

Application reference: 22/2556/DD03
SOUTH TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
01.07.2024	01.07.2024	26.08.2024	26.08.2024

Site:

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

Proposal:

Details pursuant to condition U0179020 - Potentially Contaminated Sites (In Part), of planning permission ref: 22/2556/FUL dated 14.06.2024

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

N/A
c/o Agent
c/o Agent
c/o Agent
c/o Agent

AGENT NAME

Ms Charlotte Orrell
DP9 Ltd
100 Pall Mall
St James's
London
SW1Y 5NQ

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Environmental Health Contaminated Land

Expiry Date

16.07.2024

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD Application:77/1161
Date:17/01/1978 Erection of new escape staircase.

Development Management

Status: GTD Application:79/1153
Date:08/01/1980 Erection of a building to house flour storage silos.

Development Management

Status: GTD Application:79/1158
Date:08/01/1980 Erection of a two storey building to provide ancillary office accommodation.

Development Management

Status: GTD Application:81/0893
Date:14/10/1981 Erection of a single storey building to provide ancillary office accommodation. (Revised Drawing No. 869/120 Rev. B).

Development Management

Status: REF Application:82/0536
Date:26/10/1982 Erection of a first floor extension to existing office building to provide additional ancillary office accommodation.

Development Management

Status: REF Date:19/02/1985	Application:84/0871 Retention of two portable buildings, one for use as office and one as a store.
<u>Development Management</u> Status: GTD Date:13/02/1986	Application:85/1756 The erection of noise baffle sidewall sheeting and roof to covered van closing area together with screen.
<u>Development Management</u> Status: GTD Date:08/08/1951	Application:47/2667 Extension of existing premises for use as plant bakery.
<u>Development Management</u> Status: GTD Date:15/08/1952	Application:47/3337 The erection of storage building at rear.
<u>Development Management</u> Status: GTD Date:20/04/1953	Application:47/3815A Erection of building for coachbuilding and vehicle body repairs and maintenance.
<u>Development Management</u> Status: GTD Date:19/11/1953	Application:47/4387 The erection of boiler house and chimney as extension to new coachbuilding works.
<u>Development Management</u> Status: GTD Date:21/04/1954	Application:47/4834 Extension to existing bakery.
<u>Development Management</u> Status: GTD Date:21/04/1954	Application:47/4836 Use of existing building as van store and for despatching of bread.
<u>Development Management</u> Status: GTD Date:23/03/1955	Application:47/5859 An extension to existing bakery.
<u>Development Management</u> Status: GTD Date:21/07/1955	Application:47/6295 The erection of engineers workshop and store, petrol pump and storage tank.
<u>Development Management</u> Status: GTD Date:21/07/1955	Application:47/6296 The erection of boiler house.
<u>Development Management</u> Status: GTD Date:21/07/1955	Application:47/6310 Use of van storage and bread despatch building as a bread bakery incorporating ovenroom, dough room and flour store.
<u>Development Management</u> Status: GTD Date:20/06/1956	Application:47/7143 Extension of existing bakery.
<u>Development Management</u> Status: GTD Date:24/05/1960	Application:60/0334 Re-siting flues and vent stacks.
<u>Development Management</u> Status: GTD Date:22/03/1961	Application:61/0159 Extension to existing bakery.
<u>Development Management</u> Status: GTD Date:03/07/1961	Application:61/0295 Continued use for vehicle hardstanding.
<u>Development Management</u> Status: GTD Date:02/05/1962	Application:62/0231A Erection of building for short term storage of unsold bakery products.
<u>Development Management</u> Status: GTD Date:10/08/1962	Application:62/0231/B/DD01 Extension to Boiler House. Condition Nos. (a) & (b) of planning permission 0231/B/62 dated 2nd May, 1962.
<u>Development Management</u> Status: GTD Date:02/05/1962	Application:62/0231B Erection of a boiler house extension at the rear.
<u>Development Management</u>	

