

WARD: Lawrence Hill CONTACT OFFICER: Alison Straw

SITE ADDRESS: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF

APPLICATION NO: 14/04959/P Outline Planning

EXPIRY DATE: 14 January 2015

Outline application for - Mixed use development consisting of up to 36,500 sqm of offices (B1a), up to 3650 sqm of residential (C3) and up to 1500 sqm of cafe/residential floorspace (A3 / C3), with associated access and parking provision. Demolition of former workshop building. 'Access', and 'scale' to be considered only with all other matters (appearance; landscaping and layout) reserved. (Major Application)

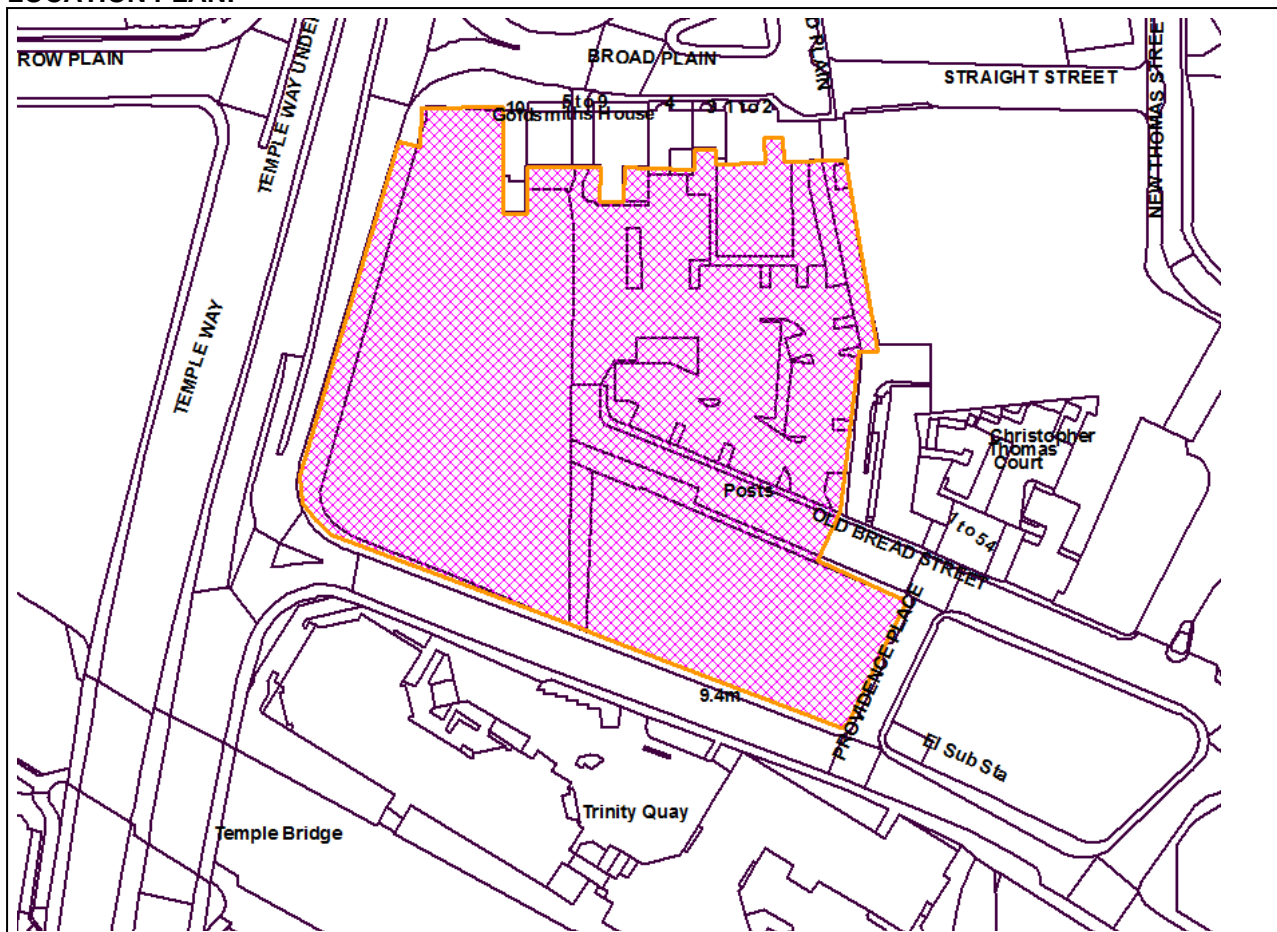
RECOMMENDATION: GRANT subject to Planning Agreement

