



# CONTAMINATED LAND REMEDIATION STRATEGY AND VERIFICATION PLAN

## Site Address

Land to the Rear of 185 Waldegrave Road  
Teddington

## Client

Anthony Breslin

## Report Reference

REM-2024-000014

## Prepared by

STM Environmental Consultants Ltd

## Date

21/06/2024



**CONSULTING GEO-ENVIRONMENTAL  
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

# 1. CONTENTS

<b>1. Contents</b> .....	<b>2</b>
<b>2. Document Control</b> .....	<b>3</b>
<b>3. Disclaimer</b> .....	<b>4</b>
<b>4. Introduction</b> .....	<b>5</b>
<b>5. Background</b> .....	<b>5</b>
5.1 Summary of Phase 1 Desk Study .....	5
5.2 Summary of Asbestos Clearance Works.....	5
5.3 Reassessment of Potential Pollutant Linkages.....	5
<b>6. Remediation Strategy</b> .....	<b>7</b>
6.1 Objectives.....	7
6.2 Remedial Options Appraisal.....	7
6.3 Proposed Remedial Options .....	10
6.4 Remediation Methodology .....	10
6.4.1 Capping of Contaminated Areas Under Buildings and Driveway/Car Parking area	10
6.4.2 Installation of Engineered Capping Layer in Impacted Soft-landscaped Areas	10
6.4.3 Use of chemical resistant materials for building and services.....	10
6.5 Health and Safety .....	11
6.6 Watching Brief and Discovery Strategy .....	11
6.7 Waste Management.....	12
6.7.1 Waste Disposal.....	12
6.7.2 Materials Reuse.....	12
<b>7. Verification Strategy</b> .....	<b>13</b>
<b>8. Conclusions</b> .....	<b>13</b>
<b>9. Appendices</b> .....	<b>14</b>
9.1 Appendix 1 – Planning Permission Decision Notice .....	14
9.2 Appendix 2 - Proposed Development Plans .....	15
9.3 Appendix 3 – Laboratory Certificates .....	16
9.4 Appendix 4 – Email Correspondence with Richmond Council .....	17

## 2. DOCUMENT CONTROL



### CONTAMINATED LAND RISK ASSESSMENT Remediation Strategy and Verification Plan



<b>Site Address</b>	Land to the Rear of 185 Waldegrave Road, Teddington
<b>Site Coordinates</b>	515568, 171634
<b>Prepared for</b>	Anthony Breslin
<b>Version No</b>	1.0
<b>STM Reference</b>	REM-2024-000014
<b>Date</b>	21/06/2024
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<b>Report Authorised By</b>	

### 3. DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Anthony Breslin (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

## 4. INTRODUCTION

STM Environmental Consultants Ltd. (STM) were commissioned by Anthony Breslin (Client) to undertake a prepare a Remediation Strategy and Verification Plan for a site located at Land to the Rear of 185 Waldegrave Road, Teddington (Site).

This report has been produced to support an application for the discharge of Condition 1(c)(ii) of planning permission 22/3810/FUL for the “erection of a single storey, detached, two-bedroom dwelling finished with green roof and associated cycle parking, refuse storage and landscaping”. The decision notice and proposed development plans are available in [Appendix 1](#) and [Appendix 2](#) respectively.

Condition 1(c)(ii) states as follows:

*“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.”*

This document sets out the Remediation Strategy and Verification Plan for the site. It should be read in combination with the Phase 1 Geo-Environmental Desk Study (Ref: R0821/22/DTS) which was produced for the site by Earth Environmental & Geotechnical (Southern) Ltd in August 2022.

## 5. BACKGROUND

### 5.1 Summary of Phase 1 Desk Study

The Phase 1 Desk Study produced for the site by Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) in August 2022 found that the site has been subject to past potentially contaminative uses including a Joinery Workshop and potential Made Ground and offsite past potentially contaminative uses including a Railway Line and Sidings (adjacent W).

The qualitative risk assessment identified potentially significant potential pollutant linkages with respect to human health receptors. Therefore, the Phase 1 recommended an intrusive site investigation to assess the presence and extent of any contamination at the site.

