

Application reference: 21/2758/DD02
TWICKENHAM RIVERSIDE WARD

Date application received	Date made valid	Target report date	8 Week date
30.09.2024	30.09.2024	25.11.2024	25.11.2024

Site:

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

Proposal:

Details pursuant to condition U0146079 NS39 Bats of planning permission 21/2758/FUL.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Jonas Bertlind
C/o Kier Construction
70 Chancery Lane
London
WC2A 1AF
United Kingdom

AGENT NAME

Mr Matthew Black
70 Chancery Lane
London
WC2A 1AF
United Kingdom

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

Consultations:**Internal/External:**

Consultee
LBRuT Ecology

Expiry Date

18.10.2024

Neighbours:

-

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

Status: WDN
Date:19/06/2018

Application:17/4213/FUL

Full planning application for the demolition and removal of all existing buildings and structures and redevelopment with a mixed use development of the site at 1, 1A, 1B and 1C King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river facing parcel of land on The Embankment in front of Diamond Jubilee Gardens. The development proposals comprise: Two 3-4 storey buildings with a partial lower ground floor and a raised walkway to link the two buildings; three seasonal units (201m²) at Lower Ground Floor level; 505m² A3 floor space, 250m² B1 floor space, 244m² A1 floor space and 62m² flexible commercial at ground floor level (either A1/A3/D1); 39 residential apartments at first, second and third floors (18 no. 1 bedroom, 19 no. 2 bedroom and 2 no. 3 bedroom, including

six no. affordable homes) and raised roof terrace; new public square / areas of public realm throughout the site; a Lower Ground Floor car park with new vehicular access from The Embankment consisting of 23 car parking spaces and cycle storage; reconfiguration of street parking in the roads immediately adjacent to the Site and associated highway / footway works; amended pedestrian access and landscaping to the South of Diamond Jubilee Gardens; and amendment of service vehicle access to the service road at the rear of Diamond Jubilee Gardens.

Development Management

Status: GTD

Date:21/12/2022

Application:21/2758/FUL

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.

Development Management

Status: GTD

Date:24/05/2024

Application:21/2758/DD01

Details pursuant to condition U0146046 - NS03 CMS / Logistics Plan Part (o) (In Part) of planning permission 21/2758/FUL.

Development Management

Status: PDE

Date:

Application:21/2758/NMA

Non material amendment to planning approval 21/2758/FUL to alter the trigger of planning conditions: NS29, NS30, NS32, NS34, NS42 and NS122

Development Management

Status: PCO

Date:

Application:21/2758/DD02

Details pursuant to condition U0146079 Twickenham Riverside: Addendum Bat Report 2024

Development Management

Status: PCO

Date:

Application:21/2758/DD03

Details pursuant to condition 0146052 - NS11 River Piling- Method Statement

Development Management

Status: PCO

Date:

Application:21/2758/DD04

Details pursuant to condition U0146066 - NS26 Thames Path / National Trail

Development Management

Status: PCO

Date:

Application:21/2758/DD05

Details pursuant to condition NS19 - Archaeology 1 WSI, NS20 - Archaeology 2 foundation design, NS21 - Archaeology - public engagement

Development Management

Status: PCO

Date:

Application:21/2758/DD06

Details pursuant to condition NS14 - flood water surface design, NS15 - Drainage

Development Management

Status: INV

Date:

Application:21/2758/DD07

Details pursuant to condition NS64 - Open Space Delivery

Development Management

Status: INV

Date:

Application:21/2758/DD08

Details pursuant to condition NS44 - Digital Connectivity

Development Management

Status: PCO

Date:

Application:21/2758/DD09

Details pursuant to condition NS12 - Environment Agency condition 2

Development Management

Status: PCO

Application:21/2758/DD10

Date: _____ Details pursuant to condition UXO-Threat Assessment _____

Building Control

Deposit Date: 24.01.2018 Demolition of existing buildings; construction of two new buildings 3/4 storeys; commercial uses at ground, with residential above (39 units), lower ground floor car park with seasonal units

Reference: 18/0193/FP

Building Control

Deposit Date: 13.10.2020 Demolition of existing buildings including 1a 1b and 1c King Street and redevelopment of the site to form a mixed use office/retail development with 48/50 residential units in a 3/4 Storey linked block with lower ground floor parking and associated landscaping works.