AGENT: GVA Grimley Ltd
St Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

APPLICANT: Royal London Asset Management
C/o Agent

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

THE APPLICATION AND SITE DESCRIPTION

This is an application for the development of the former Guardian Royal Exchange, a 1.3 hectare site bounded by Temple Way; Broad Plain Avon Street. The site was previously occupied by a large brown glass curtain – walled office building, ranging from four and six stories in height. The site was cleared some years ago in anticipation of being re developed and is currently used for car parking. A small segment in the north east corner lies within the Old Market conservation area and the site is within close proximity to a number of listed buildings, notably the Gardiner Haskins Warehouse and properties along Broad Plain.

This is an outline application which seeks permission for the development of up to 36,500 sqm of office use (B1a); up to 3,650 sqm of residential (C3) and up to 1500 sqm of café / residential floorspace (A3/C3). With regard to the residential element information has been submitted which illustrates that this quantum of development could equate to 45 units. The application also includes the demolition of a workshop building which sits behind the terrace of Broad Plain. At this stage detailed approval is sought for the access to the site and the scale of the development only, matters of layout; landscaping and appearance are to be considered at the later reserved matters stage, albeit that pedestrian and cycle routes have been identified through the site. Essentially the proposals comprise 4 new building plots; three to be in office use and the fourth identified for mixed uses to include residential and commercial elements.

In order to assess the likely impact of the quantum of development proposed a number of plans and supporting documents have been submitted. Critically plans have been submitted which determine maximum building heights with related cross sections; identify land uses; routes through the site and 'active' frontages. A number of other illustrative plans have been submitted in order to ensure that the proposed development is 'future proofed', such as the illustrative car, motorcycle and cycle parking layout and confirmation within the Planning Statement that the future mix of residential units will include three bedroom family housing and comply with space standards. In terms of supporting documents critical to the assessment of scale, a Daylight / Sunlight Report and a Heritage Assessment have been submitted and in terms of the assessment of access, a Transport Assessment.

Members will see from the Planning History of the site that outline planning permission for the same quantum and uses was granted back in December 2011 (11/01623/R refers). This permission is no longer extant but is a material consideration to be weighed in the balance in determining this application. Since this permission the policy context has changed given the publication of the NPPF; the adoption of the Site Allocations and Development Management Policies and the Bristol Central Area Plan. In addition weight needs to be given to the emerging Old Market Quarter Neighbourhood Development Plan which has recently been submitted to Bristol City Council. As members are aware the application site now sits within the boundary of the Temple Quarter Enterprise Zone (TQEZ).

PLANNING HISTORY

2004, (04/02832/P) - an outline planning application was submitted seeking consent for demolition of all structures on site and associated redevelopment to incorporate approx. 41,100 sq.m of commercial development (Use Class B1) approximately. 700 sq.m of retail development (Use Classes A1/A2/A3), associated access arrangements, landscaping and parking provision. WITHDRAWN

2005, (05/02601/P) - Outline planning permission granted for a mixed use development consisting of 36,500m² office, 3,650m² residential and 1500m² cafe/residential floorspace with associated access, parking and landscape provision, This was granted in February 2007 following the signing of a s106 Agreement.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

2007, (07/00590/M) - Further to the above outline approval, Reserved Matters for Phase 1 was granted.