### 5.2 Summary of Asbestos Clearance Works

As a part of the Phase 1 Desk Study, EEGSL went to the site in order to undertake a site walkover, during which Asbestos fragments were noted across the surface of the site. Based on this information, the Client instructed Clearway Asbestos Services Ltd (Waste Carriers License CBDU289402) to undertake a detailed inspection and Asbestos removal at the site.

The works were undertaken on the 20<sup>th</sup> July 2022, with a Statement of Cleanliness provided by Clearway following the removal of the Asbestos fragments from the site. The Asbestos was identified as Chrysotile. The Asbestos was disposed of at a licensed waste facility (777 Recycling & Waste Management, 185 Beddington Lane, Croydon, CR0 4ER).

In February 2024, 4no. samples were taken by the Client from 4no. sampling locations and were sent for chemical analysis, and tested for Asbestos only. No Asbestos was identified. The Laboratory Certificate is available in [Appendix 3](#).

### 5.3 Reassessment of Potential Pollutant Linkages

As contamination has already been identified onsite in the form of Asbestos, and as excavation works have already been partially undertaken onsite to remove the Asbestos fragments, it was

decided to continue straight to the remediation stage instead of undertaking a site investigation. Furthermore, the proposed areas of soft landscaping are only small scale given the nature of the development. Given the proposal involves the introduction of a residential dwelling with associated areas of soft landscaping, remedial measures were considered to be required in the proposed soft landscaping areas in order to render the site suitable for its intended use.

This methodology was discussed with the Gavin Day, Contaminated Land Officer at Richmond Council, on the 11<sup>th</sup> June 2024. They agreed with the idea of undertaking remediation with the assumption of site wide contamination in lieu of a further site investigation was acceptable for this site, given the points discussed above.

## 6. REMEDIATION STRATEGY

This section outlines the remedial strategy that will be implemented as part of the development.

### 6.1 Objectives

The Remediation Strategy and Verification Plan sets out the proposed remedial works to be undertaken at the Site to support its future development for a proposed residential with private gardens end use.

The objective of the Remediation Strategy is to break the identified PPLs thus ensuring that the site is suitable for the proposed end use.

In order for land to be considered contaminated, there must be a contaminant (or source), a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

**Pollutant Linkage (PL) = Contaminant → Pathway → Receptor**

The PPL can be broken through either the removal of the Source, the Pathway or the Receptor. As the receptor cannot be removed in this scenario (the site is proposed for use as a residential dwelling), either the Source or the Pathway will need to be removed.

### 6.2 Remedial Options Appraisal

An appraisal of the potential remedial options available to sever the PPLs identified with respect to end users was carried out. The results are summarised in table below.

Table 1: Remedial Options Appraisal

PPL	Pathway	Remedial Option No.	Description	Feasible?	Recommended?	Comments
PPL1a	Direct Contact in private gardens and other areas of soft landscaping  Direct Contact pathway involves exposure to contaminants via direct ingestion of soil and dust; consumption of home-grown produce and dermal contact  Inhalation of dust (indoor and outdoor)	1	Excavation and removal of all contaminated soils from the site	Not Feasible	No	Too expensive and time consuming.
		2	Capping of contaminated areas under hardstanding (i.e. driveways, car parks and buildings)	Feasible	Yes	This will be possible in some areas but not across the entire site as it may compromise the surface water drainage strategy for the site due to the resulting increase in run-off rates.
		3	Installation of a clean cover system	Feasible	No	Raising the ground levels by the required amounts would likely be impracticable for the development. Also, most of the contamination would be left in-situ resulting in little or no reduction of the potential impact on groundwater and surface water receptors.
		4	Installation of an engineered capping system - excavation and removal of 600mm of the contaminated Made Ground and replacement with clean fill.	Feasible	Yes	Feasible in gardens and areas of soft landscaping. Removal of 600mm of Made Ground would result in a reduction of the contaminated soil load at the site and therefore the potential impact on human health receptors.
		5	Onsite remediation of contaminated soils	Feasible	No	Although it is feasible, and the most sustainable of the available options, it would be time consuming and would likely not be completed within the timescales of the project.



PPL	Pathway	Remedial Option No.	Description	Feasible?	Recommended?	Comments
PPL6a	Damage to buildings and services resulting from chemical attack by on-site contaminants	14	Use of chemical resistant materials for building and services. Use of clean service trenches.	Feasible	<b>Yes</b>	This option involves ensuring that buildings and services, in particular potable water, are supplied using materials that are resistant to chemical attack. Services should also be installed into trenches lined with clean fill. The Statutory Water Undertaker for the area should be contacted in to determine their exact specification for the type of pipework/ conduits that should be used on this site.

