

GREATER **LONDON** AUTHORITY
Good Growth

Rachel Crick
Avison Young
65 Gresham Street
London
EC2V 7NQ

GLA ref: GLA/4795/03
LB Richmond ref: 19/0510/FUL
Date: *****DRAFT*****

Dear Ms Crick,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Homebase, 84 Manor Road, Richmond, London, TW9 1YB
GLA reference: GLA/4795/03
LB Richmond reference: 19/0510/FUL
Applicant: Avanton Richmond Developments Limited

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED TBC

The Mayor of London, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Demolition of existing buildings and structures and comprehensive phased residential-led redevelopment to provide 453 residential units (of which 173 units will be affordable), flexible retail, community and office uses, provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.”

At: Land including Homebase, 84 Manor Road, Richmond, London, TW9 1YB within the London Borough of Richmond.

Subject to the following planning conditions and informatives:

Conditions

1. Expiration of Planning Permission

The development to which this permission relates shall begin no later than the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town & Country Planning Act 1990 (As Amended).

2. Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing plans

Existing site location plan: MNR AA ALL ZZ DR A 1000 R3
Existing site block plan: MNR AA ALL ZZ DR A 1100 R3
Existing ground floor plan: MNR AA ALL GF DR A 1200 R3
Existing mezzanine plan: MNR AA ALL M1 DR A 1201 R3
Existing sections: MNR AA ALL ZZ DR A 1300 R3
Existing elevations: MNR AA ALL ZZ DR A 1400 R3
Existing bus layover facility: MNR-AA-ALL-ZZ-DR-A-1600 R1

Demolition plans

Site plan demolition drawing: MNR AA ALL ZZ DR A 1500 R4
Ground floor existing demolition drawing: MNR AA ALL GF DR A 1501 R3
Mezzanine floor existing demolition drawing: MNR AA ALL M1 DR A 1502 R3
Sections existing demolition drawing: MNR AA ALL ZZ DR A 1503 R3
Elevations existing demolition drawing: MNR AA ALL ZZ DR A 1504 R3

Proposed drawings

General arrangement plans

Basement plan -MNR AA ALL B1 DR A 1999 R15
Ground floor plan - MNR AA ALL GF DR A 2000 R26
First floor plan -MNR AA ALL 01 DR A 2001 R24
Second floor plan -MNR AA ALL 02 DR A 2002 R20
Third floor plan -MNR AA ALL 03 DR A 2003 R19
Fourth floor plan -MNR AA ALL 04 DR A 2004 R19
Fifth floor plan -MNR AA ALL 05 DR A 2005 R19
Sixth floor plan -MNR AA ALL 06 DR A 2006 R19
Seventh floor plan -MNR AA ALL 07 DR A 2007 R18
Eighth floor plan -MNR AA ALL 08 DR A 2008 R17
Ninth floor plan - MNR AA ALL 09 DR A 2009 R17
Tenth floor plan -MNR AA ALL 10 DR A 2010 R7
Roof plan - MNR AA ALL 11 DR A 2011 R21
Phase 0 Phasing plan -MNR-AA-ALL-GF-DR-A-2100 R9
Phases 1-4 Phasing plan -MNR-AA-ALL-GF-DR-A-2101 R9
Affordable housing plan -MNR-AA-ALL-10-DR-A-2110 R7
Waste storage plan - MNR-A-SK-200925HB02-R4

Block A

Core A – Ground floor plan - MNR AA BA1 01 DR A 2100 R15
Core A – First floor plan - MNR AA BA1 01 DR A 2101 R13
Core A – Second floor plan - MNR AA BA1 02 DR A 2102 R12
Core A – Third floor plan - MNR AA BA1 03 DR A 2103 R12
Core A – Fourth floor plan - MNR AA BA1 04 DR A 2104 R12
Core A – Fifth floor plan - MNR AA BA1 05 DR A 2105 R12
Core A – Sixth floor plan - MNR AA BA1 06 DR A 2106 R12

Core A – Seventh floor plan - MNR AA BA1 07 DR A 2107 R12
Core A – Roof plan - MNR AA BA1 08 DR A 2108 R12
Cores B, C, D – Basement plan - MNR AA BA2 B DR A 2199 R9
Cores B, C, D – Ground floor plan - MNR AA BA2 GF DR A 2200 R15
Cores B, C, D – First floor plan - MNR AA BA2 01 DR A 2201 R14
Cores B, C, D – Second floor plan - MNR AA BA2 02 DR A 2202 R12
Cores B, C, D – Third floor plan - MNR AA BA2 03 DR A 2203 R12
Cores B, C, D – Fourth floor plan - MNR AA BA2 04 DR A 2204 R12
Cores B, C, D – Fifth floor plan - MNR AA BA2 05 DR A 2205 R12
Cores B, C, D – Sixth floor plan - MNR AA BA2 06 DR A 2206 R12
Cores B, C, D – Seventh floor plan - MNR AA BA2 07 DR A 2207 R12
Cores B, C, D – Eighth floor plan - MNR AA BA2 08 DR A 2208 R9

Block B

Core A – Ground floor plan - MNR AA BB1 GF DR A 2300 R13
Core A – First floor plan - MNR AA BB1 01 DR A 2301 R14
Core A – Second floor plan - MNR AA BB1 02 DR A 2302 R12
Core A – Third floor plan - MNR AA BB1 03 DR A 2303 R12
Core A – Fourth floor plan - MNR AA BB1 04 DR A 2304 R12
Core A – Fifth floor plan - MNR AA BB1 05 DR A 2305 R12
Core A – Sixth floor plan -MNR AA BB1 06 DR A 2306 R12
Core A – Seventh floor plan - MNR AA BB1 07 DR A 2307 R12
Core A – Eighth floor plan - MNR AA BB1 08 DR A 2308 R12
Core A – Ninth floor plan - MNR AA BB1 09 DR A 2309 R12
Core A – Tenth floor plan - MNR AA BB1 10 DR A 2310 R12
Core A – Roof plan - MNR AA BB1 11 DR A 2311 R2

Block C

Cores A & B – Ground floor plan - MNR AA BC1 GF DR A 2400 R15
Cores A & B – First floor plan - MNR AA BC1 01 DR A 2401 R15
Cores A & B – Second floor plan - MNR AA BC1 02 DR A 2402 R13
Cores A & B – Third floor plan - MNR AA BC1 03 DR A 2403 R13
Cores A & B – Fourth floor plan - MNR AA BC1 04 DR A 2404 R13
Cores A & B – Fifth floor plan - MNR AA BC1 05 DR A 2405 R13
Cores A & B – Sixth floor plan - MNR AA BC1 06 DR A 2406 R13
Cores A & B – Seventh floor plan - MNR AA BC1 07 DR A 2407 R13
Cores A & B – Eighth floor plan - MNR AA BC1 08 DR A 2408 R13
Cores A & B – Ninth floor plan - MNR AA BC1 09 DR A 2409 R5
Cores A & B – Roof plan -MNR AA BC1 10 DR A 2410 R4

Block D

Cores A & B – Ground floor plan - MNR AA BD1 GF DR A 2500 R15
Cores A & B – First floor plan - MNR AA BD1 01 DR A 2501 R15
Cores A & B – Second floor plan - MNR AA BD1 02 DR A 2502 R13
Cores A & B – Third floor plan - MNR AA BD1 03 DR A 2503 R13
Cores A & B – Fourth floor plan - MNR AA BD1 04 DR A 2504 R13
Cores A & B – Fifth floor plan - MNR AA BD1 05 DR A 2505 R13
Cores A & B – Sixth floor plan - MNR AA BD1 06 DR A 2506 R13
Cores A & B – Seventh floor plan - MNR AA BD1 07 DR A 2507 R9
Cores A & B – Roof plan - MNR AA BD1 08 DR A 2508 R9