2008, (08/02937/X) - In July 2008, a Section 73 application was submitted to vary the terms of condition 6 of application ref. 05/02601/P, to permit alterations to Phase 1 of development to enable the provision of two buildings as opposed to a single building to front Temple Way. This was granted in August 2008

2010, (09/05222/R) – Planning permission was granted to extend the time of the original outline planning application at the Glassfields site (ref. 05/02601/P).

2011, (11/01623/R) – Planning permission was granted to extend the time of planning permission 08/02937/X.

COMMUNITY INVOLVEMENT

A Statement of Community Involvement (CIS) was submitted with the application.

a) Process - A public exhibition was held, operated as an informal drop in on two days in early September prior to the submission of the planning application. The development proposals were displayed and a project team attended to field any questions. Local residents and key local stakeholder groups were invited which are listed in the CIS. Written comments were invited via a pre-formatted form. Attendance levels were low with only four people attending and one feedback form submitted.

b) Outcomes – The applicants state that “other than a positive view on the proposed uses envisaged for the site, no particular issues were raised” and that this “application is submitted with the view that these proposals enjoy broad public support”. On this basis the community involvement process did not alter the proposals finally submitted.

RESPONSE TO PUBLICITY AND CONSULTATION

The application has been subject to consultation and re consultation where appropriate incorporating press and site notices; letters to neighbouring occupiers; consultation with statutory agencies; representative bodies and various teams within the Council.

During the course of the application a number of amendments were made, notably the omission of ‘landscaping’ and ‘layout’ from consideration at this stage, which was the subject of re consultation.

THIRD PARTIES / AMENITY GROUPS

Local Residents: Three letters have been received which raise the following concerns. *Light and Privacy* – the proposals will lead to both a loss of light and privacy for residents based in Christopher Thomas Court. *Traffic and Parking* – the entrance to the car park and introduction of loading bays will remove several car parking spaces required by residents in Old Bread Street. *Design / Historic Buildings* – The view point from Broad Plain toward temple mead along the public right of way would benefit from line of site of the EYE building to aid navigation. *Health Impact* – why was the application not accompanied by a Health Impact Assessment as required by policy DM 14? *Trees* – Comments of the Tree Forum are supported.

Old Market Community Association: Comments relate to original scheme which raised concern with regard to the nature of the then proposed residential block and its relationship with the properties at Broad Plain. Officer Note: The position of the residential element has now changed to the North

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

West corner of the site. Other comments related to the alignment and reinstatement of Old Bread Street; the importance of the primary pedestrian route along the eastern edge of the site and the relationship of the buildings on this route, including the desire to remove the Gardiner Haskins fire escape.

Bristol Tree Forum: Object to the application given that 33 trees have been felled on the site during enabling works to the car park. The landscape plan shows approximately 24 replacements which are not adequate. The requirements of policy BCS9 have not been adhered to. Officer Note: During the course of the application the applicants withdrew the matter of landscaping from consideration of this outline permission, instead it is to be considered at the reserved matters stage along with appearance and layout.

Bristol Civic Society: In terms of the original proposals the society objects to the scale of Building A1 which is shown as 8 storey plus plant housing. The society considers that whilst a step back proposed the height seems excessive in the context of the surrounding buildings and it is difficult to see how this scale of building would preserve or enhance the character of the Conservation Area. Officer Note: The heights and depiction of heights has been amended during the processing of the application explained within Key Issue B . The Society reserve their position on any detailed proposals that subsequent come forward. They support the comments of the Bristol Tree Forum.

STATUTORY CONSULTTEES

Environment Agency: No objections in principle subject to the imposition of a number of conditions with regard to mitigation measures for flood risk and details of surface water drainage.

Wessex Water: No objections in principle.

The Coal Authority: A small slither of land in the North West corner of the site lies within the defined Coal Mining – High Risk Area. Following the submission of a further Coal Mining Report by the applicant the Coal Authority withdraws its previous objection.

