

Place Division / Development Management

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Mrs Hannah Naish, Arcadis
80 Fenchurch Street
London
EC3M 4BY

Letter Printed 15 July 2024

FOR DECISION DATED
15 July 2024

Dear Sir/Madam

**Application for a non-material amendment following a grant of planning permission
The Town and Country Planning Act 1990, (as amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015
Decision Notice**

Application: 23/1896/NMA
Your ref:
Our ref: DC/CTA/23/1896/NMA/NMA
Applicant: Mr Steve Moores
Agent: Mrs Hannah Naish, Arcadis

WHEREAS in pursuance of the planning permission numbered for the development of land situated at:

122 Hanworth Road Hampton TW12 3EZ

for the proposal shown below with the requested amendment/s shown in square brackets,

Non-material amendment to planning permission ref: 23/1896/FUL dated 22 January 2024 (Demolition of one-storey former Nursery building and two-storey Ex-school caretakers house and subsequent construction of a two-storey school building for 25 pupils aged 11-19 with severe and complex learning difficulties, including those with an additional diagnosis of autism and/or physical/sensory disabilities.)

Amendments comprise changes to the wording of conditions: U0173333 (Demolition and Construction), U0173335 (Air Quality: PM monitoring during construction), U0173336 (Submitted arboricultural details), U0173337 (Tree planting and soft/ hard landscaping), U0173338 ((Ecological enhancements (plan required))), and U0173332 (Approved Plans).

the amendment request is considered to be a non-material amendment to the planning permission and no further application would be required in respect of this alteration. The conditions attached to the original permission still apply, however should there be any further information we feel you should be aware of, these will be shown in the attached schedule as conditions and informatives.

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 23/1896/NMA

APPLICANT NAME

Mr Steve Moores
Civic Centre
44 York Street
Twickenham
TW1 3BZ

AGENT NAME

Mrs Hannah Naish, Arcadis
80 Fenchurch Street
London
EC3M 4BY

SITE

122 Hanworth Road Hampton TW12 3EZ

PROPOSAL

Non-material amendment to planning permission ref: 23/1896/FUL dated 22 January 2024 (Demolition of one-storey former Nursery building and two-storey Ex-school caretakers house and subsequent construction of a two-storey school building for 25 pupils aged 11-19 with severe and complex learning difficulties, including those with an additional diagnosis of autism and/or physical/sensory disabilities.)

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SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0092949	Amended condition wording
U0092950	Original Permission
U0092951	Decision drawing numbers

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

DETAILED INFORMATIVES

U0092949 Amended condition wording

For the avoidance of doubt the condition wording has been altered as follows:

U0173333 Demolition and Construction

(A) Save for the demolition of the former nursery building and ex school caretaker house, the development hereby approved shall not be carried out until a Final Construction Management Statement and Demolition Management Statement including Demolition and Construction Logistics Plan has been submitted and approved by the Local Planning Authority. Submitted details must have regard to the guidance in the link below when writing this:

https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf

(B) Wheel wash facilities are to be provided at the site exit.

(C) Non Road Mobile Machinery i). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable. Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority. ii). No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the Local Planning Authority.

(D) No deliveries will be permitted between 8:00-9:30 and 15:00 - 16:30 term-time. The numbers and times of deliveries must be agreed with the Local Planning Authority. No vehicle will be permitted to wait in local roads.

(E) A holding bay for delivery vehicles must be identified on site and, if relevant, a system created to control the movement of construction vehicles to/from site. A route(s) must be identified and agreed with the Local Planning Authority to reduce adverse impacts on the local road network.

(F) No bonfire shall be permitted on site at any point during the construction phase.

REASON: To safeguard highway and pedestrian safety, protect the amenities of neighbouring residential occupiers, and to prevent harm to wildlife and protect existing biodiversity, and deterioration of air quality.

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U0173335 Air Quality: PM monitoring during construction

Prior to commencement of works, save for the demolition of the former nursery building and ex school caretaker house, details shall be submitted to and approved in writing by the Local Planning Authority, for the siting, implementation and reporting of automatic PM10 monitors. Monitoring must include trigger levels and agreed actions where exceedences occur. Reports must be routinely forwarded to the Environmental Health section of London Borough of Richmond upon Thames.

REASON: To ensure that the demolition/construction phase of the development will not result in a deterioration of local air quality for existing receptors.