### 6.3 Proposed Remedial Options

The proposed remedial measures will comprise the following:

- **Remedial Option 2** – capping of contaminated areas under hardstanding or buildings;
- **Remedial Option 4** – installation of an engineered capping system;
- **Remedial Option 14** – use of chemical resistant materials for building and services. Use of clean service trenches.

### 6.4 Remediation Methodology

#### 6.4.1 Capping of Contaminated Areas Under Buildings and Driveway/Car Parking area

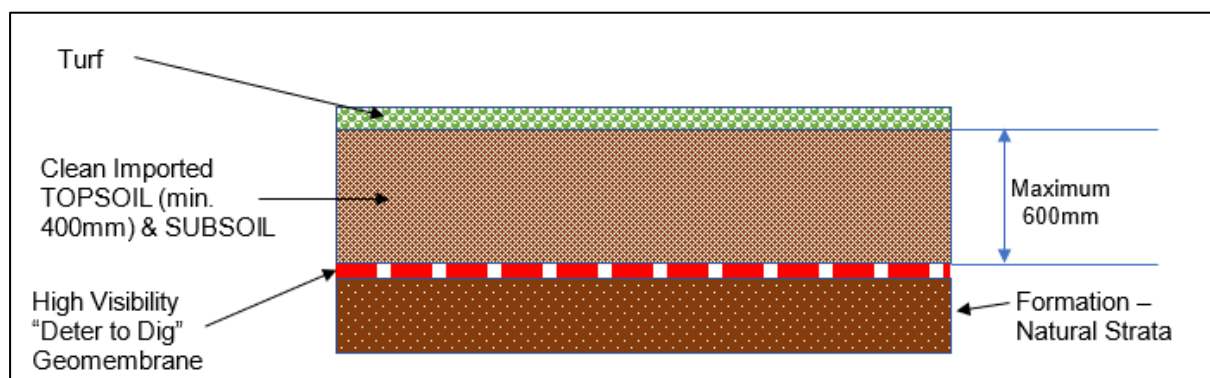
Much of the area of the site will comprise driveways/car parking and the building footprint, and as such much of the contaminated Made Ground at the site will be capped. This means that it cannot be accessed via the direct contact pathway. This is shown in the proposed plans in [Appendix 2](#).

#### 6.4.2 Installation of Engineered Capping Layer in Impacted Soft-landscaped Areas

Made Ground in areas of the site intended for use as a private garden will be excavated to a maximum depth 600mm. This includes any areas beneath proposed patio slabs, unless a sufficient thickness of concrete is also proposed to underlay the slabs. Where the Made Ground is less than maximum depth, validation inspections and soil testing will be required at the base and sides of the excavation to demonstrate that all the Made Ground has been removed.

The Made Ground will be removed and taken to a licenced disposal facility by a licenced waste transport carrier. The soils removed from the excavated areas will be replaced with clean, imported, verified fill materials underlain by a “no dig” geotextile membrane. The soils removed from the excavated areas will be replaced with clean, certified topsoil.

Figure 1: Cross-section of engineered capping layer in Private Garden Areas



#### 6.4.3 Use of chemical resistant materials for building and services

The Statutory Water Undertaker for the area will be contacted in relation to new services that are to be installed as part of the proposed development in order to confirm their specification for the type of pipework/conduits that should be used on this site.

Unless otherwise advised by the Statutory Water Undertaker, all potable water services will be supplied using materials that are resistant to attack and degradation to chemical attack.

## 6.5 Health and Safety

The following measures will be undertaken as a minimum for the protection of the health and safety of site workers:

- Provision of appropriate Personal Protective Equipment (PPE) including protective clothing, footwear, gloves and dust masks to all groundworkers on-site. These should not be removed from site, and advice should be given on when and how they are to be used;
- Minimising the amount of dust and mud generated on-site;
- Good practices relating to personal hygiene (i.e. washing and changing procedures) should be adhered to on-site, i.e. food and drink should only be consumed within designated areas on the site and smoking should be prohibited in all working areas.
- Provision of welfare facilities on the site;
- Health and Safety Inductions and daily briefings.

