

Application reference: 22/1497/DD05**KEW WARD**

Date application received	Date made valid	Target report date	8 Week date
20.06.2024	20.06.2024	15.08.2024	15.08.2024

Site:

32 Haverfield Gardens, Kew, Richmond, TW9 3DD

Proposal:

Details pursuant to condition DV49A Construction Management Plan of planning permission 22/1497/FUL - Revision to the Vehicle Routing.

APPLICANT NAME

Mr Lukasz Kisiel
5 Sandiford Road
Sutton
Surrey
SM3 9RN
United Kingdom

AGENT NAME

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

Consultations:**Internal/External:****Consultee**

LBRUT Transport

LBRuT Non-Commercial Environmental Health Noise Issues

Expiry Date

09.07.2024

09.07.2024

Neighbours:

-

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

Status: GTD

Date:15/10/2001

Application:01/T1549

Ash - Pollard

Development Management

Status: GTD

Date:15/10/2001

Application:01/T1550

Bay - Reduce By Half

Development Management

Status: GTD

Date:15/10/2001

Application:01/T1551

Bay - Reduce By Half

Development Management

Status: GTD

Application:01/T1552

Date:15/10/2001	Sweet Chestnut - Remove One Slender Newer Growth Running Up Through The Height Of The Tree, Take 1.5m Off Top Still Retaining The Shape. Remove Overhang Over Boundary
<u>Development Management</u> Status: GTD Date:04/07/2003	Application:03/T1074 Ash (fraxinus Excelsior) - Remove.
<u>Development Management</u> Status: GTD Date:08/04/2004	Application:04/T0483 Bay (laurus) - Reduce By 50
<u>Development Management</u> Status: WNA Date:08/04/2004	Application:04/T0484 Bay (laurus) - Reduce By 50
<u>Development Management</u> Status: GTD Date:08/04/2004	Application:04/T0485 Sweet Chestnut (castanea Sativa) - Remove 1 Slender, Newer Growth Running Up The Height Of The Tree. Take 1.5 Metres Off The Top Retaining Shape, Remove Overhang To Boundary.
<u>Development Management</u> Status: GTD Date:17/09/1997	Application:97/T7213 Sweet Chestnut - Prune Back Branches Overhanging No. 30 Haverfield Gdns
<u>Development Management</u> Status: GTD Date:17/09/1997	Application:97/T7214 Ash - Prune Back Branches Overhanging No. 30 Haverfield Gdns
<u>Development Management</u> Status: GTD Date:17/09/1997	Application:97/T7215 Bay - Reduce And Reshape By Approx 1/3
<u>Development Management</u> Status: REF Date:05/10/2021	Application:21/1575/FUL The demolition of existing dwelling house and 22 garages and the construction of 5 x residential dwellings with associated hard and soft landscaping, parking and associated infrastructure.
<u>Development Management</u> Status: GTD Date:10/02/2023	Application:22/1497/FUL The demolition of the existing dwelling house and 22 garages and the construction of 5 x new residential dwellings (Class C3) with associated hard and soft landscaping, parking and associated infrastructure.
<u>Development Management</u> Status: GTD Date:24/04/2024	Application:22/1497/DD01 Details pursuant to condition DV49A - Construction Management Plan, of planning permission 22/1497/FUL.
<u>Development Management</u> Status: GTD Date:30/05/2024	Application:22/1497/DD02 Details pursuant to condition U0150121 - NS01 - Ecological CMP, U0150122 - NS02 Submitted Arboricultural details (Part B), and U0150123 - NS03 Pre-Start Meeting (Part A), of planning permission 22/1497/FUL.
<u>Development Management</u> Status: PCO Date:	Application:22/1497/DD03 Details pursuant to condition U0150124 - NS04 Detailed Drainage Design, of planning permission 22/1497/FUL.
<u>Development Management</u> Status: GTD Date:21/10/2024	Application:22/1497/DD04 Details pursuant to condition BD12 - Details - Materials to be approved, of planning permission 22/1497/FUL.
<u>Development Management</u> Status: PCO	Application:22/1497/DD05

Date: Details pursuant to condition DV49A Construction Management Plan of planning permission 22/1497/FUL - Revision to the Vehicle Routing.