INTERNAL CONSULTTEES

City Design Team: comment as follows:-

Relationship to the previous consented scheme - The height ranges and site structure suggested follow the previously consented scheme in the main. The current drawings show development ‘zones’ in elevation with height ranges outlined as well as providing information on zones of development in plan without any detail in terms of layout. This approach is welcomed allowing BCC scope to work with the applicant at RM stage to confirm the massing, layout and disposition of buildings on site as well as architectural approach. Given that the current broad principles set out in the application do not depart from the previously consented scheme the CDG accept the current parameter plans in terms of height ranges and disposition of development zones.

The scope of information approved at this stage - The previously consented scheme went in to too much detail in terms of architectural approach and massing in places – Temple Way - and very little in others – adjacent to the Soap Works. The CDG have asked the applicant to take a step back in design development and establish the broadest design parameters at this stage allowing development of building design and site layout to come at the RM stage.

What BCC need to reserve for further consideration as part of the RM applications -

It is important that the RM process is treated as an opportunity for the applicant to develop up a detailed scheme in full an in discussion with DM and the CDG. We need to make sure that if the current application goes forward for approval that the decision notice is worded to ensure that matters of height, scale, layout, landscape, roofscape/skyline and architectural treatment in terms of materials

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

and details are all submitted as a coherent package – preferably with a pre-app lead-in. We also need to ensure that the impact assessments undertaken at this stage are revisited and tested against the detailed design. We will need to know that the views impact and daylight impact will be once we have a detailed scheme.

Likely impact on local Heritage Assets - We have considered the VIA submitted with the current application and think that it provides enough information at this stage of development. The VIA shows that the impact presented by the current proposal is much the same as that of the previous consent. However, as mentioned above, we will need to undertake a further assessment once a detailed development scheme has been designed. This will require a further VIA to be undertaken – the current VIA could be built on. In particular views 1 and 2 will need to be looked at detailed design stage. For now the CDG raise no objection but with no prejudice on future assessment of detailed design.

Broad urban design principles - The broad urban design principles set out in the current application reflect discussion with applicant on this site. The route through the site following the original line of Old Bread Street is supported as is the intention to maximise active frontage. The improvements suggested to local walking/cycling links are also encouraged. Much of the urban design/public realm quality of this scheme will be dependent on getting the right scheme at detailed design stage but for now the broad principles set out in the current application are sound.

Summary - The current proposal is similar in its broadest aspects to that previously consented and as such is accepted. However in order to ensure the success of this scheme in terms of its design much will need to be done to get the best scheme for this site. The detailed design presented as part of the previous consent does not promise the level of architectural quality we should expect for such a prominent site. It is important that if this scheme goes forward for approval that the schedule of approved information does not include any drawings or material that we do not feel represent good urban design.

Transport Planning: Incorporated into Key Issue D.

Contaminated Land Officer: Further updated investigative / survey work is required. In the absence of this information a number of pre commencement conditions are recommended.

Flood Risk Officer: No objections.

Scientific Officer: No objections given the development in terms of the traffic generation over the existing use does not trigger a need for an air quality assessment. Reference made to the policy requirement for electric vehicle charge points for business and residential users.

Nature Conservation Officer: Recommends a number of conditions with regard to the provision of bird nesting and bat roosting boxes; no clearance of vegetation or structures between 1st March and 30th September; landscaping to include native species and the encouragement of the provision of living roofs. Officer Note: Such issues to be dealt with at the reserved matters stage.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

RELEVANT POLICIES

National Planning Policy Framework – March 2012

Planning (Listed Buildings & Conservation Areas) Act 1990

Bristol Core Strategy (Adopted June 2011)

BCS2	Bristol City Centre
BCS5	Housing Provision
BCS7	Centres and Retailing
BCS8	Delivering a Thriving Economy
BCS9	Green Infrastructure
BCS11	Infrastructure and Developer Contributions
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS17	Affordable Housing Provision
BCS18	Housing Type
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution
BCS10	Transport and Access Improvements

Bristol Site Allocations and Development Management Policies (Adopted July 2014)