All site works will be carried out in accordance with Health and Safety Executive regulations and guidelines and the Contractor's Construction Health and Safety Plan. Particular should be made to the Health and Safety Executive (HSE) document "Protection of Workers and the General Public during the Development of Contaminated Land".

## 6.6 Watching Brief and Discovery Strategy

All contractors and groundworkers will be made aware of the potential indicators of contamination which are listed in the table below.

Table 2: Potential Indicators of Contamination

Evidence	Description
Visual	<ul style="list-style-type: none"> <li>■ Fuel or oil like substances mixed in with or smeared on the soil or floating on perched, groundwater or surface waters;</li> <li>■ Waste materials (refuse, barrels, industrial wastes, ash, tar, etc.) buried at specific location or across the site;</li> <li>■ Marked variation in colour. For example, red, orange, yellow, green, light or dark blue, etc. may indicate contamination from a variety of contaminants;</li> <li>■ Soils including large amounts of ash and clinker where such contamination of soils wasn't expected;</li> <li>■ Evidence of Asbestos or fibrous material.</li> </ul>
Olfactory	<ul style="list-style-type: none"> <li>■ Fuel, oil and chemical type odours;</li> <li>■ Unusual odours such as sweet odours or fishy odours.</li> </ul>
Wellbeing	<ul style="list-style-type: none"> <li>■ Light headedness and/or nausea when in excavations, at the working face of an excavation, when visual or olfactory evidence of contamination exists, etc.;</li> <li>■ Burning of nasal passages, throat, lungs or skin;</li> <li>■ Blistering or reddening of skin due to contact with soil.</li> </ul>

If, during construction and remedial works, contamination not previously identified is found to be present at the site, the following actions should be taken:

- If, during construction and remedial works, contamination not previously identified is found to be present at the site, the Client's Environmental Consultant and the Local Planning Authority should be informed immediately and no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples. A report indicating the nature of the contamination and how it is to be dealt with should be submitted to, and agreed in writing by, the Local Planning Authority;
- Once remedial works have been completed, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

Once remedial works have been completed, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

## 6.7 Waste Management

### 6.7.1 Waste Disposal

Groundworks at the site are likely to give rise to waste soils which will require classification before removal from site. The Environment Agency's Hazardous Waste Technical Guidance document (WM3) outlines the methodology for classifying wastes. Once classified the waste can be removed to an appropriately licensed facility for treatment or final disposal. The contractor will need to keep a full documentary record of these works in line with Duty of Care requirements. The record will include waste transfer notes and details of the receiving site. Copies of all relevant documents should be provided to the Client's Environmental Consultant for inclusion in the remediation verification report.

### 6.7.2 Materials Reuse

As laid out in the CL:AIRE The Definition of Waste: Development Industry Code of Practice (DoWCoP) materials are only considered waste if "they are discarded, intended to be discarded or required to be discarded by the holder". The DoWCoP allows excavated materials to be reused where there is a need for materials and where the risk is acceptable. The following criteria need to be met in order to allow for soils to be reused at a site.

- Pollution of the environment and harm to human health is prevented in reusing the excavated materials;
- The materials are suitable for use without further processing
- There is certainty of use; and
- The quantity that is absolutely necessary (and no more) is used.

A Materials Management Plan (MMP) that confirms the above criteria are met would be required to be submitted to a "Qualified Person" for approval and issuance of an DoWCoP Declaration to the Environment Agency.

Should materials be reused under a DoWCoP declaration, the reuse of the material will need to be fully documented within the final Remediation Verification Report for the site.

## 7. VERIFICATION STRATEGY

A Remediation Verification Report written by a competent environmental consultant will be submitted and will provide a complete record of the works that have been carried out on the site. The verification reports will as a minimum contain the following:

- Plans showing locations of remediated (i.e. excavated) areas and photographic evidence (e.g. excavations with thickness measurements, filling of imported soils, finished levels etc) of the works undertaken.
- Soil certificates confirming the source of the imported material and that it is suitable for use on a residential site;
- Imported Soil Laboratory Test Certificates for full suite of potential contaminants (i.e. heavy metals, PAH, asbestos etc..) at a density of either 1 sample per garden in private gardens or 1 sample per 50m<sup>3</sup>;
- Waste Transfer Notes and Soil Importation Certificates including volume of soil transported in each truck;
- Technical specification details, purchase receipts and photographic evidence of the installation of barrier water supply pipes (if applicable) or confirmation from the Water Company that barrier pipes are not necessary;
- An updated risk assessment for the site, taking into account the works that have been implemented and any uncertainties and limitations that were encountered.