Elevations and sections

Proposed site sections - MNR AA ALL ZZ DR A 3000 R6
Elevation AA – Manor Road - MNR AA ALL ZZ DR A 4000 R4
Block A elevations - MNR AA BLA ZZ DR A 4100 R7
Block A elevations - MNR AA BLA ZZ DR A 4101 R7
Block A elevations - MNR AA BLA ZZ DR A 4102 R8
Block A elevations - MNR AA BLA ZZ DR A 4103 R7
Block A elevations - MNR AA BLA ZZ DR A 4104 R7
Block A elevations - MNR AA BLA ZZ DR A 4105 R7
Block A elevations - MNR AA BLA ZZ DR A 4106 R6
Block A elevations - MNR AA BLA ZZ DR A 4107 R6
Block B elevations - MNR AA BLB ZZ DR A 4200 R7
Block B elevations - MNR AA BLB ZZ DR A 4201 R7
Block B elevations - MNR AA BLB ZZ DR A 4202 R7
Block B elevations - MNR AA BLB ZZ DR A 4203 R7
Block C elevations - MNR AA BLC ZZ DR A 4300 R7
Block C elevations - MNR AA BLC ZZ DR A 4301 R7
Block C elevations - MNR AA BLC ZZ DR A 4302 R7
Block C elevations - MNR AA BLC ZZ DR A 4303 R7
Block C elevations - MNR AA BLC ZZ DR A 4304 R6
Block C elevations - MNR AA BLC ZZ DR A 4305 R6
Block D elevations - MNR AA BLD ZZ DR A 4400 R6
Block D elevations - MNR AA BLD ZZ DR A 4401 R7
Block D elevations - MNR AA BLD ZZ DR A 4402 R6
Block D elevations - MNR AA BLD ZZ DR A 4403 R6
Block D elevations - MNR AA BLD ZZ DR A 4404 R6
Block D elevations - MNR AA BLD ZZ DR A 4405 R5

Landscape drawings

Landscape general arrangement - P11559-00-001-100-10
Landscape roof plan - P11559-00-001-101-05
Typical tree pit details -P11559-00-001-400-02

Supporting documents

Design and Access Statement (February 2019)
Heritage Statement (February 2019)
Townscape and Visual Impact Appraisal (February 2019)
Townscape and Visual Impact Appraisal Addendum V2 (May 2019)
Arboricultural Appraisal and Implications Assessment (November 2019)
Waste Management Strategy Addendum (November 2019)
Health Impact Assessment (May 2019)
Area Schedule: Proposed amended development R4 (September 2020)
Revised Geoenvironmental & Geotechnical Preliminary Risk Assessment R1.6 (July 2020)
Design and Access Statement Architectural Addendum A3004 (July 2020)
Design and Access Statement Architectural Addendum (November 2021)
Design and Access Statement Landscaping Addendum 02 (July 2020)
Design and Access Statement Landscaping Addendum 03 (July 2020)
Revised Flood Risk Assessment and Drainage Strategy 126782-RP-C-0001 (July 2020)
Addendum Arboricultural Report ha/an2/mr/2020 (July 2020)
Revised Circular Economy Statement Rev 02 (July 2020)
Revised Construction Environmental Management Plan (November 2021)
Health Impact Assessment Addendum (July 2020)

Heritage Statement Addendum (July 2020)
Revised Daylight Sunlight Report v2 (July 2020)
Planning Statement Addendum (July 2020)
Planning Statement Addendum (November 2021)
Revised Air Quality Assessment Rev 01 (July 2020)
Revised Commercial Travel Plan 11205-005-06 (November 2021)
Revised Energy Strategy Rev 03 (July 2020)
Revised Fire Safety Statement Rev 07 (July 2020)
Revised Lighting Design Strategy Rev 12 (July 2020)
Revised Noise Vibration Impact Assessment Rev 08 (July 2020)
Revised Residential Travel Plan 11205-004-06 (November 2021)
Revised Servicing and Delivery Management Plan 11205-003-08 (July 2020)
Revised Sustainability Strategy Rev 03 (July 2020)
Revised Transport Assessment 11566/001/03 (July 2020)
Transport Assessment Addendum (April 2021)
Transport Assessment Addendum (November 2021)
Revised Utilities Statement Rev P7 (July 2020)
Revised Waste Management Strategy Addendum Issue 3.0 (July 2020)
Revised Waste Management Strategy Addendum (November 2021)
Revised Wind Microclimate Assessment Rev E (July 2020)
Townscape and Visual Impact Appraisal Addendum 03 (July 2020)
Whole Life Carbon Assessment Rev 02 (July 2020)
Digital Connectivity Note (November 2021)

REASON: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed.

3. Development Phasing

The development shall not be implemented other than in accordance with the phasing plans as outlined in drawings Phase 0 Phasing plan -MNR-AA-ALL-GF-DR-A-2100 R9 and Phases 1-4 Phasing plan -MNR-AA-ALL-GF-DR-A-2101 R9 . In response to the phasing of the development and the outcome that the development will be partially implemented and occupied whilst construction still takes place elsewhere on the site, if temporary measures are required on the following matters (which are dealt with via other conditions contained on this decision notice), these must be submitted to and approved in writing as part of that relevant condition prior to the commencement of that phase of development. The development shall not be implemented or occupied other than in accordance with the approved details:

- a. Biodiversity
- b. Car parking and disabled car parking
- c. Electric vehicle charging points
- d. Cycling parking
- e. Delivery and servicing plan
- f. Fire Strategy
- g. Hard and Soft landscaping – including tree planting and pedestrian, cycle and vehicle access
- h. Playspace
- i. Refuse and recycling
- j. Waste management plan

REASON: To accord with the terms of the application and to ensure the appropriate delivery of the affordable housing hereby approved and a satisfactory form of development.

4. Approval of Materials and details

No above ground works shall take place in any phase of the development until details and materials to be used in that phase have been submitted to and approved in writing by the Local Planning Authority. This detail shall include the following:

- a. Samples of bricks, mortar and pointing, joints and cladding and any other external elevational treatment, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) and the samples shall be retained on site until the details are approved.
- b. External windows, communal entrances, duplex entrances, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority) The details shall, where necessary, reflect any mitigation measures necessary to ensure acceptable wind and microclimate conditions);
- c. Cross section through façade and typical bay showing depth of window reveals, frames, cills, headers, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).
- d. Shop fronts, entrances and openings (annotated plans / sections at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) showing window reveals, frames, fascias, cills and headers)
- e. Surface materials for car parking areas, pedestrian and cycle routes, accesses, shared space and associated circulation spaces;
- f. Rooftop plant and boundary treatment
- g. Gates, railing and other forms of enclosure
- h. Details of how the materials will integrate with other phases of development.

Such details must demonstrate compatibility with the approved drawings. Thereafter the development shall not be constructed other than in accordance with the approved materials.

REASON: To ensure a satisfactory standard of external appearance, in accordance with Richmond Local Plan Policy LP1 and London Plan Policies D3, D4, D5, D8 and D9.

5. Air Quality

Prior to the commencement of development, a report detailing the assessment of potential air quality effects, including an air quality neutral/positive assessment (in line with adopted policy) and detailing any necessary mitigation to avoid significant effects, shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures for any phase of development shall be implemented in full as approved prior to the first occupation within any phase and retained as approved for the duration of the development.

