheme shall be implemented at all times thereafter as part of the development hereby approved.

REASON: To ensure a waste strategy is provided for the overall site

U0178996 Refuse arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

U0178997 Recycling - Details required

Recycling facilities shall be provided as part of the development hereby approved in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show position, size, design, materials, finishes and signage thereof.

REASON: To accord with this Council's policy to encourage the recycling of appropriate waste products.

U0179000 Approved Drawings

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

Fire Safety Statement - received: 31 August 2023

Energy Strategy - received: 15 May 2023

Bat Survey Report - received 23 March 2023

MEP Strategy Statement; Sustainable Construction Checklist; SAP 10 Calculation Report Townhouse, SAP 10 Calculation Report Apartment - received: 12 May 2023
Design and Access Statement - received: 19 December 2022
Daylight, Sunlight and Overshadowing Report; Biodiversity Net Gain Report;
Arboricultural Impact Assessment and Method Statement - received: 6 December 2022
Transport Assessment; Travel Plan; Utilities Connection Report, Transport Assessment, Townscape and Visual Impact Assessment; Planning Statement; Overheating Report; Outline Parking Design & Management Plan; Outline Delivery & Servicing Plan; Outline Construction Logistics Plan; Noise Assessment; Health Impact Assessment; External Lighting Assessment; Flood Risk Assessment; Ecology Report; Demolition Report; Construction Environmental Management Plan; Air Quality Assessment; Archaeological Desk-Based Assessment, BREEAM Pre-assessment Report; Phase 1 Environmental Assessment; Phase 2 Geonvironmental Assessment - received: 18 August 2022

GBT-ASA-ZZ-01-DR-A-0004-R51, GBT-ASA-ZZ-00-DR-A-0003-R51, GBT-ASA-ZZ-ZZ-DR-A-0007-R52, GBT-ASA-ZZ-03-DR-A-0006-R51, GBT-ASA-ZZ-02-DR-A-0005-R51, GBT-ASA-ZZ-ZZ-DR-A-0010-R51, GBT-ASA-ZZ-ZZ-DR-A-0008-R51, GBT-ASA-ZZ-ZZ-DR-A-0009-R51, GBT-ASA-ZZ-00-DR-L-0105-R8, GBT-ASA-BF-ZZ-DR-A-0545-R55, GBT-ASA-BF-ZZ-DR-A-0541-R53, GBT-ASA-BF-ZZ-DR-A-0543-R53, GBT-ASA-BF-ZZ-DR-A-0410-R51, GBT-ASA-BF-ZZ-DR-A-0411-R51, GBT-ASA-BF-ZZ-DR-A-0412-R51, GBT-ASA-ZZ-ZZ-DR-A-0413-R51, GBT-ASA-ZZ-ZZ-DR-A-0414-R51, GBT-ASA-ZZ-00-DR-L-0001-R2, GBT-ASA-BAF-03-DR-A-0523-R52, GBT-ASA-ZZ-00-DR-L-0102-R6, GBT-ASA-BAF-04-DR-A-0524-R52, GBT-ASA-ZZ-ZZ-DR-A-0100-R51, GBT-ASA-BB-ZZ-DR-A-0530-R51, GBT-ASA-ZZ-ZZ-DR-A-0510-R52, GBT-ASA-BAF-ZZ-DR-A-0402-R51, GBT-ASA-BAF-ZZ-DR-A-0403-R51, GBT-ASA-ZZ-ZZ-DR-A-0400-R51, GBT-ASA-BAF-01-DR-A-0521-R52, GBT-ASA-ZZ-00-DR-L-0101-R6, GBT-ASA-ZZ-00-DR-A-0200-R55, GBT-ASA-BAF-00-DR-A-0520-R52, GBT-ASA-ZZ-00-DR-L-0100-R11, GBT-ASA-BG-ZZ-DR-A-0501-R51, GBT-ASA-BC-ZZ-DR-A-0502-R52, GBT-ASA-BC-ZZ-DR-A-0503-R52, GBT-ASA-BC-ZZ-DR-A-0504-R52, GBT-ASA-BC-ZZ-DR-A-0505-R52, GBT-ASA-BD-ZZ-DR-A-0506-R52, GBT-ASA-BD-ZZ-DR-A-0507-R52, GBT-ASA-BC-ZZ-DR-A-0508-R52, GBT-ASA-BG-ZZ-DR-A-0500-R52, GBT-ASA-ZZ-00-DR-L-0111-R2, GBT-ASA-BAF-05-DR-A-0525-R51, GBT-ASA-BAF-02-DR-A-0522-R52, GBT-ASA-ZZ-ZZ-DR-A-0401-R51, GBT-ASA-BAF-ZZ-DR-A-0301-R51, GBT-ASA-BAF-ZZ-DR-A-0300-R51, GBT-ASA-ZZ-00-DR-L-0110-R4, GBT-ASA-ZZ-ZZ-DR-A-0001-R51, GBT-ASA-ZZ-ZZ-DR-A-0002-R51, GBT-ASA-BF-ZZ-DR-A-0540-R54, GBT-ASA-BF-ZZ-DR-A-0542-R55 and GBT-ASA-BF-ZZ-DR-A-0544-R53; received 5th May 2023