## 8. CONCLUSIONS

It is considered that the proposed remedial measures will be sufficient to break the identified PPLs and render the site suitable for the proposed use.

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## 9. APPENDICES

### 9.1 Appendix 1 – Planning Permission Decision Notice

**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 Bryan Staff  
Create design  
Second Floor Wigglesworth House  
69 Southwark Bridge Road  
LONDON  
SE1 9HH

Letter Printed 21 December 2023

**FOR DECISION DATED**  
21 December 2023

Dear Sir/Madam

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

**Application:** 22/3810/FUL  
**Your ref:** P\_246\_185 Waldegrave Road  
**Our ref:** DC/AMU/22/3810/FUL/FUL  
**Applicant:** Mr Breslin  
**Agent:** Mr Bryan Staff

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

**Land Rear Of 185 Waldegrave Road Teddington**

for

**Erection of a single storey, detached, two-bedroom dwelling finished with green roof and associated cycle parking, refuse storage and landscaping.**

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 22/3810/FUL

## APPLICANT NAME

Mr Breslin  
c/o Agent  
69 Southwark Bridge Road  
LONDON  
SE1 9HH

## AGENT NAME

Mr Bryan Staff  
Second Floor Wigglesworth House  
69 Southwark Bridge Road  
LONDON  
SE1 9HH

## SITE

Land Rear Of 185 Waldegrave Road Teddington

## PROPOSAL

Erection of a single storey, detached, two-bedroom dwelling finished with green roof and associated cycle parking, refuse storage and landscaping.

## SUMMARY OF CONDITIONS AND INFORMATIVES

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### CONDITIONS

AT01	Development begun within 3 years
U0171654	Approved Drawings
U0171655	Materials to be approved
U0171656	Fire Safety
DV50	Energy Reduction
DV51	Water Consumption
DV30	Refuse storage
U0171657	Boundary Treatment
U0171658	Refuse Arrangements
U0171659	Hard and Soft Landscaping Works
U0171660	External Lighting
U0171661	Ecological Enhancements
U0171662	Submitted Arboricultural details
PK06A	Cycle parking
DV49	Construction Method Statement
GD02A	Restriction-Alterations/extn
GD10A	Restrict outbuilds-Appear/amenity
U0171663	Acoustic Mitigation
U0171664	PV Panels and Green Roof
U0171665	Contamination
GD01A	Restriction on use of roof
U0171666	SUDs

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### INFORMATIVES

U0086866	Network Rail Informative
U0086867	Applicant Informative - S106 Agreement
U0086868	NPPF APPROVAL - Para. 38-42
U0086869	Composite Informative
IL24	CIL liable
IM13	Street numbering
IT06	Nature Conservation

# DETAILED CONDITIONS AND INFORMATIVES

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## DETAILED CONDITIONS

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### **AT01 Development begun within 3 years**

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

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

### **U0171654 Approved Drawings**

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

613-CDA-A-00-DR-A-00-0101-REV 01; 613-CDA-A-00-DR-A-05-0200-REV 02; 613-CDA-A-00-DR-A-05-0201-REV 02; 613-CDA-A-00-DR-A-05-0202-REV 02; 613-CDA-A-00-DR-A-05-0400-REV 03; 613-CDA-A-00-DR-A-05-0401-REV 03; 613-CDA-A-00-DR-A-05-0402-REV 03; 613-CDA-ZZ-00-DR-A-00-0100-REV 03; 613-CDA-ZZ-00-DR-A-05-0100-REV 03; 613-CDA-ZZ-00-DR-A-05-0800-REV 03; 613-CDA-ZZ-00-DR-A-05-0801-REV 03; 613-CDA-ZZ-01-DR-A-05-0101-REV 03; and Application Form, received 30th December 2022.

613-CDA-A-00-DR-A-05-0203, received 18th August 2023.

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

### **U0171655 Materials to be approved**

The external surfaces of the building(s) (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.

This should include a brick panel to be made up to show the brick bond, pointing profile and colour to ensure it is a good match with the rest of the terrace.