REASON: To protect air quality and health by ensuring that the production of air pollutants is kept to a minimum during the course of building works and during the lifetime of the development.

6. Biodiversity

Prior to the occupation of each phase of development hereby permitted, a Habitat and Ecological Management Plan for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a) No Net Loss and Net Gain calculations, which shall be in accordance with BS42020:2013

- b) The recommendations and wildlife enhancements as per the Tyler Grange Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (pages 18 - 19 of the report dated 13th February 2019)
- c) Details of the enhancements (where relevant) to include specifications, location, positions, aspect, height etc
- d) Details of any further surveys as per page 19 of the Tyler Grange Preliminary Ecological Appraisal
- e) Timetable for implementation
- f) Details of the long-term ecological objectives, maintenance schedules, management and monitoring
- g) How the Habitat Management Plan integrates with other phases of development within the site.

The development shall not be occupied until the approved scheme for the relevant phase is implemented in full and shall thereafter be retained.

REASON: To preserve the ecological value of the site hereby approved

7. BREEAM (non-residential uses) – Excellent

1. Prior to the commencement of the fit out of the commercial units, a Design Stage Assessment (under BREEAM or such national measure of sustainability for design that replaces that scheme) shall be carried out and a copy of the summary score sheet and interim BREEAM Certificate submitted to and approved in writing by the Local Planning Authority. The assessment shall include measures to be undertaken to achieve a rating of BREEAM Excellent.

2. Within 3 months of first occupation of the relevant building, a copy of the summary score sheet and Post-Construction Review Certificate (under BREEAM) shall be submitted to, and approved in writing by, the Local Planning Authority, verifying that BREEAM 'Excellent' has been achieved. This assessment will be produced post-occupancy, to allow time for collation of accurate evidence, and for the 2-month review and comment period by the BRE.

REASON: In the interests of addressing climate change, secure sustainable development, and comply with Richmond Local Plan Policy LP22 and London Plan Policy SI 2.

8. Car Parking Management Plan

Prior to the first occupation of the development, a site wide Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and must include at least the following details:

- i. The proposed allocation of and management arrangements for the Blue Badge parking spaces (including the location of the additional 7% of disabled persons parking and how it will be monitored)
- ii. The provision of Electric Vehicle Charging Points (EVCP) in accordance with adopted London Plan Guidance;
- iii. The management arrangements, safety and security measures to be incorporated within the development to ensure the safety of car parking areas; and
- iv. Implementation strategy to reflect the phased construction programme.

The car and cycle parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

REASON: Car parking management must be identified to ensure that it is appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the internal roads and adjoining highway in accordance with London Plan Policy T6.

9. Disabled Parking Spaces

Prior to occupation of each phase of the development hereby approved, all of the relevant disabled parking spaces (as indicated on Drawing No. P11559-00-001-100 -08) within the relevant phase shall be provided and be clearly marked as disabled bays (at all times) and shall not be used for any purposes other than disabled parking bays.

REASON: To ensure inclusive access, that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

10. Electric Vehicle Charging Points

No above ground works shall take place until a scheme for EVC infrastructure, in accordance with London Plan Standards has been submitted to and approved in writing by the Local Planning Authority (in consultation with TFL). The scheme shall include a programme for implementation. Prior to the occupation of each phase of the development hereby approved, the approved EVC infrastructure within that phase shall be fully installed, be ready for use, and be thereafter retained.

REASON: To encourage the use of ultra-low emission vehicles.

11. PV Panels

Prior to the occupation of each phase of the development hereby approved, a scheme (and accompanying statement) demonstrating the maximum reasonable use of PV panels including details of the siting, design, gradient and number of pv panels to be installed within that phase and implementation programme shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved and thereafter maintained.

REASON: To minimise future carbon dioxide emissions, mitigate climate change, and to comply with London Plan Policy SI 2.

12. Carbon Emissions Reduction (residential)

The residential development shall achieve one hundred per cent (100%) reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations and achieve no less than thirty-five per cent (35%) reduction in building carbon dioxide emissions over a 2013 Building Regulations compliant development from on-site measures, in line with the submitted Revised Energy Strategy (July 2020). Prior to first occupation of the relevant phase of the development hereby approved the developer shall submit evidence that the minimum 35% reduction over 2013 Building Regulations has been achieved from on-site measures.

REASON: To minimise future carbon dioxide emissions, mitigate climate change, and to comply with London Plan Policy SI 2.

13. Environmental Management Plan

1. Site clearance, demolition and excavation works shall not take place until a Demolition Environmental Management Plan for those relevant works has been submitted to and approved in writing by the Local Planning Authority.
2. No construction shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.
3. The Environmental Management Plan/s (referred to in parts 1 and 2 above) shall address, but is not limited to, the following matters:
 - a. demolition and construction related noise, pollution, vibration, lighting, traffic, waste management
 - b. measures that will be put in place to prevent idling of all construction and operative vehicles both within and outside the site,
 - c. pre-commencement checks/surveys for bats and other protected species and notable species, with subsequent mitigations as deemed appropriate
 - d. further protected and notable species checks/surveys should demolition and/or construction works not take place until after the second anniversary of the date of approval of surveys submitted pursuant to c)
 - e. appropriate working practices and safeguards for other wildlife, flora and fauna that are to be employed whilst works take place on site
 - f. measures to ensure adequate drainage and control surface water runoff from the Site
 - g. monitoring and audit processes

The management plans (with reference to parts 1 and 2 above) shall be drafted in accordance with the GLA's Supplementary Planning. Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall not be implemented other than in accordance with the approved details for the duration of the demolition, site clearance, excavation or construction process (as relevant). The management plans shall be periodically reviewed following environmental audits of its implementation. Results of these audits will be made available to the Council upon request.

REASON: In the interests of ecology and biodiversity together with the amenity of the area

14. Logistics Plan

1. No site clearance, demolition and excavation works shall take place until a Demolition Logistics Plan for the relevant works has been submitted to and approved in writing by the Local Planning Authority.
2. No construction works shall take place until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority.
3. The Logistic Plan/s (referred to in parts 1 and 2 above) 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 of pre-condition highway and footway surveys;
- e) Details and location where plant and materials will be loaded and unloaded;
- f) 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;
- g) Details of any necessary suspension of pavement, roadspace, bus stops and/or parking bays;
- h) Details where security hoardings (including decorative displays and facilities for public viewing) will be installed, and the maintenance of such;
- i) Details of any wheel washing facilities;
- j) Details of a scheme for recycling/disposing of waste resulting from demolition and construction works (including excavation, location and emptying of skips);
- k) Working and delivery hours;
- l) 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);
- m) Details of the phasing programming and timing of works;
- n) Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
- o) A construction programme including a 24 hour emergency contact number;
- p) Communication strategy, including the formation of a Community Liaison Group, for residents during demolition and construction;
- q) Membership of the Considerate Constructors Scheme;
- r) Coordination with other CMS / Logistic Plans that may be in operation within the Site;
- s) Cumulative impact of this CMS / Logistic Plans with other CMS / Logistic Plans that may be in operation on the Site.

The relevant phase of development shall not be implemented other than in accordance with the approved details through the demolition / construction period.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area.

15. Noise and Vibration Method Statement

1. No site clearance, demolition and excavation works shall take place until a Noise and Vibration Demolition Method Statement for the relevant works has been submitted to and approved in writing by the Local Planning Authority.