DM15	Green infrastructure provision
DM29	Design of new buildings
DM4	Wheelchair accessible housing
DM12	Retaining valuable employment sites
DM14	The health impacts of development
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality

Bristol Central Area Plan (Adopted March 2015)

BCAP1	Mixed-use development in Bristol City Centre
BCAP3	Family sized homes
BCAP5	Development and flood risk
BCAP6	Delivery of employment space
BCAP7	Loss of employment space
BCAP13	Strategy for retail development in Bristol City Centre
BCA15	Small scale retail developments and other related uses in Bristol City Centre
BCAP20	Sustainable design standards
BCAP21	Connection to heat networks
BCAP29	Car and cycle parking
BCAP30	Pedestrian routes
BCAP35	Bristol Temple Quarter

Supplementary Planning Guidance

Old Market Conservation Area Character Appraisal

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

KEY ISSUES

(A) IS THE PROPOSED DEVELOPMENT ACCEPTABLE IN PRINCIPLE?

The site is located within the Temple Quarter Enterprise Zone. Policy BCAP 35 embeds the vision for this area (identified as Key Site 01 on the policies Map) which amongst other things promotes the employment led mixed use growth to be an exemplar for new initiatives and a hub for all creative minded businesses. The layout, form and mix of uses should contribute to delivering this vision for the Quarter and in so doing have special regard to the Spatial Framework for the area.

A wide range of uses are identified as being appropriate here and include those which are proposed as part of this application, namely office (B1); residential (C3) and complementary café (A3) uses. As such the principle of the development of this site and for the uses proposed is acceptable.

(B) DO THE PROPOSALS ACHIEVE A HIGH QUALITY URBAN DESIGN SOLUTION AND HAVE SPECIAL REGARD TO THE IMPACT UPON THE HERITAGE ASSETS?

A small part of the application site to the north and north east lies within the Old Market Conservation Area. The Redcliffe Conservation Area is located to the south west of the site, physically separated by the Temple Way dual carriageway. A number of listed buildings border the site, notably numbers 1 to 10 Broad Plain; Gardiners Warehouse itself and the former Soap Works. Across the other side of Temple Way is St Philips and St Jacob Emmanuel Church. To the north of the site is the Evening Post building which has been nominated for inclusion in the Local List.

With regard to listed buildings Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With regard to any buildings or other land in a conservation area Section 72(1) requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting, and that given heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Such matters therefore have to be given considerable importance and weight.

Local Plan policy reflects this guidance. Policy BCS22 of the Bristol Development Framework, Core Strategy, seeks to ensure that development proposals safeguard or enhance heritage assets in the city. Policy BCS21 also also requires new development in Bristol to deliver high quality urban design and sets out criteria to measure developments against including the need for development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness. Policies DM26 to DM29 inclusive take these key design objectives forward and provide detail on how this is to be achieved and policy DM31 reflects this guidance in terms of heritage assets. The Old Market Conservation Character Appraisal (July 2008) is also to be given due consideration in assessing these proposals.

The application is in outline and requires approval for matters of scale and access only. A number of plans and supporting documents have been submitted which include plans which determine maximum building heights with related cross sections; identify land uses; routes through the site and 'active' frontages. In terms of supporting documents critical to the assessment of scale within this sensitive context a Heritage Impact Assessment and Visual Impact Assessment were submitted.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

The existing workshop building which is to be demolished is of no architectural or historic merit and its demolition is considered acceptable. With regard to the site planning and wider urban design considerations discussions have taken place with the applicants with regard to linkages and routes through the site and the consideration of active frontages. Whilst strictly speaking layout does not form part of the consideration of this application, it was felt key to secure appropriate linkages in the form of pedestrian and cycle routes through the site. Submitted plan no. 0005 E identifies the importance of the key cycle and pedestrian route to the east of the site which assists in the linkage of the Temple Meads Station area with the Old Market. The submitted Design and Access Statement provides an indication as to the width and likely nature of this route. This plan also identifies the reinstatement, albeit in another form, of Old Bread Street, creating a pedestrian access point through to Temple Way and part therefore having reference to the historic street pattern. Submitted plan no. 0004 E identifies active frontages, essentially along Temple Way; the pedestrian / cycle route to the East and Avon Street. Officers are satisfied that having secured these basic principles the future proposed development has the potential to provide a high quality urban design solution in terms of the site planning and these elements must be given due prominence in the next stage of the development of this site.