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

### **U0171656 Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Statement prepared by APEX Strategies and received by the Council 30th December 2022 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.

### **DV50 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 Policy DMSD1 of the Development Management Plan (2011).

### **DV51 Water Consumption**

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

Reason: In the interests of water efficiency in accordance with Policy DMSD9 of the Development Management Plan (2011).

### **DV30 Refuse storage**

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

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

### **U0171657 Boundary Treatment**

None of the buildings hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundaries of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority.

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

### **U0171658 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.

### **U0171659 Hard and Soft Landscaping Works**

Full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority thereafter implemented in accordance with these details.

These details shall include:

(A) Hard landscape works shall include:

1. Proposed finished levels or contours
2. Other vehicle and pedestrian access and circulation areas.
3. Hard surfacing materials; hard surface construction and drainage.
4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).
5. A program or timetable of the proposed works

(B) Soft landscape works shall include:

1. Full Planting Plans in context with the development.
2. Written specifications (including cultivation and other operations associated with plant and grass establishment).
3. Plans and written specifications shall detail 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, especially over the first 2 years.
4. 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).

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

### **U0171660 External Lighting**

Prior to the occupation of the dwelling hereby approved, full details of all external lighting shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall include:

- o Locations, technical specifications,
- o Ground level horizontal lux plan
- o No upward lighting or lighting onto the open sky, buildings, trees and vegetation, or potential roost features;
- o No illumination of the trees to the rear of the property bordering the railway line.
- o Accordance with CIBSE guide LG6 and ILP/BCT Bat guidance note 8 (2023).

REASON: To safeguard the ecology of the site and neighbour amenity and the operation of the adjoining railway line .

### **U0171661 Ecological Enhancements**

Full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with these details.

These details shall follow the recommendations of the Dipper Ecology Report (dated July 23) and include.

- 1) 1 no integrated bird bricks (either sparrow terraces or swift bricks)
- 2) Ensure all walls/fences have mammal holes to allow continued movement of wildlife
- 3) Ensure all new plant species are native or wildlife friendly

Details shall provide

- 1) the specific location (including proposed aspect and height) on a plan in context with the development.
- 2) the specific product/dimensions
- 3) the proposed maintenance plan.

REASON: To enhance nature conservation interest.

### **U0171662 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 details (TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, Ref: GHA/DS/162290:22), 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.

### **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.

### **DV49 Construction Method Statement**

No development shall take place, including any works of demolition, until a Construction Management Statement (to include any demolition works) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The Statement shall provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;

2. Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;
3. 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);
4. Details and location where plant and materials will be loaded and unloaded;
5. 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;
6. Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
7. Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
8. Details of any wheel washing facilities;
9. Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
10. 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;
11. 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);
12. Details of the phasing programming and timing of works;
13. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
14. A construction programme including a 24 hour emergency contact number;
15. See also TfL guidance on Construction Logistics Plans.

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

#### **GD02A          Restriction-Alterations/extn**

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

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

#### **GD10A          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.

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

#### **U0171663      Acoustic Mitigation**

The development shall be undertaken in accordance with the mitigation scheme contained within the acoustic submission prepared by Venta Acoustics, ref VA3739.211216.NIA and dated 22nd December 2021, and shall thereafter be retained. This scheme shall include proprietary thermal double-glazing, trickle vents and a solid 1.8m boundary fence to the railway boundary at ground floor level so as to mitigate noise to below LAeq,16hour 55dB at the ground floor external terrace.

REASON: To safeguard residential amenity

#### **U0171664 PV Panels and Green Roof**

Prior to the occupation of the development hereby approved, the PV panels and the Green Roof as shown on the approved drawings and energy statement shall be installed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The PV panels and Green Roof shall remain in situ thereafter. The details of the panels to be submitted shall include the design, technical specification and external finishes thereof.

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

#### **U0171665 Contamination**

1. No development shall take place 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.

#### **GD01A Restriction on use of roof**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

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

#### **U0171666 SUDs**

The dwellings hereby approved shall not be occupied until the drainage strategy has been constructed and implemented in full in accordance with the drainage design including drawings and supporting calculations dated August 2022, entitled 'Flood Risk Statement and Surface Water Management' reference R0821 Rev A, prepared by Earth Environmental and Geotechnical Ltd.