2. No construction works shall take place until a Noise and Vibration Construction Method Statement (NVCMS) has been submitted to and approved in writing by the Local Planning Authority.

3. The Method Statement/s (referred to in parts 1 and 2 above) shall include control measures for noise, vibration including working hours. The Method Statements shall follow the Best Practice detailed within BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on construction and open sites and BS 6187:2011 Code of practice for full and partial demolition. Further guidance can be obtained from the commercial environmental health department. The NVCMS should include an acoustic report undertaken by a suitably qualified and experienced consultant and include all the information below;

- i. Baseline noise assessment - undertaken for a least 24-hours under representative conditions to determine the pre-existing ambient noise environment.

- ii. Noise predictions and the significance of noise effects - Predictions should be included for each phase of the demolition, and construction, vehicle movements and an assessment of the significance of noise effects must be included based on the guidance in BS 5228:2009+A1:2014 Annex E
- iii. Piling - Where piling forms part of the construction process, a low noise and vibration method must be utilised wherever possible, and good practice guidelines should be followed e.g. BS 5228:2009+A1:2014.
- iv. Vibration Predictions and the significance of vibration effects - Predictions should be included for each phase of demolition, and construction, and an assessment of the significance of vibration effects must be included e.g. as per BS 5228:2009+A1:2014.
- v. Noise and vibration monitoring - Permanent real time web enabled, and/or periodic noise and vibration monitoring must be undertaken for the duration of the demolition and construction phases which may result in a significant impact. The location, number of monitoring stations and the measurement data must be agreed with the Local Planning Authority prior to the start of construction.
- vi. Community engagement - The steps that will be taken to notify and update residents and businesses that may be affected by the construction of the proposed development.
- vii. The Statement, where relevant, shall demonstrate how it coordinates with other NVCMS that may be in operation within the site.
- viii. Cumulative impacts arising from works taking place within the Site

The development shall not be implemented other than in accordance with the approved scheme(s).

REASON: In order to safeguard the amenities of neighbouring residents

16. Dust Management Plan

1. No site clearance, demolition works and excavation works shall take place until a Demolition Dust Management Plan for the relevant works has been submitted to and approved in writing by the Local Planning Authority.
2. No construction works shall take place until a Construction Dust Management Plan has been submitted to and approved in writing by the Local Planning Authority.
3. The Dust Management Plan (referred to in parts 1 and 2 above) shall include:
 - a. Demonstrate compliance with the guidance found in the control of dust and emissions from construction and demolition Best Practice produced by the Greater London Authority
(GLA)http://static.london.gov.uk/mayor/environment/air_quality/docs/construction-dust-pg.pdf
 - b. A risk assessment of dust generation for each phase of the demolition and construction. The assessment and identified controls must include the principles of prevention, suppression and containment and follow the format detailed in the guidance above. The outcome of the assessment must be fully implemented for the duration of the construction and demolition phase of the proposed development and include dust monitoring where appropriate.
 - c. where the outcome of the risk assessment indicates that monitoring is necessary, a monitoring protocol including information on monitoring locations, frequency of data collection and how the data will be reported to the Local Planning Authority;
 - d. details of dust generating operations and the subsequent management and mitigation of dust demonstrating full best practicable means compliance and covering

- construction activities, materials storage, on and off-site haul routes, operational control, demolition, and exhaust emissions; and
- e. where a breach of the dust trigger level may occur a response procedure should be detailed including measures to prevent repeat incidence
 - f. The Plan, where relevant, shall demonstrate how it coordinates with other Dust Management Plans that may be in operation within the Site and the cumulative impact of other works on the site.

The development shall not be implemented other than in accordance with the approved scheme(s).

REASON: In order to safeguard the amenities of neighbouring residents

17. Cooking Restriction

Prior to the installation of any extraction system, full details shall be submitted to and agreed in writing with the local planning authority. The submission shall include, where applicable, details of:

- a. Full details, with calculations, of the proposed extraction system
- b. Compliance with the risk assessment approach outlined within the Council's SPG Planning Guidance for Food and Drink Establishments. The odour abatement measures installed must correspond to the outcome of the risk assessment. Low level stack discharge will generally not be acceptable, the preferred termination height is 1m above roof ridge or roof eaves. Further guidance is available from EMAQ: Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018
- c. The extract fan, silencers, anti-vibration mounts, high velocity cowl, filters, odour abatement and any other items of plant;
- d. The velocity of the air at final discharge and duct termination height and location;
- e. The retention time of gases in the carbon filters (where applicable);
- f. A maintenance schedule and details how maintenance will be recorded, so this can be requested by the Local Planning Authority at any time

The approved extraction system shall be installed on site in accordance with the approved details and prior to any primary cooking taking place within one of the flexible commercial units. The extraction system shall thereafter be retained and maintained as approved until the primary cooking ceases. Any variations thereafter shall be submitted to and agreed in writing by the local planning authority prior to any amendments.

REASON: To safeguard the amenities of neighbours and future occupiers.

18. Cycle Parking

1. The total minimum quantum of cycle parking across the development shall not be less than 849 cycle parking spaces: 817 to serve the residential component (805 long stay and 12 short stay) and 31 to serve the commercial component (7 long stay and 25 short stay).

2. A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be of a sufficient size to accommodate adapted cycles, cargo and other types of larger cycles.

3. Prior to the occupation of the relevant phase of development hereby approved, a Cycle Parking Management Plan (CPMP) shall be submitted to and approved in writing by the local planning authority. The CPMP should include details of the allocation of cycle spaces between the market and affordable housing units and other land uses; details on how these cycle spaces and access to cycle stores will be managed and enforced; details (including plans) of the location, design, materials and finishes of cycle stands/storage; details of shower,

changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area and Implementation Programme for each phase of development.

4. The relevant phase of the development shall not be occupied until the cycle parking spaces for that relevant phase have been installed and ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by occupiers and visitors to this part of the development only and solely in accordance with the approved CPMP.

REASON: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with London Plan Policy 6.9.

19. Delivery and Servicing Plan

Prior to the first occupation of any commercial or residential unit, a Site Wide Delivery and Servicing Plan (DSP) and any temporary Delivery and Servicing plan to cater for the phasing of the development and time when construction activity remains on site post first occupation, shall be submitted to and approved in writing by the local planning authority in consultation with Transport for London . The DSP should provide details of the expected type and expected frequency of service vehicles including waste removal for all uses, the hours within which they would arrive and depart, the intended locations for loading and unloading of vehicles, associated waiting and turning areas and access routes showing clear vehicle sweep paths based on up to date information in relation to overall vehicle movements associated with the development; and the integration between any temporary DSP that may be in operation on site and the Site Wide DSP. The relevant phase of development shall not be occupied other than in accordance with the approved details.

REASON: To ensure that vehicle movements associated with the use hereby permitted remains consistent and that the use shall not represent any unacceptable level, type, location or timing of vehicle movements such that the safety of pedestrians and cyclists and the efficiency of bus operations shall be unduly prejudiced, nor that residential amenity will be unduly affected and nor that the operation of adjacent highways is unduly affected.

20. Drainage Strategy

1. No development shall take place until a drainage strategy detailing any drainage works (and the timing for implementation) has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall take place into the public system until the drainage works referred to in the strategy have been implemented in full as approved and retained thereafter.

2. The development hereby approved shall not be occupied until written confirmation has been submitted to and approved in writing by the Local Planning Authority confirming either:-

- i. all water network upgrades required to accommodate the additional flows from the development have been completed; or
- ii. a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

REASON: In the interest of sustainable construction, to avoid excessive surface water runoff and to ensure that the surface water drainage system does not pollute the ground water below the site and to ensure that sufficient capacity is available to accommodate the additional demand anticipated from the new development.