Reference: 20/1369/FP

Building Control

Deposit Date: 10.06.2022 Demolition of existing buildings and structures and redevelopment of the site comprising 45 residential units, ground floor commercial/retail/cafe, public house, boathouse, pontoon and associated landscaping, reprovion of gardens, alterations to highway

Reference: 22/1068/FP

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

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): EMC Dated: 05.11.24

I agree the recommendation:

Team Leader Lucy Thatcher

Dated: 16 December 2024

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the

application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

Application Number	21/2758/DD02
Address	1-1C King Street, 2-4 Water Lane, The Embankment And River Wall, Water Lane, Wharf Lane And The Diamond Jubilee Gardens, Twickenham
Proposal	Details pursuant to condition U0146079 NS39 Bats of 21/2758/FUL.
Contact Officer	Emer Costello
Target Determination Date	25/11/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The Proposal:

Details pursuant to condition U0146079 NS39 Bats of:

*21/2758/FUL 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.
Granted 21.12.2022*

U0146079 NS39 Bats

Prior to the demolition of any building, a full ECiA (and any relevant surveys) will be submitted to and approved in writing by the Local Planning Authority. Should bats be discovered during the pre-works surveys, all works must stop until the necessary license from Natural England has been obtained.

REASON: To protect the ecological value of the site

Key Planning History

21/2758/DD09 Details pursuant to condition NS12 - Environment Agency condition 2
Pending

21/2758/DD10 Details pursuant to condition UXO-Threat Assessment. Approved

21/2758/DD05 Details pursuant to condition NS19 - Archaeology 1 WSI, NS20 - Archaeology 2 foundation design, NS21 - Archaeology - public engagement. Pending

21/2758/DD06 Details pursuant to condition NS14 - flood water surface design, NS15 – Drainage. Pending.

21/2758/DD07 Details pursuant to condition NS64 - Open Space Delivery. Pending.

21/2758/DD08 Details pursuant to condition NS44 - Digital Connectivity. Pending.

21/2758/DD04 Details pursuant to condition U0146066 - NS26 Thames Path / National Trail. Approved..

21/2758/DD03 Details pursuant to condition 0146052 - NS11 River Piling- Method Statement. Pending.

21/2758/DD02 Details pursuant to condition U0146079 Twickenham Riverside: Addendum Bat Report 2024. Pending.

21/2758/NMA Non material amendment to planning approval 21/2758/FUL to alter the trigger of planning conditions: NS29, NS30, NS32, NS34, NS42 and NS122. Pending.

21/2758/DD01 Details pursuant to condition U0146046 - NS03 CMS / Logistics Plan Part (o) (In Part) of planning permission 21/2758/FUL. Granted Permission 24/05/2024

21/2758/FUL 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. Granted Permission 21/12/2022

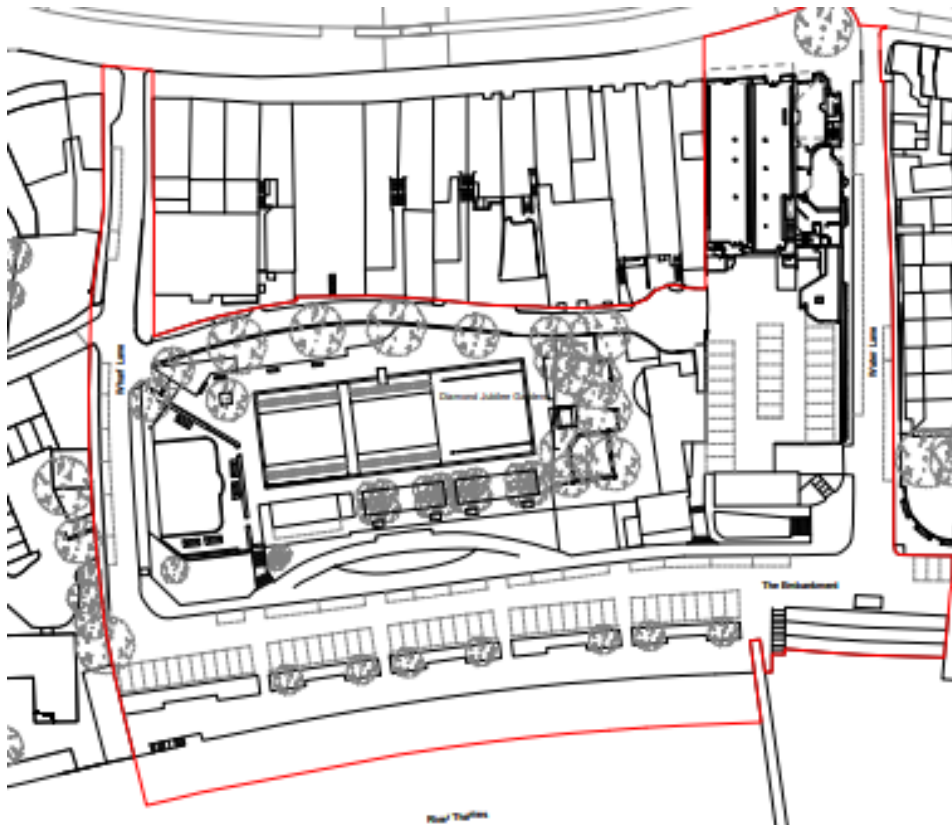


Figure 1. Site Plan (21/2758/FUL)

2. CONSULTATION

Internal Consultees	
LBRUT Ecology	No objection the bat survey addendum to the ECiA is satisfactory to discharge this condition.