GBT-ASA-ZZ-00-DR-L-0001-R2, GBT-ASA-ZZ-01-DR-A-0201-R53, GBT-ASA-ZZ-04-DR-A-0204-R52, GBT-ASA-ZZ-05-DR-A-0205-R52, GBT-ASA-ZZ-02-DR-A-0202-R52, GBT-ASA-ZZ-03-DR-A-0203-R52; received 9th May 2023

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

DETAILED INFORMATIVES

U0091103 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

U0091118 Asbestos

You are advised to notify neighbouring residents when you come to removing any asbestos from the site.

U0091105 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

U0091106 Details of piling-EHO consultation (IE06

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect 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;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

U0091107 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.

U0091108 Construction Management Statement

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub-heading in the Statement. Where a point is not applicable please state this, with justification.

U0091109 Vehicular Crossover

The permission hereby granted shall not be construed as authority to carry out works on the publicly maintained highway. The applicant is advised that all such works must be carried out by the Council's own appointed contractor following approval from Highways Management Group, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ or highwaysandtransport@richmond.gov.uk.

Further details and application forms can be obtained from the Civic Centre by telephoning 020 8891 1411 or online http://www.richmond.gov.uk/dropped_kerbs . Application forms must be accompanied by a copy of the planning consent to which the application relates and the relevant part of the approved drawing. The cost of these highway works will be charged to the applicant.

U0091110 New street - Highways act approval

The applicant's attention is drawn to the need to submit drawings to Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ for the purposes of Section 38 of the Highways Act 1980 AS WELL AS to the Planning Department (at the same address) for approval under the terms of conditions of this permission.

U0091111 Refuse storage and collection

The applicant is advised to contact Recycling and Waste, London Borough of Richmond upon Thames, Central Depot, Langhorn Drive, Twickenham TW2 7SG with regard to arrangements for the collection and storage of refuse. The provision of an enclosure may require the submission of a further application.

U0091112 Flood Risk Activity Permit

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

- o on or within 8 metres of a main river (16 metres if tidal)
- o on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- o on or within 16 metres of a sea defence
- o involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- o 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 don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. 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.

U0091113 Network Rail

Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail has requested that you engage Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow their ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. You may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. To start the process with their Asset Protection team, you should use the Asset Protection Customer Experience (ACE) system found on Network Rail's Asset Protection website (<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>). This website also provides more information about our Asset Protection team and the services they offer.

U0091114 NPPF APPROVAL - Para. 38-42

In accordance with paragraphs 38-42 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 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:

o The application was recommended for refusal and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case. The Planning Committee found the scheme to accord to policy and guidance, and subsequently approved.

U0091115 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

U0091116 Air Quality - Emissions Control Scheme

Due to the development being within the AQMA with existing levels of pollutants being at or above EU limit values for nitrogen dioxide (NO₂), new developments proposed in these areas must play their part in ensuring that these areas do not worsen. The use of Combined heat and power plant is discouraged and schemes which instead use highly efficient insulation along with other energy efficient measures in addition to the installation of non combustion energy sources will be welcomed. As a minimum, ultra-low NO_x boilers with NO_x emissions of less than 0.04 g/KWH of heat supplied are required.

U0091117 Air Quality - Transport emissions

Due to the development being within the AQMA with existing levels of pollutants being at or above EU limit values for nitrogen dioxide (NO₂) the scheme should include measures to reduce current levels of NO₂ and encourage more sustainable means of

transport. The current proposal significantly fails the TEB and must be revised/mitigated further.

U0091104 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.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
22/2556/FUL

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, 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, 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

Email 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

Email 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