21. Fire Evacuation Lifts

Prior to commencement of works on the superstructure of each phase, details and drawings shall be submitted to and approved in writing by the Local Planning Authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be implemented in accordance with the approved details and maintained as such in perpetuity.

REASON: In the interests of fire safety.

22. Fire Strategy

Prior to the commencement of above ground works, a Fire Strategy Statement shall be submitted to and approved in writing by the Local Planning Authority. If a temporary Fire Strategy is required to cater for the phasing of development and construction management plan, details of such shall be provided within this Statement. This shall include details of the necessary strategy for each phase of the development and the site wide strategy. The development shall not be implemented or occupied other than in accordance with the approved details.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the London Plan Policies D5 and D12.

23. Green/Brown Roofs

Prior to occupation of each phase, detailed proposals for accommodating green/brown roofs (as indicated on MNR-AA-ALL-11-DR-A-2011 Rev 21) as part of the design and layout of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. design/product specifications (including species mix which should be wildflower meadows with brown features and a maximum of 20% sedums)
- ii. depth of substrate
- iii. type of membrane
- iv. how levels of light, moisture, aeration and nutrients will be achieved
- v. fire safety measures
- vi. the proposed implementation timescale and arrangements for on-going maintenance (including access).
- vii. details of how the green / brown roof is to be integrated with PV
- viii. Timetable for implementation

In areas where a green roof is not proposed, the submitted documentary evidence should demonstrate why this would not be feasible or viable having regard to existing site constraints. Each phase of development shall be carried out in accordance with the approved details prior to the first occupation of that phase. The green/brown roofs shall thereafter be retained in accordance with the approved details.

REASON: To protect, enhance and create habitats for biodiversity.

24. Groundwater – Piling and Penetrative Methods

- a) No material start shall take place on the development hereby approved until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 21 days prior to

a material start on the development and shall give details of the intended method of constructing the foundations, including method and equipment for piling, if applicable. (See informative Details of piling-EHO consultation which gives advice on foundation construction that minimises nuisance to neighbours).

- b) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent from the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, or is put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobile contaminants and to ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers.

25. Environment Agency Contamination Condition 1

Development shall not commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority
2. A preliminary risk assessment which has identified:
 - a. All previous uses;
 - b. Potential contaminants associated with those uses;
 - c. A conceptual model of the site indicating sources, pathways and receptors; and
 - d. Potentially unacceptable risks arising from contamination at the site.
3. A site investigation scheme, based on (1 and 2) to provide information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site. This shall also include: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.
4. Written reports detailing the results of the site investigation and the detailed risk assessment referred to in (1-3) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority. Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.
5. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying the requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: to ensure that the development does not contribute or is not put at an unacceptable levels of water pollution, in line with paragraph 170 of the National Planning Policy Framework.

26. Environment Agency Contamination Condition 2

Prior to occupation, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include details of the remediation works carried out, results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met and all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and the remediation of the site is complete, in line with paragraph 170 of the National Planning Policy Framework.

27. Environment Agency Contamination Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in line with paragraph 170 of the National Planning Policy Framework.

28. Environment Agency Contamination Condition 4

No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

29. Invasive Species

If prior to or during the course of the relevant phase any Japanese Knotweed or other non-native invasive species are found to be present, then no further development shall take place until a detailed method statement for removing or the long-term management/control of the Japanese Knotweed and/or other non-native invasive species has been submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to remove and / or prevent the spread of Japanese Knotweed and any other non-native invasive species during any operations, e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. The development shall be carried out in accordance with the approved method statement if one is required.

REASON: To prevent the spread and further ingress of Japanese Knotweed and any other invasive non-native species in order to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity both within the development site and on adjacent site.

30. Hard and Soft Landscaping

Prior to above ground works, full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include:

- A. proposed finished levels or contours; bollards to the sites frontage; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; a program or timetable of the proposed works.
- B. Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- C. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, location, planting methodology, proposed time of planting. The landscape planting must be predominantly native, wildlife friendly species. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- D. A 10 year management and maintenance plan for all areas of soft and hard landscaping, including, responsibilities, qualifications of those carryout out necessary works, a scheme for recording maintenance, that Local Planning Authority can request at any time.

All hard and soft landscape works shall be carried out in accordance with the approved details and no unit shall be occupied, until the hard and soft landscaping works for that specific Phase has been implemented in full.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality, to preserve and enhance nature conservation interests and to avoid vehicle parking to the site frontage.

31. Lighting

1. Prior to first use of any external lighting within a phase of the development hereby approved, full details of any proposed external lighting (the External Lighting Scheme) for that phase (including details as to how that phase links up with a site wide external lighting strategy) shall be submitted to and approved in writing by the Local Planning Authority. The External Lighting Scheme shall include details of the appearance and technical details/specifications, lux plans (vertical as well as horizontal), intensity, spectrum of proposed lighting, orientation and measures to reduce spillage on open sky/tree canopies or buildings (including screening of lamps), siting, the means of construction and laying of cabling, the timing of installation and details of the proposed hours of operation. The scheme should be designed to minimise the

risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle to nearby transport infrastructure and drivers on nearby roads.

2. Prior to the occupation of any development within a phase, the External Lighting Scheme for that phase shall be fully installed in accordance with the approved details, and shall be retained for so long as the development shall exist. No external lighting shall be installed other than in accordance with the approved details.

REASON: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution to protect/safeguard the amenities of the locality and nature conservation interests.

32. Noise Protection – Residential

1. Prior to occupation of any residential unit hereby approved, an Acoustic Report shall be submitted to and approved in writing by the Local Planning Authority, to include the following details:

- a. Specification details for the building façade, glazing and ventilation elements of the development to demonstrate that they achieve suitable internal ambient noise levels, in line with the requirements of LBRuT and BS8233, as set out in Table 1 of the Revised Noise and Vibration Impact Assessment Rev08. Where acoustically attenuated ventilation is required and there is evidence of adverse air quality impact to occupants, mechanical ventilation will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).
- b. Specification details demonstrating that the design and layout of the development is constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft, so as to achieve a target of 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour, where possible and justification provided where the above limits cannot be achieved.

2. Prior to occupation of the development, a commissioning acoustic test and report shall be undertaken and submitted to and approved in writing by the Local Planning Authority in order to demonstrate that internal noise levels achieve those detailed within the Acoustic Report. Where further mitigation is required, details of such shall be submitted to and approved in writing by the Local Planning Authority with the corresponding commissioning acoustic test and report and implemented in full and retained as approved. The development shall not be implemented other than in accordance with the approved scheme, which shall be implemented in full prior to the first occupation of any specific building to which the scheme relates and the first use of any external space. The scheme shall thereafter be retained as approved.

REASON: In order to safeguard the amenities of neighbouring residents.