In terms of the proposed scale plans have now been submitted which provide details of the potential heights of each plot which have been designed to respect the scale and massing of the existing and retained surrounding buildings. Along Temple Way the buildings have the potential to rise from approx. 3 storeys at the junction of Broad Plain to approx. 9 storeys to the Temple Way/ Avon Street corner fronting the dual carriageway. Along Avon Street the proposed buildings have the potential to step down from approx. 9 storeys to approx 7 storeys which reflects the scale of the existing office buildings on the south side of Avon Street. To the north and north west of the site where the context becomes more sensitive the development has the potential to rise to approximately 5 storeys, the impacts of which upon the amenities of adjoining occupiers has been carefully considered – refer to Key Issue C and their sensitivity in terms of the surrounding listed buildings has been recognised (see below). The submitted cross sections determine the scale in more detail and denote the gradual reduction in massing as one reaches the maximum building height. Clearly the architectural interpretation of the proposed development will be key in ensuring that the overall massing is acceptable.

With regard to Heritage Assets and at the request of officers a revised Heritage Impact Assessment and a Visual Impact Assessment were submitted during the consideration of the application. As such the significance of the heritage assets has been identified and an assessment of the consequent impact of the proposals on such assets. In their conclusions the applicant's heritage consultants state that they are "firmly of the view that the proposed outline scheme succeeds in "preserving" and indeed "enhancing" what is significant about the settings of the nearby listed buildings"

In terms of understanding the significance of the heritage assets, and in particular the listed buildings consideration has been given to the historic development of the site; previously a densely developed industrial area with buildings abutting the former soapworks and the Broad Plain terrace. It is recognised that the site which is now cleared has exposed a number of elevations which traditionally were either fully or partially obscured. The importance of these views, particularly the partial views of the turrets and chimney of the former soap works have been given special regard and by reason of the scale of the buildings proposed, the studies conclude that these views will remain unaffected. With regard to the Broad Plain terrace the assessment correctly identifies that their significance is largely confined to their Broad Plain frontage with their rear elevations looking out traditionally onto enclosed yards. Officers concur with this view and through the visual impact assessment are satisfied that the proposed scale, which is reduced in the north-west corner and to the rear of this terrace, is acceptable.

Officers are of the view that at this stage special regard has been given to the significance of the heritage assets; the proposals preserve their significance and provide a good platform upon which the development of this site can progress. It is however considered critical that at the reserved matters stage when massing, layout and disposition of buildings on site, landscaping and architectural approach are all confirmed, that the impact of the proposals upon the heritage assets are again assessed and the tested through the submission of a further Visual Impact Assessment and re

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

assessment of the proposals against the submitted Heritage Impact Assessment. In terms of appearance, whilst the submitted Design and Access Statement begins to allude to the nature of the architecture, it is recommended that early engagement with the Local Planning Authority is sought in order that a high level of architectural quality is achieved for this prominent site. Divided as it is into four plots there are clearly opportunities to adopt an innovative and bespoke approach for each individual plot having regard to its particular context.

With regard to sustainability credentials an Outline Sustainability Strategy was submitted as part of the application which demonstrates that the applicant and the design team have given due consideration to the principles of sustainability and how these could be implemented at the later stage having regard to the above policies. Whilst mainly aspirational it is considered acceptable at this stage but a Sustainability Strategy for each reserved matters application and / or plot development will be required, which amongst other things will need to give due consideration to the potential to connect to the forthcoming TQEZ District Heating Network (policy BCAP21 refers).

