



# FW: RE: Consultation for 21/2758/DD03 / Environment Agency / 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, , Twickenham, , / Emer Costello

15 October 2024 15:18

Subject	<b>FW: RE: Consultation for 21/2758/DD03 / Environment Agency / 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, , Twickenham, , / Emer Costello</b>
From	<a href="mailto:planning@richmond.gov.uk">planning@richmond.gov.uk</a>
To	[REDACTED]
Cc	Emer Costello
Sent	15 October 2024 15:03
Attachments	<div> 17-08-16 External C...  EA recomme...</div>

Dear George Goodby,

Thank you for your email which has been forwarded to Emer Costello planning officer who will add your comments onto the case file. All comments are made available for public viewing on our website. If you wish to view the current progress of this application please click on the following link:

[http://www2.richmond.gov.uk/PlanData2/Planning\\_Search.aspx](http://www2.richmond.gov.uk/PlanData2/Planning_Search.aspx)

Please be aware the Council can only take into account 'material planning considerations' when looking at your comments. The most common of these are shown in the link below:

[http://www.richmond.gov.uk/what\\_is\\_a\\_valid\\_objection\\_to\\_a\\_planning\\_application](http://www.richmond.gov.uk/what_is_a_valid_objection_to_a_planning_application)

Where an application is to be decided by the Planning Committee a summary of all representations are included in the report to them.

We are conducting a Customer Experience Survey to gather customer feedback to help improve our services. The survey only takes 5 minutes and can be completed by using the link below.

[www.richmond.gov.uk/customer\\_feedback](http://www.richmond.gov.uk/customer_feedback)

Kind regards,

[REDACTED]

Corporate Customer Services  
Serving Richmond and Wandsworth Councils  
Tel [REDACTED]  
[www.richmond.gov.uk](http://www.richmond.gov.uk) / [www.wandsworth.gov.uk](http://www.wandsworth.gov.uk)

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updates

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You can download the My Richmond App on the App store or through Google Play. Find out more on our website - [My Richmond App](#)

Whilst you await for your query to be dealt with, you may find information on the following webpages useful: [Richmond.gov.uk](http://Richmond.gov.uk)

**Richmond Cost of Living Hub**

Support available in the borough to help with [the cost of living](#).

You can also find out [what you can do to help](#).

ment-agency.gov.uk

Sent: 15/10/2024 14:50:45

To: [REDACTED]

**Subject:** RE: Consultation for 21/2758/DD03 / Environment Agency / 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, , Twickenham, , / Emer Costello

FAO [REDACTED]

Dear [REDACTED]

Thank you for consulting us on the above discharge of conditions application. As condition 0146052 - NS11 River Piling- Method Statement was not requested by us, we have no further comments to add from a planning perspective, in line with our "External consultation checklist" (attached for reference). It appears that this condition was requested by Thames Water/ the PLA.

I have checked back through our response to 21/2758/FUL and identified the conditions on the decision notice that align with our requested conditions (also attached, for your reference).

The proposed works will need a flood risk activity permit. I have checked with the team responsible for issuing these permits and it doesn't appear that they have been approached by the applicant. So, I would strongly urge the applicant to apply for a permit for these works as soon as possible. If you could pass this onto the applicant, that would be greatly appreciated. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted

**Flood Risk Activity Permit**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk). The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity

Best regards,

**George Goodby**



Working Pattern: 9-5 Mon-Wed, Fri. University learning day Thursday.

Pronouns: he/him ([why is this here?](#))

**Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!**

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)

**From:** [Redacted]

**Sent:** 04 October 2024 14:10

**To:** KSLPlanning [Redacted]

**Cc:** [Redacted]

**Subject:** Consultation for 21/2758/DD03 / Environment Agency / 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, , Twickenham, , / [Redacted]

FAO: Environment Agency

Officer: Emer Costello

Site: 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, , Twickenham, ,

Please see the attached consultation document seeking your views on a planning application we have received. I would be grateful if you could submit any observations, quoting reference 21/2758/DD03 no later than 25 October 2024. If we do not hear from you by that date we shall assume that you have no comments.

Details of the application can be found online at

[https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww2.richmond.gov.uk%2FPlanData2%2Fplanning\\_caseno.aspx%3FstrCaseNo%3D21%2F2758%2FDD03&data=05%7C02%7Ckslplanning%40environment-agency.gov.uk%7C7c979582db494b38904908dce475f23f%7C770a245002274c6290c74e38537f1102%7C0%7C0%7C638636442749932431%7CUnknown%7CTWfPbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljojV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=jaiCyaf2bYgthUdcWwrSfpvgW%2Fid6EMrDmWfsDwsQMk%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww2.richmond.gov.uk%2FPlanData2%2Fplanning_caseno.aspx%3FstrCaseNo%3D21%2F2758%2FDD03&data=05%7C02%7Ckslplanning%40environment-agency.gov.uk%7C7c979582db494b38904908dce475f23f%7C770a245002274c6290c74e38537f1102%7C0%7C0%7C638636442749932431%7CUnknown%7CTWfPbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQljojV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=jaiCyaf2bYgthUdcWwrSfpvgW%2Fid6EMrDmWfsDwsQMk%3D&reserved=0)

If you have received this email in error, please reply with the correct recipient's details and we will update our records.

Regards,

Development Management  
London Borough of Richmond upon Thames

Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)

Web: <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.richmond.gov.uk%2Fplanning&data=05%7C02%7Ckslplanning%40environment-agency.gov.uk%7C7c979582db494b38904908dce475f23f%7C770a245002274c6290c74e38537f1102%7C0%7C0%7C638636442749950699%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=Xhxo3Shd5TGEvgz0%2BgHCPye6W%2F6BHTafv1J8IB8oUQo%3D&reserved=0>



Email created Fri Oct 04 14:10:12 2024

Template CONGEN

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