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.

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## DETAILED INFORMATIVES

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### **U0086866      Network Rail Informative**

#### Future maintenance

The applicant must ensure that any construction and subsequent maintenance carried out to the proposed buildings or structures shall not adversely affect the safety of/or encroach upon Network Rail's adjacent land and air-space. Therefore, any buildings are required to be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary.

This requirement will allow for the construction and future maintenance of a building without the need to access the operational railway environment. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works as well as adversely impact upon Network Rail's maintenance teams' ability to maintain our boundary fencing and boundary treatments. Access to Network Rail's land may not always be granted and if granted may be subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant.

As mentioned above, any works within Network Rail's land would need approval from the Network Rail Asset Protection Engineer. This request should be submitted at least 20 weeks before any works are due to commence on site and the applicant is liable for all associated costs (e.g. a l l possession, site safety, asset protection presence costs). However, Network Rail is not required to grant permission for any thirdparty access to its land.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's

contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point during or post construction should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation within Network Rail's land boundary must not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

#### Vehicle Incursion

Where a proposal calls for hard standing area/parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

#### Landscaping

Any trees/shrubs to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary as the species will contribute to leaf fall which will have a detrimental effect on the safety and operation of the railway. Network Rail wish to be involved in the approval of any landscaping scheme adjacent to the railway. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. If required, Network Rail's Asset Protection team are able to provide more details on which trees/shrubs are permitted within close proximity to the railway.

#### Existing Rights



The applicant must identify and comply with all existing rights on the land. Network Rail request all existing rights, covenants and easements are retained unless agreed otherwise with Network Rail.

#### Property Rights

Notwithstanding the above, if any property rights are required from NRIL in order to deliver the development, NRIL's Property team will need to be contacted'

#### **U0086867 Applicant Informative - S106 Agreement**

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

#### **U0086868 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 amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and a decision was made within an agreed extension of time.

#### **U0086869 Composite Informative**

##### **Reason for granting:**

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

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

Local Plan:

- o LP 1 Local Character and Design Quality
- o LP 8 Residential Amenity and Living Conditions
- o LP 10 Local Environment Impacts
- o LP 15 Biodiversity
- o LP 16 Trees, Woodland and Landscape
- o LP 21 Flood Risk and Sustainable Drainage
- o LP 20 Climate Change Adaption
- o LP 22 Sustainable Design and Construction
- o LP 24 Waste Management
- o LP 34 New Housing
- o LP 35 Housing Mix and Standards
- o LP 36 Affordable Housing
- o LP 39 Infill, Backland and Backgarden Development
- o LP 40 Employment and Local Economy
- o LP 41 Offices
- o LP 42 Industrial Land and Business Parks
- o LP 44 Sustainable Travel Choices
- o LP 45 Parking Standards and Servicing

Supplementary Planning Documents / Guidance:

- o Affordable Housing SPD (2014)
- o Design Quality SPD (2006)
- o Transport (2020)
- o Refuse and Recycling Storage Requirements (2015)
- o Residential Development Standards SPD (2010) (Incorporating Nationally Described Space Standards (2015))
- o Small and Medium Housing Sites (2006)
- o Sustainable Construction Checklist (2016)
- o Hampton Wick and Teddington Village Planning Guidance
- o Planning obligations (2020)

**Building Regulations:**

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

**Damage to the public highway:**

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

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

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

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

**Noise control - Building sites:**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

**IL24 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.

**IM13 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](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](mailto:peter.cridland@richmond.gov.uk)).

**IT06 Nature Conservation**

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION  
22/3810/FUL

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# **FUL Applications**

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

### **Whether to appeal**

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

### **Type of appeal:**

Planning Application

### **Appeal time:**

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

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

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

You can appeal against the council's decision:

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

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

### **The appeal process:**

Appeals must be made

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

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

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

#### **Written procedure:**

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

**Hearing procedure:**

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

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

**Inquiry procedure:**

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

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

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

**Costs:**

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

**Who to contact?**

The Planning Inspectorate

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

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

Telephone 0303 444 5000

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

London Borough of Richmond upon Thames

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

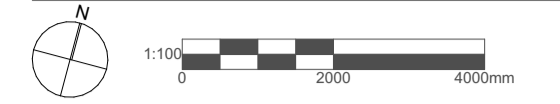
Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice

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

## 9.2 Appendix 2 - Proposed Development Plans

NOTES:  
 This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not scale from documents. All dimensions to be checked on site. Immediately report any discrepancies, errors or omissions on this document to the Originator. If in doubt ASK.