Development Management

Status: PCO

Application:22/1497/DD06

Date:

Details pursuant to condition U0150125 NS05 Biodiverse Green/Brown Roof of planning approval 22/1497/FUL

Building Control

Deposit Date: 02.05.2024

Creation of five new two storey residential properties

Reference: 24/0539/IN

Enforcement

Opened Date: 09.04.2024

Enforcement Enquiry

Reference: 24/0193/EN/BCN

Enforcement

Opened Date: 05.06.2024

Enforcement Enquiry

Reference: 24/0271/EN/BCN

Enforcement

Opened Date: 01.07.2024

Enforcement Enquiry

Reference: 24/0314/EN/BCN

Application Number	22/1497/DD05
Address	32 Haverfield Gardens Kew Richmond TW9 3DD
Proposal	Details pursuant to condition DV49A Construction Management Plan of planning permission 22/1497/FUL - Revision to the Vehicle Routing.
Contact Officer	Kreena Patel

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

This application site relates to a site to the west of Haverfield Gardens, Kew. The site is currently occupied by a bungalow with garages to the rear. It is surrounded by residential development on all boundaries, with Cecil Court Care Home to the north, properties on Kew Green to the west, Gloucester Road to the south and Haverfield Gardens to the east from where the site is accessed.

The site is located in the Kew Green Conservation Area and within the World Heritage Site buffer zone of Kew Royal Botanic Gardens. It is surrounded by numerous Buildings of Townscape Merit (BTM) on Priory Road to the north, Kew Green to the west and Gloucester Road to the south. No. 20 and 22 Kew Green to the north west of the site are Grade II listed buildings.

It is subject to recently approved development (Council ref: 22/1497/FUL) for:

- The demolition of existing dwelling house and 22 garages and the construction of 5 x residential dwellings with associated hard and soft landscaping, parking and associated infrastructure. – Approved 10/02/2023

This request for approval relates to condition DV49A Construction Management Plan of planning permission 22/1497/FUL - Revision to the Vehicle Routing.

2. REPRESENTATIONS

The application is for approval of details reserved by condition, which is not subject to neighbour notification. No letters of representation have been received.

3. EXPLANATION OF OFFICER RECOMMENDATION

This request for compliance with conditions relates to condition **DV49A Construction Management Plan** as shown below.

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document (https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

- 1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing*
- 2. Programme length and phasing*
- 3. The number, type and dimensions of vehicles required*
- 4. Vehicle routing*
- 5. Details of holding areas for construction traffic and communication strategy for their arrival*
- 6. Methods of spoil removal and concrete supply*
- 7. Details and location where plant and materials will be loaded and unloaded*
- 8. Security hoarding and maintenance of such*
- 9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties*
- 10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this*
- 11. Details of how the safety of highway users and vulnerable pedestrians will be managed*
- 12. Details of how access to neighbouring properties will be maintained*
- 13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works*

14. Details of any required footway and/or road closures, or highway licences
 15. Any necessary parking suspension details
 16. Details of any wheel-washing facilities, if required
 17. 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 BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
 18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.
- REASON: In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.*

In addition to the condition referenced above, informative No. U0074838 **NS01 Construction Management Statement** states:

The applicants are advised that when drafting the Construction Management Statement, as secured via condition, each 'point' of the condition should form a sub heading in the Statement. Where a point is not applicable please state this, with justification.

The applicant is advised:

- a. to discuss their proposal with neighbours and other parties, who may be affected, including by commencing Party Wall negotiations*
- b. appoint a contractor who will/is signed up to a Considerate Construction Scheme*
- c. appoint a contractor who has membership of the Association of Specialist Underpinning Contractors (ASUC) or another suitable body*
- d. appoint a contractor who will follow the ASUC 'Guidelines on safe and efficient basement construction directly below or near to existing structures' which has been endorsed by the Health and Safety Executive*
- e. that weight should be afforded to the impact of noise during construction having had due regard to the Public Sector Equality Duty. This will be considered in any application for approval of details reserved by the CMP condition. Electrical rather than diesel machinery and equipment should be used where feasible to reduce noise.*