Neighbour comments:

None.

3. AMENDMENTS

Description of Development changed from:

-condition U0146079 Twickenham Riverside: Addendum Bat Report 2024

to:

-condition U0146079 NS39 Bats of planning permission 21/2758/FUL.

4. EXPLANATION OF OFFICER RECOMMENDATION

U0146079 NS39 Bats

Prior to the demolition of any building, a full ECiA (and any relevant surveys) will be submitted to and approved in writing by the Local Planning Authority. Should bats be discovered during the pre-works surveys, all works must stop until the necessary license from Natural England has been obtained.

REASON: To protect the ecological value of the site

Supplied information:

Committee Report

Paragraph 8.178

An Ecological Impact Assessment has been submitted, which incorporates the results of the Ecological Appraisal undertaken in June 2020, a bat survey (September 2020), and an ecological desk study and extended Phase 1 habitat survey (undertaken July 2020). An Ecological Enhancement Statement has also been provided.

Page 96-97:

Bats	<ul style="list-style-type: none"> • External Building Inspection – Moderate suitability to support roosting bats in Building 1 – all other buildings have negligible suitability. • Bat emergence / re-entry / use of the site – No bats observed emerging from or re-entering Building 1. Bat activity was low, with no more than 7 bats recorded in either survey, which were common specific. • The site offers negligible opportunities for foraging and commuting bats. • The river boundary lacks vegetation which would support a greater diversity / abundance of invertebrate prey.
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Paragraph 8.181

Bats: The results of the surveys were accepted when originally submitted. The survey data for bats is now two seasons old; the applicant advises the habitats on site and their management have not changed, it is unlikely that the local distribution of bats will have changed, and there is only a small possibility that bats could now roost within buildings on the site. As such, it is recommended such concern is addressed via condition securing an updated bat survey. In the very unlikely case that a bat roost were located there is a high degree of confidence that a licence from Natural England would be obtained either under conventional licencing or low impact licencing to enable the development to proceed with the roost being compensated for

by bat boxes; four integrated bat boxes are already committed to in Enhancement Strategy which may be suitable or additional boxes could be added.

Page 98 Table 13: Mitigation and enhancement measures

<p>Measures to minimise impacts and opportunities for enhancement</p>	<ul style="list-style-type: none"> • Incorporation of damper planting areas of native and non-native species of high value to pollinators as rain gardens. • Incorporation of climbing plants supported by wires to create green walls • Existing insect hotels present will be retained but relocated • Eight bird and four bat boxes integrated within buildings • Three bird and three bat boxes on retained trees • Inclusion of green roofs on new buildings within the Site
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Committee Addendum

None.

Committee Minutes

None.

Approved ECiA Report 21/2758/FUL

Document Ecological Impact Assessment (non-EIA), July 2021 by BSG Ecology (ECiA, 2021): The ECiA (2021) included a survey of statutory designated sites within 2 km of the Site boundary; non-statutory designated sites within 1 km of the Site, great crested newts, hedgehogs, invertebrates, otters, water voles, fish and bats.

It was noted at the time of the decision that where survey data is over 3 years old a new ECiA (and any relevant surveys) may be required.

Supplied Information

- Environmental Impact Assessment (Parts 1 & 2) July 2021 by BSG Ecology received 05 Nov 2024 (For Reference) (Approved under 21/2758/FUL)
- Twickenham Riverside, Bat Report, 2024 by BSG Ecology received 30 Sept 2024

Officer Assessment

<p>Prior to the demolition of any building, a full ECiA (and any relevant surveys) will be submitted to and approved in writing by the Local Planning Authority.</p>	<p>Twickenham Riverside Bat Report, 2024 by BSG Ecology received 30 Sept 2024 (Bat Report, 2024)</p> <p>There is no objection to the findings of this report which did not identify bats on site.</p> <p>The Condition states that a Ecological Impact Assessment (ECiA) (and any relevant surveys) needs to be supplied.</p> <p>The previous ECiA (Parts 1 & 2) approved under 21/2758/FUL was by BSG Ecology, July 2021.</p> <p>The ECiA 2021 have been reviewed by the Council’s Ecology team along with the bats addendum and it is considered that the</p>
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	evidence is satisfactory to discharge this condition.
Should bats be discovered during the pre-works surveys, all works must stop until the necessary license from Natural England has been obtained.	This is a compliance component and remains in full force.

The Council's Ecologist has been consulted and raises no object to this condition being discharged.

5.RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered that the requirements of condition U0146079 Bats are met. This condition may be **DISCHARGED**.