33. Noise Transmission from Commercial Use to Noise Sensitive Receiver

1. Prior to the occupation of any of the commercial units hereby approved, a Sound Insulation Scheme for the sound insulation of party wall/floor/ceiling between commercial units and any structurally adjoining residential properties, shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation scheme shall ensure that suitable airborne and impact sound insulation performances, and/or appropriate operational noise limits within the retail units, are provided such that LBRuT's required internal ambient noise levels for dwelling's, as set out in Table 1 of the Revised Noise and Vibration Impact Assessment Rev08, are not exceeded within all residential properties. A high level of airborne and impact sound

insulation, often only achievable by complex design methods that structurally isolate the noise generating and noise sensitive premises, will be required in situations such as where music and dancing or gym or health and fitness activities adjoin a residential use. Each case will take into account the specific circumstances of the proposed development, and the examples limits in Table 1 of the Revised Noise and Vibration Impact Assessment Rev08. In such situations, a scheme including the following information should be submitted to and approved by the Local Planning Authority prior to occupation;

- i. Establish the noise and vibration transfer paths from source to noise sensitive receiver
- ii. Establish the potential airborne and impact noise and vibration transfer magnitudes from source to noise sensitive receiver.
- iii. Design sound isolation and insulation treatment such as a floating floor and wall treatment which mitigates and minimises adverse noise and vibration effects and is appropriate for the types of activity being undertaken within the proposed development.
- iv. Undertake post completion testing to demonstrate how noise and vibration has been controlled adequately.

2. Prior to the occupation of the commercial units hereby approved, a commissioning test assessment demonstrating compliance with the requirements of part (1) above shall be submitted to and approved by the Local Planning Authority. The assessment should make use of sound insulation tests and proposed operational sound levels within retail units. The sound insulation test shall be carried out in accordance with the methodology described in Annex B of the Building Regulations 2010 Approved Document E- Resistance to the passage of sound. The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details before the commercial use, hereby permitted, commences. No alteration to the party wall / floor / ceiling which undermines the sound insulation integrity shall be undertaken without the grant of further specific consent of the Local Planning Authority.

REASON: In order to safeguard the amenities of neighbouring residents.

34. Building Services Plant Noise Control Condition

2. A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that the above has been achieved. Where further mitigation is required, the report shall provide details of such shall and timetable for implementation. The Report and results of the test shall be submitted to and approved in writing by the Local Planning Authority within 28 days of such test. The development shall not be implemented other than in accordance with the approved scheme and retained as approved.

REASON: In order to safeguard the amenities of neighbours and future occupiers of the development.

35. Non-road mobile machinery

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used

during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>.

REASON: To protect the amenity of future occupants and/or neighbours.

36. Playspace

No less than 1226sqm of dedicated on-site play space for 0-11s shall be provided on site in accordance with details previously approved by the Local Planning Authority. Details of the play areas (as indicated on drawing number P11559-00-001-100 Rev 10) shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the relevant phase of the development, demonstrating that the play areas provide genuinely playable space for a range of abilities and ages. Such details to include:

- a. boundary treatment
- b. landscaping
- c. surface treatment
- d. play equipment
- e. how the playspace within that phase integrates with the site wide strategy for playspace

No development with the relevant phase may be occupied until the approved playspace scheme for that relevant phase has been implemented in full and is thereafter maintained as such.

REASON: To ensure compliance with development plan policy which seeks the provision of children's play spaces.

37. Tree Planting Scheme Required.

No above ground works shall take place until a tree planting scheme has been submitted to and approved in writing by the local planning authority. This scheme shall be written in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (sections 5.6) and BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations, and include:

- i. Details of the quantity, size, species, and position,
- ii. Planting methodology
- iii. Proposed time of planting (season)
- iv. 5 year maintenance and management programme.

If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

REASON: To safeguard the appearance of the locality.

38. Refuse and Recycling

Prior to commencement of above ground works hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the local planning authority. The approved details for each phase shall be implemented in full prior to the first occupation of that phase and retained thereafter.

REASON: To avoid harm to the character and appearance of the streetscape and local area and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers.

39. Waste Management Plan

Prior to the occupation of the development hereby approved, a Waste Management Plan for the site (residential and commercial) shall be submitted to and approved in writing by the Local Planning Authority. No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure, unless otherwise approved through a site Waste Management Plan. The development shall not be implemented or occupied other than in accordance with the approved scheme.

REASON: To avoid harm to the character and appearance of the streetscape and local area and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers.

40. Specification of Balconies

No building within each phase of the development shall commence above ground works unless and until details and specification (including screening) of balconies and communal terraces, at a scale of 1:20 have been submitted to and approved in writing by the local planning authority in relation to the relevant phase. The details shall, where necessary, also be consistent with any mitigation measures necessary to ensure acceptable wind and microclimate conditions). The development shall not be implemented other than in accordance with the approved details, which shall be in situ prior to the first occupation of any unit within that relevant phase, and thereafter retained as approved.

REASON: To ensure a satisfactory standard of external appearance of the development and to ensure the amenity of neighbours is safeguarded.

41. Tree Protection

Prior to the commencement of the relevant phase of development hereby approved (including demolition and all preparatory work), a scheme for the protection of any retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works within the RPA.
- e) A full specification for the construction of roads, parking areas and driveways within root protection areas of retained trees, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

- h) Be written in conjunction with the scheme's specific method of construction (where applicable)
- i) A specification for scaffolding and ground protection within tree protection zones.
- j) Tree protection during construction indicated on a TPP including details of construction activities clearly identified as prohibited in this area.
- k) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- l) Boundary treatments within the RPA.
- m) Methodology and detailed assessment of root pruning.
- n) Arboricultural supervision and inspection by a suitably qualified tree specialist.
- o) Reporting of inspection and supervision to achieve an auditable monitoring.

The development shall not be implemented other than in strict accordance with the approved details.

REASON: Required prior to commencement of development to satisfy the local planning authority that the tree(s) to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality with best practice and pursuant to section 197 of the Town and Country Planning Act 1990.

42. Urban Greening Factor

Prior to the occupation of each phase of development, documentary evidence shall be submitted to the local planning authority and approved in writing to show the urban greening factor (UGF) achieved for that phase and confirmation that the 0.4 UGF target is on track to be achieved as recommended by Policy G5 of the London Plan. The last phase of the development shall not be occupied until the measures as set out in that evidence for achieving the 0.4 urban greening factor have been implemented in full and thereafter retained.

REASON: To accord with the terms of the permission and to improve urban greening in line with London Plan Policy G5.

43. Water Efficiency

The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use.

REASON: In the interests of water efficiency in accordance with the Councils sustainability policies.

44. Commercial Uses

No less than 50% of the commercial floor area hereby approved shall be used other than for A1 retail / A3 restaurants per the Use Classes Order in August 2020, or E(a) retail / E (b) restaurants as per the Use Classes Order in September 2020. Prior to the occupation of any commercial unit hereby approved, a scheme for the commercial use of that said unit shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved, to include the following details:

- a) Quantum of A1, A3, E(a); E(c); E(b); F2 (c-d) and E(g) floorspace
- b) Floor plans (referencing specific uses)
- c) Operational hours for individual uses/units

The Development shall not be occupied other than in accordance with the approved scheme and thereafter retained as approved.

REASON: To accord with the terms of the application, safeguard highway and pedestrian safety and protect the amenities of neighbouring residential occupiers.

45. Hours of commercial uses

Any floor space / units to be used for a use falling within Use Classes A3 (Restaurants & Cafés) as specified in the schedule to the Use Classes Order on 31 August 2020 or E(b) and F2 (c-d) as specified in the Use Classes Order on 1 September 2020 shall not be open for customers outside the following hours:-

07.00 to 23.00 on Monday to Saturday, and 7.00 to 22.30 on Sundays, Public and Bank Holidays

REASON: To safeguard the amenities of existing neighbours and future occupiers proposed within this development.

46. Environmental Standards

The development hereby permitted shall not be constructed other than in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Noise Vibration, Lighting Design, Flood Risk and Air Quality reports hereby approved and all supporting documents as listed in condition 'Approved Drawings and Documents', unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.