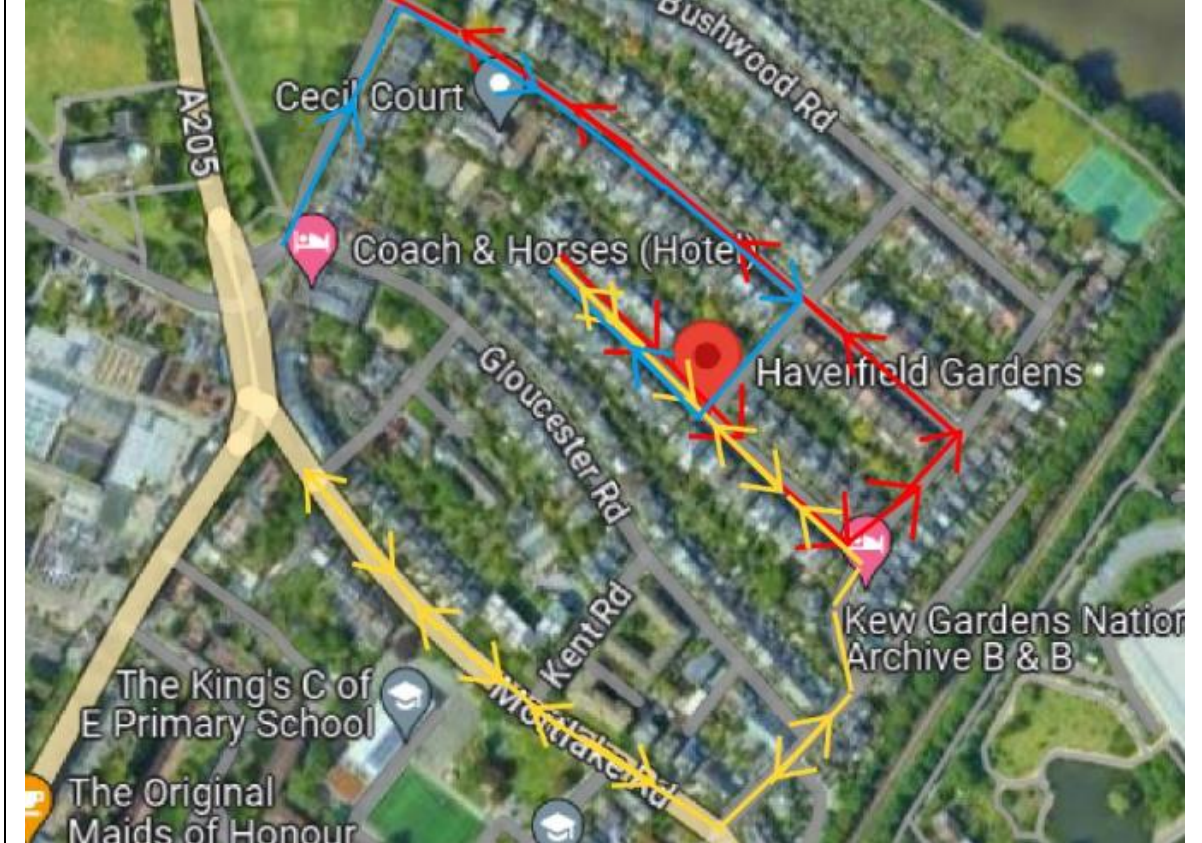
Confirmation of these points is invited through the submission of details to discharge condition DV49 'Construction Management Plan'

The applicant has previously submitted a construction management plan under planning reference: 22/1497/DD01. This was considered acceptable, however the construction faced routing challenges, as on certain occasions there are cars parked on double yellow lines on Forest Road and Maze Road junction, preventing lorries from turning left into Forest Road. In such case the lorry driver has a choice of waiting for such obstruction to be removed whilst blocking access and egress to / from maze road, or to turn right.

The current application has been submitted to address this routing issue. Below is a comparison of the approved and proposed routing:



Approved routing (22/1497/DD01). Blue indicates to site, while red is exit route from the site.



As proposed within the current application. Yellow indicates alternative routing in case of obstruction.

A swept path analysis has also been provided for the largest vehicle, which is a low loader. The swept path analysis demonstrates construction vehicles can enter and exit the site safely, and wider swept path in combination with vehicle details provided demonstrate there would not be vehicle overrun on the footpaths.

The Councils Transport Officers have reviewed the submission and acknowledge the constraints of the site. There is limited margin for error, on Haverfield Gardens with the larger vehicles, however the contractors have confirmed a traffic marshal will assist vehicles to ensure they manoeuvre safely under supervision.

In consideration of the submission, and the stage of construction works, the revised information provided is considered to satisfy the requirements of the condition and so this is recommend for discharge.

4. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of condition DV49A Construction Management Plan of planning permission 22/1497/FUL have been met.

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): ...KNP..... Dated: ...21/10/2024.....

I agree the recommendation:

South Area Team Manager:ND.....

Dated:21.10.2024.....