U0173336 Submitted arboricultural details

(A) Further to submitted details "Arboricultural Impact Assessment and Arboricultural Method Statement For Arcadis LLP Project No: ALP001-022 December 2022", received 10th July 2023:

1. Prior to the commencement of development, save for the demolition of the former nursery building and ex school caretaker house, and other than for parts v and viii (partial), an Arboricultural Method Statement (AMS), shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:
 - i. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations;
 - ii. Be written in conjunction with the schemes Construction Method Statement and Construction and Environmental Management Plan (where applicable);
 - iii. Outline any tree constraints and explain any impacts for both above and below ground;
 - iv. Details of all servicing runs (existing and proposed);
 - v. Detail all tree protection (including plans);
 - vi. Detail any special engineering for construction within the Root Protection Area;
 - vii. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work. Recommendations, unless otherwise approved by the Councils Arboricultural Officer;
 - viii. Confirmation of the appointment of an Arboricultural Consultant for the duration of the development;
2. The development shall not be implemented other than in accordance with the approved AMS.

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

U0173337 Tree planting and soft/ hard landscaping

Prior to commencement of works, save for the demolition of the former nursery building and ex school caretaker house, following details shall be submitted and improved in writing by the Local Planning Authority:

(A) Tree planting and soft landscaping details to include:

1. 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 3-year maintenance and management programme;
6. Full Planting Plans in context with the development;
7. Written specifications (including cultivation and other operations associated with plant and grass establishment); and 8. 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.

(B) Hard landscape works to 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); and
5. A programme or timetable of the proposed works.

(C) The scheme shall be written in accordance with: British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (section 5.6) BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. BS 3936-1:1992 Nursery Stock. Specification for trees and shrubs and BS3936-4:2007, Specification for forest trees; BS 4043: 1989, Transplanting root-balled trees; BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

(D) All 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.

U0173338 Ecological enhancements (plan required)

Prior to commencement of works, save for the demolition of the former nursery building and ex school caretaker house, 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.

(A) These details shall:

1. Follow the recommendations of the Ecological Impact Assessment produced by Thomson Environmental Consultants (dated April 2023) and Updated Site Walkover Report received July 2023;
2. Include 1 no integrated bird bricks (either sparrow terraces or swift bricks) and 1 no integrated bat brick;
3. Include 1 no stag beetle loggery;
4. Ensure all walls/fences have mammal holes to allow continued movement of wildlife; and
5. Ensure all plant species are native or wildlife friendly.

(B) Details should include:

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

REASON: To enhance nature conservation interest.

U0173332 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable unless otherwise approved in writing by the Local Planning Authority:

10049920-ARC-XX-ZZ-DR-AR-00100 rev P02: Site Location Plan
10049920-ARC-XX-00-DR-AR-00102 rev P02: Above Ground Site Demolition
10049920-ARC-XX-00-DR-AR-00103 rev P02: Below Ground Site Demolition Plan
10049920-ARC-XX-ZZ-DR-AR-00101 rev P02: Existing Site
10049920-ARC-XX-XX-DR-AR-02000 rev P02: Existing Site Sections incl. Access Road

