

Our ref: JCG26554

Date: 10 September 2024

London Borough of Richmond upon Thames,
Planning Enquiries (Development Control),
2nd Floor Civic Centre,
Twickenham,
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Dear Sir/Madam,

PLANNING APPLICATION BY HARROWM RICHMOND AND UXBRIDGE COLLEGE TO DISCHARGE CONDITIONS U0151252, U0151255, U0151269, U0151280 and U0151309 OF PERMISSION 22/1168/FUL AT RICHMOND UPON THAMES COLLEGE, LANGHORN DRIVE, TWICKENHAM, TW2 7SJ

On behalf of our client, Harrow, Richmond and Uxbridge College, please find enclosed an application for the approval of details in relation to site-wide Conditions U0151252, U0151255, U0151269, U0151280 and U0151309 of planning permission reference 22/1168/FUL which was granted on 28 February 2023 for:

“Alterations and extension to existing Sports Hall including associated landscaping within the Tech Hub Development Zone to replace Tech Hub building as defined under application 15/3038/OUT (as amended), and erection of Sports Hall with associated car parking, landscaping, and other works within the Main College Development Zone including erection of a Science, Technology, Engineering and Maths (STEM) building as approved under application 19/2517/RES (as amended), retention of existing Main College building as approved under application 16/4747/RES (as amended), and associated on-site parking (non-residential) and access roads. Both Sports Halls to serve the college, schools and wider community. (Application accompanied by an Environmental Statement).”

Condition U0151252

Condition U0151252 of permission 22/1168/FUL states the following:

“A) In relation to the College Sports Hall, before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works shall be 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; hard surfacing materials; minor artifacts 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); 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 unless otherwise in accordance with a timetable agreed in writing with the local planning authority.”

The following documents are submitted to discharge this condition:

- Landscape and Public Realm Strategy (v2 – April 2022)

Condition U0151255

Condition U0151255 of permission 22/1168/FUL states the following:

“The extended College Sports Hall hereby approved shall not be used until a dustbin enclosure has 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 siting and design thereof.”

The following documents are submitted to discharge this condition:

- Annotated plan showing location of Bin enclosure
- U07966 – Bin Store Enclosure Plans

Condition U0151269

Condition U0151269 of permission 22/1168/FUL states the following:

“No occupation of any part of the permitted new College Sports Hall development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.”

The approved Ground Investigation Report (ref. STU5653-DS01 rev 01) submitted in support of planning application ref. 22/1168/FUL did not identify any contamination issues that required further investigation, except the following summarised in para 1.5.1 of the report:

“A tank or sump containing water was observed within the footprint of College Building Zone 3. We recommend that a watching brief is in place during excavations in this area to confirm or otherwise the absence of contamination. Further investigation and risk assessment may be required in the event of contamination being discovered.”

The tank was removed from site in 2021. The following documents are submitted to discharge this condition:

- RWB003-AAC001
- RWB003-MS001
- RWB003-HOS 001

Condition U0151280

Condition U0151280 of permission 22/1168/FUL states the following:

“A) In relation to the STEM building, before constructing any new hard or soft landscape as described in the application the full details of both hard and soft landscaping works shall be 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; hard surfacing materials; minor artifacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs,

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lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); 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 unless otherwise in accordance with a timetable agreed in writing with the local planning authority.”

The following documents are submitted to discharge this condition:

- Landscape and Public Realm Strategy (v2 – April 2022)

Condition U0151309

Condition U0151309 of permission 22/1168/FUL states the following:

Prior to the commencement of new development of any above ground works in respect of a building within the College Development Zone or Tech Hub Development Zone, sample panels of facing brickwork/render or such other materials, where appropriate, showing the proposed colour, texture, face-bond and pointing for buildings within that particular Development Zone shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

It is important to note that all the consented buildings are now complete. The site is publicly accessible and can be viewed readily.

As a result, there are no details available to discharge this condition, but we would respectfully request the Council takes a pragmatic approach.

Summary

The planning application fee of **£215.00** (including £70.00 service charge) has been paid via the Planning Portal (ref: PP-13398785).

We trust that you have all the information you require to validate this application and to progress it towards determination. However, if you have any queries, please do not hesitate to me. I look forward to your formal acknowledgement of the application.

Yours faithfully,
for RPS Consulting Services Ltd



Jorge Nash
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