



Planning Department
Richmond and Wandsworth Council
Civic Centre,
44 York St,
Twickenham
TW1 3BZ

Our ref: PP-13567222

15 November 2024

PUBLIC

15/11/2024

Dear Sir / Madam,

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

NMA Submission to alter conditions:

- **NS22 Highway and transport matters**
- **NS23 Highways matters**

On behalf of our client Richmond and Wandsworth Council, c/o Kier Construction, please find enclosed a Non-Material Amendment application to amend the wording of conditions NS22 and NS23 of planning permission ref 21/2758/FUL. This consent was granted on 21st December 2022 for the 'Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units (Use Class C3), ground floor commercial/retail/cafe (Use Class E), public house (Sui Generis), boathouse locker storage, floating pontoon and floating ecosystems with associated landscaping, reprovision of Diamond Jubilee Gardens, alterations to highway layout and parking provision and other relevant works'.

For NS22, this application seeks an amendment to the trigger of the consent, because the detail requested will not be confirmed until later in the construction process. Our client is currently focussed on submitting the information required in relation to the conditions that must be discharged prior to commencement of any works, to allow a start on site in line with programme. This amendment will allow efforts to be focussed on the information required for these. We also request that the wording is amended to require a stage 2 Safety Audit.

In respect of Condition NS23, it is proposed that this is amended to remove the reference to the Stage 2 Safety Audit, as this will now be provided as part of the submission to discharge Condition NS22, (once also amended).

The changes to the wording of these conditions are outlined in the table below:

Condition	Approved Wording	Suggested Wording
NS22 - Highways and transport matters	<p>Prior to the commencement of development, a scheme detailing the necessary Traffic Management Orders (under the Road Traffic Regulation Act 1984), Stopping Up Orders, Traffic Orders and other S38 and S278 or works of the Highways Act are in place to secure the following highway measures (including future management and maintenance where provision is on private land not forming public highway) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London...</p>	<p>Prior to the commencement of any works listed within points i-xix below, a scheme detailing the necessary Traffic Management Orders (under the Road Traffic Regulation Act 1984), Stopping Up Orders, Traffic Orders and other S38 and S278 or works of the Highways Act are in place to secure the following highway measures (including future management and maintenance where provision is on private land not forming public highway) as well as a Stage 2 Safety Audit shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London....</p>
NS23 Highways Matters	<p>– Prior to the commencement of the development a scheme detailing the following parking and highway matters shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>a. Stage 2 Safety Audit</p> <p>b. Equality Impact Needs Assessment (EINA) on the parking, servicing and access proposals should these be progressed to implementation</p> <p>c. Siting of the street traders bay, demonstrating this will not compromise the turning areas at the south of Water Lane.</p> <p>d. Plan detailing the privately maintained public realm works.</p>	<p>Prior to the commencement of the development a scheme detailing the following parking and highway matters shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>b. Equality Impact Needs Assessment (EINA) on the parking, servicing and access proposals should these be progressed to implementation</p> <p>c. Siting of the street traders bay, demonstrating this will not compromise the turning areas at the south of Water Lane.</p> <p>d. Plan detailing the privately maintained public realm works.</p>



We will be simultaneously discharging parts b, c and d of NS23 so the referencing as listed has not been amended.

The changes do not result in any reduction in the level of information to be provided to the LPA, but merely move those requirements to a more appropriate juncture in the build process. We believe the changes are minor, non-material alterations to the approved scheme.

We trust the above is clear and sufficient to validate this application, but if there are any issues please do not hesitate to get in touch.

Yours sincerely

Matthew Black
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Planning
WSP

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