10049920-ARC-XX-ZZ-DR-AR-01100 rev P04: Proposed Site Plan
10049920-ARC-XX-GF-DR-AR-01210 rev P02: Proposed Ground Floor Plan - General Arrangement
10049920-ARC-XX-00-DR-AR-01200 rev P02: Proposed Ground Floor Plan - Accommodations
10049920-ARC-XX-01-DR-AR-01211 rev P02: Proposed First Floor Plan - General Arrangement
10049920-ARC-XX-01-DR-AR-01201 rev P02: Proposed First Floor Plan - Accommodations
10049920-ARC-XX-RF-DR-AR-01212 rev P02: Proposed Roof Plan - General Arrangement
10049920-ARC-XX-EE-DR-AR-02200 rev P02: Proposed Site Elevations
10049920-ARC-XX-EE-DR-AR-02300 rev P02: Proposed Building Elevations
10049920-ARC-XX-XX-DR-AR-02010 rev P02: Proposed Site Sections incl. Access Road
10049920-ARC-XX-XX-DR-AR-02100 rev P02: Proposed Building Sections
10049920-ARC-XX-WB-DR-AR-04000 rev P02: Proposed Typical Detail Sections
10049920-ARC-XX-XX-DR-AR-04400 rev P02: Proposed External Door Schedule
10049920-ARC-XX-WB-DR-AR-04100 rev P02: Proposed Façade Envelope Detail Sections
10049920-ARC-XX-WB-DR-AR-05600 rev P02: Proposed Internal Door Schedule
10049920-ARC-XX-WB-DR-AR-04300 rev P02: Proposed Window Schedule
10049920-ARC-XX-ZZ-DR-AR-01101 rev P02: Site Topography Plan
10049920-ARC-XX-ZZ-DR-AR-01006 rev P02: Site Tree Constraints Plan
Landscape Design proposals 10049920-ARC-XX-XX-RP-LA-08904-RIBA 3 version P_01 dated 25 May 2023
Topographical survey drawing
Application Form received 10 July 2023
Cover letter dated 6 July 2023
Design and Access Statement ref.10049920-ARC-XX-XX-RP-AR-00002 v P02 dated 19 June 2023
Planning Statement by Arcadis dated July 2023
Schedule of accommodation document
Arboricultural Impact Assessment and Arboricultural Method Statement by Thomson Environmental Consultants dated December 2022
Arboricultural Survey by Thomson Environmental Consultants dated October 2022
CAVAT Valuation by Thomson Environmental Consultants dated June 2023
Preliminary Ecological Appraisal issue 01 by Eight Associates dated 28 August 2020
PEA Updated Walkover Report v1 by Eight Versa dated 13 January 2023
Ecological Impact Assessment ALP001-022-004/001/001 dated April 2023
Ecology spreadsheet October 2023
Biodiversity Metrics Report dated June 2023
Biodiversity calculation October 2023
Bat Reports by Ecology Partnership dated September and November 2023
Construction Environmental Management Plan 3 Biodiversity by Thomson Environmental Consultants dated June 2023
BREEAM Preliminary Report issue 1 by Eight Versa dated 25 January 2023
BREEAM Sustainability Statement issue 1 by Eight Versa dated 26 January 2023
BREEAM Travel Plan (Revised) issue 2 by Eight Versa dated 26 July 2023
Energy Assessment by Eight Versa issue 1 dated 11 January 2023
Air Quality Assessment issue 1 by Eight Versa dated 12 January 2023
Preliminary Construction Method Statement rev 02 dated 20 June 2023
Transport Statement SM/AH/AD/17408 by DHA dated February 2023
Transport Technical Note by dha dated August 2023
Level 2 Flood Risk Assessment 6580.FR.FLOOD.PC.SG.15-12-22.V1 by Geosphere Environmental
Environment agency Flood map for planning dated 7 Oct 2022
Sustainable Drainage Strategy 10049920-ARC-SW-XX-RP-CE-0001 rev 01 dated April 2023
Ground / Main investigation report 20456/MIR Rev 1.0 by 40 Soils Ltd dated December 2022

Preliminary UXO Risk Assessment PA15664-00 by 1st Line Defence dated 22 September 2022
Acoustic Survey PC-22-0114-RP1 by Pace Consult dated 28 March 2022
Environmental Noise Impact Assessment: 10049920-ARC-XX-XX-RP-AE-0001 rev P01 dated January 2023
Fire Design Risk Assessment 10049920-ARC-XX-ZZ-RP-FS-0003- rev P02 by Arcadis dated February 2023
Fire Safety Strategy: 10049920-ARC-XX-ZZ-RP-FS-0001 by Arcadis dated February 2023
London Plan Fire Safety Statement 10049920-ARC-XX-ZZ-RP-FS-0001 rev P01 by Arcadis dated February 2023
Daylight Report by Arcadis dated February 2023
Community Engagement Report STR-PLAAPP-0008 by Arcadis dated 31 January 2023
Document justifying loss of caretaker's house
Letters from Ms Rakhi Batra Hampton High regarding Strathmore parking and works pertaining to minibus manoeuvring dated 22 December 2022 and 1 March 2023
Letter from Sarah Hurtado Auriga Academy Trust dated 12 January 2023 regarding car parking and minibus space
Statement in Support Strathmore at Hampton High from Achieving for Children
Email from Anita Board AfC dated 25 February 2022
Strathmore programme document by Arcadis

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

U0092950 Original Permission

This decision only relates to the non-material amendment described in the decision notice and is not a reissue of the original planning permission (23/1896/FUL dated 22nd January 2024), which still stands. This and the decision notice of original planning permission should be read together, and the terms and conditions of the original planning permission remain in force.

U0092951 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) and Document(s) to which this decision refers are as follows:-

Cover letter from Hannah Naish, Arcadis, dated 18th June 2024 and received 19th June 2024.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/1896/NMA