REASON: To ensure that the development is carried out in accordance with the approved reports and the mitigation measures proposed therein.

47. Advertisements

Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations no advertisements shall be displayed without the prior written express consent from the Local Planning Authority.

REASON: To safeguard the visual amenities and public safety the site and area in general.

48. Secure by Design

Prior to the occupation of each phase of development hereby approved, a scheme to demonstrate that the relevant phase of development achieves 'Silver' Secured by Design accreditation shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure a satisfactory form of development.

49. Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved (other than those areas identified as

'Shared Communal Terraces' on drawing number MNR-AA-ALL-11-DR-A-2011-R21) shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

50. Restriction-Alterations/extension

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out under permitted development rights to the residential and commercial buildings hereby approved.

REASON: To safeguard the amenities of the occupiers of adjoining property and the area generally.

51. Telecommunications equipment – removal of pd allowance

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no telecommunications equipment shall be erected on or attached to the building hereby approved.

REASON: To preserve the character, appearance and setting of the site, listed buildings and conservation area in general and the amenities of nearby residents.

52. Archaeology (Stage 1 WSI)

A. Prior to the commencement of each phase of development hereby permitted a stage 1 written scheme of investigation (WSI) shall be submitted to and approved by the local planning authority in writing. No demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. Written schemes of investigation will need to be prepared and implemented by a suitably qualified, professionally accredited archaeological practice.

B. If heritage assets of archaeological interest are identified by the stage 1 written scheme of investigation (WSI) undertaken prior to each phase of the development, then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant phase. For land that is included within the stage 2 WSI, no demolition / development / excavation shall take place other than in accordance with the approved stage 2 WSI which shall include:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

C. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice.

REASON: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest and safeguard the archaeological heritage of the Borough. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.

53. Unexpected Archaeological Discovery Preservation

Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the Local Planning Authority in writing. Works shall be halted in the area affected until provision has been made for the retention and/or recording of the historic or archaeological features identified in accordance with details submitted to and approved in writing by the local planning authority.

REASON: To safeguard the archaeological heritage of the Borough

54. Outside seating

No seating, tables or chairs for the commercial premises shall be permitted within the site unless a scheme for such has been previously submitted to and approved in writing with the Local Planning Authority. The scheme shall include, location, design, hours of use, purpose and management.

REASON: To protect the amenities of nearby residents and for highway and pedestrian safety.

55. Overheating

The development shall not be implemented other than in accordance with the mitigation measures set out in Section 8.2 of the Revised Energy Strategy (July 2020) in relation to minimising overheating and meeting the development's cooling needs. Such measures shall thereafter be retained for the life of the development.

REASON: In the interest of energy efficiency, sustainability and future occupiers of the development.

56. Wind

No units within any relevant phase shall be occupied until the further wind mitigation measures for that relevant phase, as outlined in Section 4 and Conclusions and Recommendations of the Revised Wind Microclimate Assessment (July 2020), have been implemented in full. The mitigation measures shall thereafter be retained for the life of the development.

REASON: To ensure acceptable wind and microclimate conditions.

57. District heating

Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how the proposed heating system will be designed to permit a future connection to a District Heat Network should a feasible and viable connection become available in the future. The scheme shall detail, but not be limited to:

1. Space allowance for a future potential heat exchanger at the ground floor of each block

2. Space allowance for further trenching between buildings; pipe sleeves and construction work.

The development shall not be constructed other than in accordance with the approved scheme.

REASON: To assist in achieving the Mayor's Decentralised Energy Network targets.

58. Free drinking water

Prior to the commencement of above ground works of the relevant Phase, plans and details shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, and no unit shall be occupied, until the drinking water infrastructure for that specific Phase has been implemented in full and drinking water made available to the public for free in accordance with the plans and details..

REASON: To ensure sustainable provision of free drinking water to minimise plastic waste in accordance with Policy D8 of the London Plan.

59. Circular Economy Statements

Prior to the occupation of any phase, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of a satisfactory submission to the GLA shall be submitted to, and approved in writing by, the local planning authority prior to occupation of the relevant phase.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

60. Air Quality Positive

Prior to the commencement of each phase of development, an Air Quality Positive Statement (AQPS) shall be submitted to and approved in writing by the Local Planning Authority. The AQPS shall set out measures that can be implemented across the phase that improve local air quality as part of an air quality positive approach, in line with the latest GLA Air Quality Positive Guidance. The measures set out with the AQPS for each phase shall be implemented in accordance with the details so approved, and thereafter retained.

REASON: To protect and improve local air quality

61. Digital Connectivity

Prior to commencement of each phase of development detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The

development shall not be implemented other than in accordance with the approved plans and maintained thereafter in perpetuity.

REASON: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.

62. Whole life Carbon Cycle

Prior to the occupation of each building, the post-construction tab of the GLA's whole life carbon assessment template shall be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment shall provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of a satisfactory submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

REASON: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

63. Flood Emergency

Prior to the occupation of each building, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority for that building. The plan should state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services and of the plan itself. The plan should provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood. The report should be proportionate and risk based in terms of sources of flooding. The development shall be implemented/occupied in accordance with the approved details.

REASON: To ensure the safety of the residents of the development against the risk of flooding.

64. Basement Screening Assessment

Prior to the commencement of a phase containing a basement, a Screening Assessment should be submitted to the Local Planning Authority to determine if a Basement Impact Assessment should be undertaken for that phase. If required, a Basement Impact Assessment should then be undertaken for that phase and a report submitted to the Council for approval. The development should be implemented in line with the commitments set out in the assessment report and retained thereafter.

REASON: To ensure the proposal would not adversely impact neighbouring properties, the wider environment and groundwater.

65. Flood Risk Assessment and Drainage Strategy

Prior to the commencement of development (save for demolition and temporary works) a revised Flood Risk Assessment and Drainage Strategy shall be submitted and approved in writing by the local planning authority. The assessment/strategy shall include:

- a) The specification and location of suitable pump devices to protect the development against sewer flooding;
- b) The reduction/slowng of surface water run-off rates through SuDS;

- c) Further information about the proposed SuDS, their structure, specification, maintenance, and final details, including profile and species of green roofs;
- d) Confirmation / agreement from Thames Water regarding the acceptability of the proposed total discharge rate (surface water and foul flows) into the combined sewer. The development shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy;
- e) Further information regarding foul water flow rates and connection, and surface water attenuation and connections.

The relevant phase of the development shall be carried out only in accordance with the details approved and thereafter retained.

REASON: To reduce flood risk and to contribute to sustainability

66. Flood Risk Assessment Compliance

Prior to the commencement of development, a London Sustainable Drainage Proforma should be completed and submitted to the Local Planning Authority for approval. The London Sustainable Drainage should be based upon the Revised Flood Risk Assessment and Drainage Strategy submitted with the application. The development shall be carried out in accordance with the details approved and shall be retained thereafter.

REASON: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with the National Planning Policy Framework.

Informatives:

1. Section 106 Agreement

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

2. Pre-commencement Conditions

The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.

3. CIL Payment and Liability Notice

The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Richmond. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at - <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL forms can be found online at - https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

4. CIL Phasing

This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). Each Phase may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).

5. Adverts

You are advised that any advertisements to be erected at the premises may require express consent under the Control of Advertisement Regulations 2007.

6. Site Notices

Where applicable the developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

7. Further Approvals and Consents

This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control, the London Borough of Richmond upon Thames before proceeding with the work.

8. Designing Out Crime

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) at each phase and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.

