



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

Our ref: PP-13531028

1 November 2024

**PUBLIC**

01/11/2024

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  
Discharge of Condition Planning Application**

- **NS49 – Pin Oak Investigation**

Please find enclosed an application submitted on behalf of our client the London Borough of Richmond, c/o Kier Construction, to discharge planning condition NS49 of planning permission dated 21<sup>st</sup> December 2022 (21/2758/FUL) prior to commencement of development.

Condition NS49 is worded as follows:

*'1. Prior to the felling of the Pin Oaks along The Embankment (T58, T59, T60, T61, T62, T63, T64), details of an investigation scheme into their failure, including below ground rooting and soil environment, shall be submitted to and approved in writing.*

*2. The development shall not be implemented other than in accordance with the approved scheme.*

*3. The results of the investigation shall be submitted to and approved in writing prior to details of the soft landscaping scheme (condition titled 'Soft Landscaping Required) being submitted, and should inform the final landscaping scheme along the Embankment.'*

In support of this application, we are submitting the following document:

- 241010 ALP001-008-004 Twickenham Riverside Tree Establishment Failure - Investigation Report 001



In line with the wording of this condition, this report details the results of the ground investigation conducted into the rooting and soil environment for the Pin Oaks along The Embankment. This report has determined a variety of factors likely to be responsible for the decline of a number of the trees, resulting in their poor form and ultimately death.

We trust this satisfies the requirements of condition NS49 of planning 21/2758/FUL, however if there are any queries, please come back to us.

Yours sincerely,

**Matthew Black**  
Associate Director  
Planning  
WSP

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