Status: GTD Date:13/07/1962	Application:62/0557 Continuation of use of hardstanding for vehicles.
<u>Development Management</u> Status: REF Date:08/11/1962	Application:62/0854 Erection and extensions to despatch bay for bakery.
<u>Development Management</u> Status: GTD Date:04/02/1963	Application:62/1320 Extension to form despatch bay.
<u>Development Management</u> Status: GTD Date:23/06/1960	Application:60/0011/DD01 Construction of hardstanding for vehicles.
<u>Development Management</u> Status: GTD Date:01/04/1960	Application:60/0011 Construction of hardstanding for vehicles.
<u>Development Management</u> Status: GTD Date:20/07/1966	Application:66/0970 Erection of chill room for dough retarding.
<u>Development Management</u> Status: GTD Date:27/02/1967	Application:66/2337 Installation of 1,000 gallon overground diesel storage tank.
<u>Development Management</u> Status: GTD Date:26/02/1968	Application:67/2464 Construction of petrol storage tank and installation of petrol pump.
<u>Development Management</u> Status: GTD Date:05/11/1968	Application:68/1992 Installation of underground diesel oil storage tank and pump.
<u>Development Management</u> Status: GTD Date:07/02/1969	Application:68/2313 Erection of two bulk flour silos.
<u>Development Management</u> Status: GTD Date:08/10/1969	Application:69/1567 Erection of vehicle washing canopy.
<u>Development Management</u> Status: GTD Date:10/10/1969	Application:69/1623 Installation of new petrol pump and resiting of diesel pump and underground storage tanks.
<u>Development Management</u> Status: REF Date:18/11/1970	Application:70/1198 Erection of covered van loading area.
<u>Development Management</u> Status: GTD Date:16/02/1971	Application:71/0005 Erection of covered van loading area.
<u>Development Management</u> Status: GTD Date:22/10/1971	Application:71/1662 Use of workshop for tray washing and storage purposes.
<u>Development Management</u> Status: GTD Date:06/02/1973	Application:72/0899 Demolition of existing cold store building and erection of new single-storey cold store building at rear of existing factory buildings.
<u>Development Management</u> Status: GTD Date:22/11/1948	Application:47/0165 The execution of War Damage Repairs.
<u>Development Management</u> Status: GTD Date:14/11/2008	Application:08/3145/FUL Erection Of A Betta Absorptive Noise Barrier To The Rear Of 20-22 Crane Road, Twickenham.
<u>Development Management</u> Status: REF Date:07/08/2020	Application:19/0646/FUL Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace (Use Class B1) with associated hard and soft landscaping, car parking and highways works and other associated works.
<u>Development Management</u>	

Status: GTD Date:14/06/2024	Application:22/2556/FUL Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works.
<u>Development Management</u> Status: WDN Date:14/06/2024	Application:22/2557/FUL Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide 97 residential units and 883 sqm industrial floorspace (Use Class E(g)(iii)) and 117sqm of affordable workspace (Use Class E) with associated hard and soft landscaping, car parking and highways works and other associated works.
<u>Development Management</u> Status: GTD Date:16/08/2024	Application:22/2556/DD02 Details pursuant to condition U0179005 - Rodent infestation, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD Date:09/10/2024	Application:22/2556/DD01 Details pursuant to condition U0179024 - Photographic Survey - of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD03 Details pursuant to condition U0179020 - Potentially Contaminated Sites, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD Date:19/09/2024	Application:22/2556/DD06 Details pursuant to condition U0178990 Details - Materials (In Part) of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD Date:04/09/2024	Application:22/2556/DD05 Details pursuant to condition -U0179073 - Ecological Construction Method Statement, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: GTD Date:04/09/2024	Application:22/2556/DD04 Details pursuant to condition U0179080 - Archaeology, of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: WDN Date:21/08/2024	Application:22/2556/DD07 Details pursuant to condition U0179128 Phasing of development
<u>Development Management</u> Status: GTD Date:30/08/2024	Application:24/1954/NMA Amendment to wording of condition no: U0179128 of Planning Permission ref. 22/2556/FUL dated 14.06.2024 to read: A programme for the construction of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This programme shall ensure the following: a. The construction of the proposed 175sqm commercial unit (Class E) shall be completed so as to be available for occupation prior to the first occupation of any residential unit hereby approved. b. The construction of the proposed 58 affordable housing units, comprising 47 social rented units and 11 shared ownership units, shall be completed so as to be available for occupation prior to the first occupation of more than 50 market housing units.
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD09 Details pursuant to conditions U0179001 - cms logistics plan, U0179002 - dust management plan attached to planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PDE Date:	Application:22/2556/SDD01 Details pursuant to River Glazing River Works Plans pursuant to Schedule 15 of the Section 106 Agreement dated 14th June 2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/SDD02 Matters relating to S106 application which relates to Employment and Skills