9. Housing ventilation

The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010. Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas. Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.

10. Food Law Requirements

The kitchen and other food areas of the premises need to comply in full with: EU 852/2004 as enforced by the Food Hygiene (England) Regulations 2006; EU 178/2002 as enforced by the General Food Regulations 2004; and the Food Premises Registration Regulations 1991, (under these regulations there is a requirement to register with the Environmental Health Service at least 28 days prior to opening). All structural finishes and equipment must comply with the Catering Guide (industry) to Good Hygiene Practice. Particular Requirements of the Hygiene Legislation include:

- Sufficient internal and external hygiene refuse storage capacity. The external store should be capable of accommodating standard Council wheeled bins of a total capacity appropriate to the scale of the business. External bins should not be placed in a position where they are likely to cause an obstruction.
- Provision of double sink and wash-hand basin in main food preparation area.

- Hot water supply to all wash-hand basins and sinks should preferably be from a gas fired balanced flue instant water heater.
- Sufficient refrigeration and freezer capacity.
- Sufficient hot food storage / display/capacity (if applicable).
- Kitchen layout to facilitate separation of raw and cooked food handling and preparation.
- Adequate artificial lighting levels throughout, achieved by means of fluorescent tube lights (minimum wattage 40 watts) fitted with diffusers.
- Sufficient general ventilation to all rooms.
- Extraction ventilation to food preparation areas/rooms must be capable of maintaining at least 20 air changes per hour.
- Creation of a lobby between the WC and the food rooms.
- All structural finishes, work surfaces and equipment to be of durable, smooth and impervious materials.

11. Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)

The proposed passenger/goods lift must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation is not adequate. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance. Note: Compliance with Planning Law does not automatically mean that you will comply with more specific Health and Safety Law requirements.

12. Thames Water Assets

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

13. NPPF APPROVAL

In accordance with the National Planning Policy Framework, Richmond upon Thames Borough Council and the Greater London Authority takes a positive and proactive approach to the delivery of sustainable development, by:

- Providing a formal pre-application and duty officer service
- Providing written policies and guidance, all of which is available to view on the Council's website
- Where appropriate, negotiating amendments to secure a positive decision
- Determining applications in a timely manner

In this instance: The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

14. Cadent Gas Informative

1. Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.
2. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.
3. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.
4. All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

15. Bat Informative

Should any bats be seen on site all works must stop immediately and either Natural England or appropriately qualified Ecologist called for advice.

16. Details of piling - EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents. There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations. Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out. The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- Hydraulic Piling
- Auger Piling
- Diaphragm Walling

17. Disabled persons

The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.

18. Disabled parking

Parking for people with disabilities should be provided in spaces not less than 3.6m wide x 4.8m long, conveniently located relative to the building entrances and clearly signed for its purpose.

19. Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

20. Trees - Protective fencing

In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.

21. Nature Conservation

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

22. Construction Logistics Plan

- **TfL Guide:** In relation to Condition 14 the applicant is advised that the Logistics Plan should aim for load consolidation and avoid peak rush hour to work delivery times. Further information in this regard can be found at <http://www.tfl.gov.uk/businessandpartners/freight/11422.aspx>.
- The applicants are advised the communication strategy as part of the Logistics Plan should include a community liaison group, with comprises of ward and adjoining ward councilors and residents.

23. Principal Policies:

Where relevant, the following along with other relevant policy/considerations have been taken into account in the consideration of this proposal:-

- National Planning Policy Framework (NPPF)
- London Plan - Objective GG1 Building strong and inclusive communities; • Objective GG2 Making best use of land; • Objective GG3 Creating a healthy city; • Objective GG4 Delivering the homes Londoners need; • Objective GG5 Growing a good economy; • Objective GG6 Increasing efficiency and resilience; • Policy SD10 Strategic and local regeneration; • Policy D1 London's form, characteristic and capacity for growth; • Policy D2 Infrastructure requirements for sustainable densities; • Policy D3 Optimising site capacity through the design-led approach; • Policy D4 Delivering good design; • Policy D5 Inclusive design; • Policy D6 Housing quality and standards; • Policy D7 Accessible housing; • Policy D8 Public realm; • Policy D9 Tall buildings; • Policy D11 Safety, security and resilience to emergency; • Policy D12 Fire safety; • Policy D13 Agent of Change; • Policy D14 Noise; • Policy H1 Increasing housing supply; • Policy H4 Delivering affordable housing; • Policy H5 Threshold approach to applications; • Policy H6 Affordable housing tenure; • Policy H10 Housing size mix; • Policy S4 Play and informal recreation; • Policy E8 Sector growth opportunities and clusters; Policy E9 Retail, markets and hot food takeaways; • Policy E11 Skills and opportunities for all; • Policy HC1 Heritage

conservation and growth; • Policy HC3 Strategic and local views; • Policy G1 Green infrastructure; • Policy G5 Urban greening; • Policy G6 Biodiversity and access to nature; • Policy G7 Trees and woodland; • Policy SI1 Improving air quality; • Policy SI2 Minimising greenhouse gas emissions; • Policy SI3 Energy infrastructure; • Policy SI4 Managing heat risk; • Policy SI5 Water infrastructure; • Policy SI7 Reducing waste and supporting the circular economy; • Policy SI12 Flood Risk Management; • Policy SI13 Sustainable drainage; • Policy SI14 Waterways – strategic role; • Policy T1 Strategic approach to transport; • Policy T2 Healthy Streets; • Policy T3 Transport capacity, connectivity and safeguarding; • Policy T4 Assessing and mitigating transport impacts; • Policy T5 Cycling; • Policy T6 Car parking; • Policy T6.1 Residential parking; • Policy T6.3 Retail parking; • Policy T6.5 Non-residential disabled persons parking; • Policy T7 Deliveries, servicing and construction; • Policy T9 Funding transport through planning; and • Policy DF1 Delivery of the plan and planning obligations.

- Richmond Local Plan (2018) : LP 1; LP 2; LP 3; LP 4; LP 5; LP 6; LP 8; LP 10; LP 11; LP 14; LP 15; LP 16; LP 17; LP 20; LP 21; LP 22; LP 27; LP 28; LP 29; LP 30 ; LP 31; LP 34; LP 35; LP 36; LP 37; LP 39; LP 44 ; LP 45.

24. Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

25. Damage to the public highway:

- a) Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.
- b) BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site.
- c) The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works. If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.
- d) Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

26. Noise control - Building sites:

1. The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on

construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

2. Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear. For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-
 - Monday to Friday 8am to 6pm
 - Saturdays 8am to 1pm
 - Sundays and Public Holidays- No noisy activities allowed
3. Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites. Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

27. Thames Water Informative:

A groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

28. Environment Agency Informative

1. Piling can result in risks to groundwater quality by mobilising contamination when boring through different bedrock layers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. If Piling is proposed, a Piling Risk Assessment must be submitted, written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73".
2. The CLAIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice: excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project formally agreed with the EA some naturally occurring clean material can be transferred directly between sites.
3. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.
4. The Environment Agency recommends that developers should refer to: the Position statement on the Definition of Waste: Development Industry Code of Practice and; The Environmental regulations page on GOV.UK
5. Any re-use of excavated materials not undertaken formally using the CLAIRE DoWCoP would require an environmental permit for deposit, unless materials are solely aggregates from virgin sources, or from a fully compliant Quality Protocol aggregates supplier. Any deposit of materials outside of these scenarios could be subject to enforcement actions and/or landfill tax liabilities.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report and update report GLA/4795/03. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

John Finlayson
Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.