(C) DO THE PROPOSALS ENSURE THAT THE AMENITIES OF BOTH EXISTING AND FUTURE OCCUPIERS ARE SAFEGUARDED?

In delivering high quality urban design new development should safeguard the amenity of existing development and its occupiers and create a high-quality environment for future occupiers, which is also safe, healthy and useable (Policies BCS21 and DM 29 (v) refer). Policy BCS23 of the Core Strategy also addresses the issue of noise.

This is an outline application which seeks to secure permission for a certain scale / quantum of development on the site and the means of access. The site is set within a tight urban context and surrounded by both residential and office / commercial development, including the row of domestic scaled buildings fronting Broad Plain; the former Soapworks building now occupied by Gardiner Haskins and part converted to residential development and the office buildings to the South. In light of the above the following issues must be given due consideration and weighed in the balance when assessing the development proposals:- the impact of the proposals upon daylight and sunlight; overshadowing; whether the development would be overbearing on adjoining occupiers and / or create unacceptable levels of overlooking. Plans and supporting documents have been submitted in order to demonstrate that such a quantum will not have an adverse impact on the amenities of both existing and future occupiers, albeit it with regard to the future occupiers this assessment is limited given the outline nature of the submission.

Daylight / Sunlight – At the request of officers a Daylight and Sunlight Study was submitted. Using the published guidelines of the Building Research Establishments Report 209 entitled “Site Layout Planning for Daylight and Sunlight – a guide to good practice” this report has examined, through established methodology, the impact of the development upon the levels of daylight and sunlight that existing adjoining occupiers will receive at Christopher Thomas Court which is to the East of the site; formerly the soap works, now converted to residential flats. Despite officers requests the Daylight / Sunlight Assessment did not assess the impact of the daylight / sunlight upon the buildings fronting Broad Plain. The applicants considered that given the fact that the buildings are currently in office use that impacts did not need to be considered; this view is reiterated in the introduction to the said report.

Daylight and Sunlight Impacts upon Christopher Thomas Court - The report carried out the appropriate calculations on the 71 existing windows on the south and west facades of this building using the illustrative building masses. It examined both the Vertical Sky Component (VSC), a measure of the amount of light falling on a window (a guideline target for which is 27%) and the Probable Sunlight Hours (PSH), a measure of the amount of sunlight at the windows.

With regard to the VSC the report concludes that 29% of windows meet the suggested BRE VSC target of 27% and recorded that another 24% are within a 2% range of this level. The applicants state that at the detailed design stage it is likely that 55% will meet the guidance given some minor

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

improvements to the final design. They also state that “the majority of windows that are affected are at ground and first floor level which are inevitably going to be affected by any scale of development which exceeds two storeys”. Additional information submitted explains that some of the windows / rooms most affected are dual aspect and that others are bedroom windows.

With regard to the PSH, a sunlight assessment was carried out. The target levels for Annual Probable Sunlight Hours (APSH) is 25% and 5% for the Winter Probable Sunlight Hours WPSH. The assessment concludes that of the 67 windows tested, 100% achieved the BR209 standard for APSH and only 13% fail the WPSH post development.

Daylight Impacts Upon Broad Plain – Officers are of the view that this issue is material to the consideration of the application and do not accept the arguments put forward by the applicants that this assessment is not required. This is particularly pertinent given the offices could be converted to residential use in the future, (an entirely appropriate use for buildings of this scale) and that the proposed development should certainly not prejudice this option. In response the applicants have submitted further information which seeks to demonstrate that given the configuration of windows to the rear of this terrace; the rooms they serve and the distance from the Plot 3 development (ranging from 16m to 21.5 m) that the impacts will be limited and in any event such impacts are required to be weighed in the balance in the consideration of the overall development proposals.