<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD10 Details pursuant to condition U0179128 - Programme of Construction - of planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD12 Details pursuant to condition U0178995 Waste Strategy attached to planning permission ref: 22/2556/FUL dated 14.06.2024
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD15 Details pursuant to Condition U0179025 Details of Foundations, piling etc
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD13 Details pursuant to Condition U0179126 Final Drainage Detail
<u>Development Management</u> Status: PCO Date:	Application:22/2556/DD14 Details pursuant to conditions U0179014 - Hard and Soft Landscaping U0179018 - planting and Hard/Soft Landscaping and, U0179076 - Childrens Playspace

<u>Building Control</u> Deposit Date: 12.07.2002 Reference: 02/1295/FP	Alterations to internal partitioning & formation of internal double doorway
<u>Building Control</u> Deposit Date: 19.06.2003 Reference: 03/8124/FENSA	FENSA Notification of Replacement Glazing comprising 3 Windows and 0 Doors. Installed by Supaglazing Ltd. FENSA Member No 18818. Installation ID 794578. Invoice No 32952
<u>Building Control</u> Deposit Date: 29.07.2003 Reference: 03/8125/FENSA	FENSA Notification of Replacement Glazing comprising 1 Windows and 0 Doors. Installed by Supaglazing Ltd. FENSA Member No 18818. Installation ID 924332. Invoice No 33120
<u>Building Control</u> Deposit Date: 29.11.1995 Reference: 95/1470/FP	Conversion of storeroom to maintenance shopfitting workshop -ground floor.
<u>Building Control</u> Deposit Date: 30.04.2020 Reference: 20/0515/FP	Redevelopment of former bakery site to provide 50 new dwellings, 3 no apartment buildings, 1 No commercial unit and 1No refurbished dwelling
<u>Building Control</u> Deposit Date: 24.05.2024 Reference: 24/0638/IN	115 residential unitsa and 1 non-residential unit

<u>Enforcement</u> Opened Date: 24.10.1995 Reference: 95/00559/EN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 20.10.1995 Reference: 95/00582/EN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 07.04.2011 Reference: 11/0171/EN/UCU	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 14.12.2021 Reference: 21/0558/EN/USN	Enforcement Enquiry
<u>Enforcement</u> Opened Date: 07.08.2023	Enforcement Enquiry

Reference: 23/0358/EN/USN

Enforcement

Opened Date: 21.03.2024 Enforcement Enquiry

Reference: 24/0166/EN/UBW

Enforcement

Opened Date: 19.09.2024 Enforcement Enquiry

Reference: 24/0503/EN/BCN

Application Number	22/2556/DD03
Address	Greggs And No. 2 Gould Road, Gould Road, Twickenham TW2 6RT
Proposal	Details pursuant to condition U0179020 - Potentially Contaminated Sites (In Part), of planning permission ref: 22/2556/FUL dated 14.06.2024
Contact Officer	Thomas Faherty
Target Determination Date	26/08/2024 (EoT agreed)

1. DESCRIPTION OF THE PRO

POSAL AND ANY RELEVANT PLANNING HISTORY

Details partially pursuant to condition 0179020 - Potentially Contaminated Sites (In Part) of planning permission ref: 22/2556/FUL.

A comprehensive list of planning history can be found above however the most relevant planning history is as follows:

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

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant condition states:

U0178990 Details - Materials

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

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

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geoenvironmental 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

The applicant has submitted the following documents as part of this application

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- Phase I Environmental Assessment prepared by AP Geotechnics; dated 5 August 2022
- Phase II Geoenvironmental Investigation prepared by AP Geotechnics; dated 6 April 2022
- Supplementary Investigation prepared by AP Geotechnics; dated 11 April 2024
- Underground Storage Tanks prepared by AP Geotechnics; received 10 October 2024

The Council’s Environmental Officer was consulted on this application, and it was confirmed that the information submitted was acceptable for partial discharge of the condition. The Officer noted the remediation strategy is now awaited as part of the next step.

3. RECOMMENDATION

Upon full assessment of the bricks submitted with this application, taking into account all material considerations, it is considered the requirements of condition 0179020 - Potentially Contaminated Sites (In Part) of planning permission ref: 22/2556/FUL can be **PARTIALLY DISCHARGED**.

Discharge condition

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. ~~REFUSAL~~
- 2. PERMISSION
- 3. ~~FORWARD TO COMMITTEE~~

This application is CIL liable YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):TFA..... Dated:.....17/10/2024.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:17/10/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