— SITE BOUNDARY

RAILWAY

WALDEGRAVE ROAD



01 GROUND FLOOR  
 1:100

03 - WIP	FOR PLANNING	AP	NC	Work in Progress
02	FOR PLANNING	AP	NC	28/04/2022
01	FOR COMMENT	AA	BB	06/10/2020
REV	DESCRIPTION	DRAWN	CHECKED	DATE

**CREATE**  
 DESIGN + ARCHITECTURE  
 Wigglesworth House 69 Southwark Bridge Road London SE1 9HH  
 +44 207 021 0267 info@createdesign.org www.createdesign.org

CLIENT: **Mr Anthony Breslin**  
 PROJECT: **185 Waldegrave Road**  
 BUILDING: **185 Waldegrave Road**  
 ADDRESS: **TW11 8LU**

DRAWING NAME: **SITE PLAN**  
 DRAWING SERIES: **SITE LOCATION PLAN**

CDA REF: 613 SCALE(S): 1:100 ORIGINAL PAPER SIZE: A1

REVISION: **03 - WIP** REVISION DESCRIPTION: **FOR PLANNING**

PROJECT ORIGINATOR: CDA VOLUME: ZZ LEVEL: 00 TYPE: DR ROLE: A CLASS: A NUMBER: 0100

## 9.3 Appendix 3 – Laboratory Certificates





The Testing Lab PLC  
 James Road, Adwick le Street  
 Doncaster, DN6 7HH  
 TEL: 08001 777 264  
 E-mail: info@thetestinglab.eu Web: www.thetestinglab.eu



## CERTIFICATE OF ANALYSIS OF ASBESTOS IN SOILS

**JOB NO: 107122/1/1**

<b>CLIENT DETAILS:</b>		
Client:	D P Breslin and Partners	For the attention of:
Client Address:	43 Court Close, Twickenham, TW2 5JH	
Site Address:	185 Waldegrave Road	

<b>SAMPLE DETAILS:</b>		
TTL Reference:	J262043	No. Samples Reported: 4
Date of Sample Receipt:	9 Feb 2024	Date of Analysis: 9 Feb 2024
Sample Taken By:	Client	

**LABORATORY RESULTS:**

Aslab ID	Client Sample Reference	Qualitative	Quantitative	Soil Matrix
107122/01	262043-S001-North Right	NAD	-	Soil
107122/02	262043-S002-North Left	NAD	-	Soil
107122/03	262043-S003-South Right	NAD	-	Soil
107122/04	262043-S004-South Left	NAD	-	Soil

Key: NAD - No Asbestos Detected in this sample

Method: Samples of materials, referenced as shown above, have been analysed qualitatively and or quantitatively subject to Customer requirements to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and dispersion staining in accordance with in-house Procedure MQP118 based on Appendix 2 of HSG 248 'Asbestos: The analyst's guide'.  
 Disclaimer: Opinions and interpretations, including the description of material type, are outside the scope of our UKAS accreditation. Results apply only to the sample(s) listed in the table above. No responsibility is accepted for errors which may have arisen during sampling or transportation and responsibility cannot be taken for the accuracy, representative nature and location of samples taken by external customers. This test report shall not be reproduced except in full without our prior written approval. Records shall be held securely and electronically for a minimum of 6 years and samples retained for a minimum of 6 months.

Analyst(s): SUE SPENCE

Analyst Signature(s):

Analyst(s): SARAH GUTTERIDGE

Analyst Signature(s):

Analyst(s): LILITA MULARS

Analyst Signature(s):

Analyst(s): ALISA EGLITE

Analyst Signature(s):

Approved by: (Approval should be from Laboratory Manager or other authorised personnel)

Name: SUE SPENCE




Position: LABORATORY MANAGER

Authorised Signature:

**Report Issue Date: 9 February 2024**

## 9.4 Appendix 4 – Email Correspondence with Richmond Council



-  Site: Land to the Rear of 185 Waldegrave Road, Teddington
-  Report Reference: REM-2024-000014
-  Date: June 24