

PH/CO/AT/DP4410  
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Dear Thomas,

**GREGGS AND NO.2 GOULD ROAD, GOULD ROAD, TWICKENHAM, TW2 6RT**

**SUBMISSION OF DETAILS PURSUANT TO THE DISCHARGE OF CONDITION U0179126 OF PLANNING PERMISSION REF: 22/2556/FUL**

On behalf of our client, London Square Developments Ltd please find enclosed an application for the re-discharge of Condition U0179001 of planning permission ref. 22/2556/FUL granted on the 14 June 2024 for the following description of development:

*'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.'*

Condition U0179001 attached to the above permission states the following:

*"No development shall take place, including any works of demolition, until a Construction Management Statement / Logistics Plan (to include any demolition works) 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 details through the demolition / construction period, unless otherwise previously agreed in writing with the Local Planning Authority. The document shall demonstrate compliance with the guidance found in the Construction Logistics Plan for developers produced by Transport for London and include:*

- a) The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;*
- b) Site layout plan showing manoeuvring tracks for vehicles accessing the site to allow these to turn and exit in forward gear;*



- c) *Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
- d) *Details and location where plant and materials will be loaded and unloaded;*
- e) *Details and location where plant and materials used in constructing the development will be stored, and the location of skips on the highway if required;*
- f) *Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;*
- g) *Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;*
- h) *Details of any wheel washing facilities;*
- i) *Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);*
- j) *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 BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;*
- k) *Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);*
- l) *Details of the phasing programming and timing of works;*
- m) *Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Statement 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7*
- n) *A construction programme including a 24 hour emergency contact number;*
- o) *See also TfL guidance on Construction Logistics Plans;*
- p) *Communication strategy for residents and local businesses during demolition and construction.*
- q) *Non Road Mobile Machinery (NRMM) details, including, confirmation that all NRMM shall meet Stage IIIB emission criteria of Directive 97/68/EC and its subsequent amendments, unless it can be demonstrated that Stage IIIB equipment is not available; that an inventory of all NRMM shall be registered on the NRMM register <https://nrmm.london/usernrmm/register>; that all NRMM should be regularly serviced and service logs kept on site for inspection; and records shall be kept on site which details proof of emission limits for all equipment. r) Detail of phasing - partial occupation whilst work is taking place (and details how this will be undertaken safely)*
- r) *A holding bay for delivery vehicles has been identified on/off site and a system created to control the movement of construction vehicles to/from the site. A route(s) shall be identified and agreed by the Local Planning Authority to reduce adverse impacts on the local road network ideally via the A316. No vehicle shall be permitted to wait in local roads. No vehicle shall be permitted to idle its engine whilst waiting/unloading on or off the site. Wheel wash facilities at the site exit shall be required to control spillage of debris onto local road network.*



- s) *the number and times of deliveries with the majority of deliveries to take place both inside and outside of term-time between 8:00-9:30 and 15:00–16:00 (Due to the proximity of local schools, such as Gems Twickenham Primary Academy in Colne Rd, The Riverside Nursery on Heath Rd, Trafalgar Infants School and Bright Horizons Nursery on Meadway)”.*

Prior to this submission, the Council granted approval on 7<sup>th</sup> November 2024 for planning application ref. 22/2556/DD09 which sort to discharge Condition U0179001 (Construction Method Statement) of planning permission ref. 22/2556/FUL.

The applicant now seeks to re-discharge Condition U0179001. The only amendments to the revised version of the Construction Method Statement are as follows:

- Part F: Local Highways / Licenses / Suspensions – this now shows the updated Traffic Management Plan which was requested by parking officers at the Council;
- Part G: Security Hoardings – this shows the updated security arrangements on the site’s boundary.

No further amendments are sought.

In line with the above, the following material has been submitted alongside this letter in order to re-discharge the above condition:

1. A completed Application Form; and,
2. Construction Method Statement (Rev C).

The fee has been calculated at £215.00 (incl. VAT) which has been paid and submitted via the Planning Portal.

We trust that the submitted information is sufficient to discharge the above condition however, should you require any further information or have any further questions, please do not hesitate to contact Annie Timms at this office.

Yours faithfully

*DP9 Ltd.*

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