

MAP

Pre-Commencement Conditions
40 Twickenham Road - New House

Document to support discharge of pre-commencement
conditions for the planning application ref 22/2416/FUL

Project Lead - MAP Architecture

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1.0 Introduction

This document supports the discharge of the following pre-commencement conditions for the planning application ref 22/2416/FUL, and sign posts their relevant reports.

1.1 DV49A - Construction Management Plan

A CTMP has been provided by Starlight Projects Ltd (Starlight Projects - Construction Management Plan) which details the following in accordance with the Council's guidance:

- Contact details
- Programme, sequence and phasing
- Parking / vehicle management for site operatives and visitors
- Routes for construction traffic
- Storage of plant and materials used in constructing the project
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction

1.2 DV29F - Potentially Contaminated Sites

A desk study and site investigation has been undertaken and a report has been provided by The Morton Partnership (11602 REPORT) which details the following in accordance with the Council's guidance:

- Phase 1 desk study
 - Site history
 - Geology
 - Environmental setting
 - Site reconnaissance
 - Preliminary risk assessment
- Phase 2 site investigation
 - Ground conditions
 - Laboratory testing
 - Geotechnical discussion
 - Ground contamination

1.3 U0155481 - Flood Risk

A flood defence design has been provided by MAP Architecture (2113_P17 - Flood Defence Connections_P1) showing how adequate flood defences will be achieved. Structural engineers Glanville have reviewed the design and provided further detail in red where required.

- A proposed concrete retaining wall will form a new flood defence line towards the front of the site.
- The retaining wall will run down the boundary and connect into the neighbouring flood defense at no. 42 Twickenham Road.
- The retaining wall connects into an existing earth bank that forms the flood defence at 1-15 Winter House, as well as connecting into an existing retaining wall on the boundary which supports the earth bank.

1.4 U0155487 - Arboricultural Method Statement (AMS)

An AMS has been provided by Helyg Tree Surveys (2218_40 Twickenham Rd_Arb Report_S3__Rev01) which details the following in accordance with the Council's guidance:

- Impact assessment
- Protection of retained trees & arboricultural method statement

1.5 LT04 - Protective Fencing (Other) - Small Fencing

The AMS provided by Helyg Tree Surveys (2218_40 Twickenham Rd_Arb Report_S3__Rev01) includes details regarding tree protection fencing and ground protection in accordance with the Council's guidance.