Officers have looked carefully at the assessments and taken into account the additional information submitted and are mindful that the advice contained with the BRE Report is guidance only, it is not mandatory; ultimately there is a degree of judgement to be made and consideration of neighbourliness. It is recognised that this is an outline application and that when the other ‘reserved’ matters are to be considered, particularly those of ‘layout’ and building ‘appearance’ that the VSC pass rate could reasonably be expected to improve as stated by the applicants and their project team, primarily through building relief and articulation. With specific regard to Broad Plain an outer footprint limit has been defined as requested by officers (refer to plan 0002 F). It is also recognised that within this tightly knit urban context it is inevitable that development will have impacts, but with the distribution of heights across the site, with those nearest to Broad Plain and Christopher Thomas Court being lower (approx. 5 storeys) than those fronting Temple Way (up to 9 storeys), these impacts will be limited as far as possible. Added to this it has to be borne in mind that the site, until relatively recently, was occupied by a building of 4 to 6 storey in height, which would of course of had its own impacts; this is a brownfield site that historically has always been built upon.

In light of the above officers are satisfied that with regard to Daylight and Sunlight impacts the proposed scale of development will not have unacceptable impacts upon the amenities of adjoining occupiers. Notwithstanding this it is proposed that with each reserved matter application, when matters of layout and appearance are defined, they are accompanied by an updated Daylight / Sunlight Assessment to demonstrate that VSC impacts have been improved; with the aim of achieving a VSC pass rate for at least 55% of the windows of Christopher Thomas Court.

Overshadowing – With regard to overshadowing on surrounding amenity space a transient overshadowing diagram for illustrative purposes was submitted to cover the dates 21st March / 21st Sept (Equinox); 21st June (Summer Solstice) and 1st August. The diagrams use the submitted illustrative site masterplan based on the building massing proposed.

During the summer months (21st June and 1st August) the diagrams illustrate that the proposed development has little if no overshadowing impacts upon the surrounding amenity space / public realm areas. It is only towards the end of the day that the impact of the development starts to be felt. During the Spring and Summer Equinox the development will result in a degree of overshadowing to the rear of those properties in Broad Plain. Material to the consideration is the fact that this is a previously developed site. At the reserved matters stage there will be a requirement for further overshadowing analysis to ensure that the impacts are limited to that which are indicated here.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

Overlooking / Overbearing Issues – The site is set within a relatively tight context and surrounded by residential development to the north and east. Distances from one building to another are considered acceptable, which in respect of Broad Plain equated to a distance ranging from 14 to 21 metres and from Plot 3 to Christopher Thomas Court some 16 metres. This coupled with the reduced scale of building proposed at the north and eastern edges of the site means that the proposals will not result in the unacceptable overlooking issues nor be unacceptably overbearing within this context. In terms of the relationship with buildings to the south across Avon Street, again given the distances from one building to another and the proposed scale which is commensurate with the existing buildings here, the proposals will not result in any unacceptable overlooking nor will be overbearing upon these buildings.

(D) TRANSPORTATION MATTERS

Policy BCS10 sets out the development principles that proposals will be determined against and expects schemes to be designed to reflect the defined transport user priorities as set out, which essentially put the pedestrian, cyclist and public transport before the private car.

Amongst other things this policy requires development proposals to be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes. Proposals should minimise the need to travel, especially by private car, and maximise opportunities for the use of walking, cycling and public transport. This accords with the advice contained within the NPPF which recognises the contribution transport policies have in facilitating sustainable development and also in contributing to the wider sustainability and health objectives. Policy DM23 requires that development does not give rise to unacceptable traffic conditions and sets out a list of requirements for any new development to meet in reflecting the priorities set within BCS10. Separate policies are set out within the Bristol Central Area Plan for parking and movement in the city centre to which Policy BCAP29 refers.

The site is clearly a highly sustainable location, within reasonable walking distance of numerous public transportation bus stop links and approximately 0.4km from Bristol Temple Meads Train Station. Pedestrian and cycle movement in proximity to the application site is abundant; to the south there is an existing network of adequate links to accommodate these sustainable modes which future occupiers will be dependent upon. Improvements are required however in some instances.

The site is situated east of Temple Way (A4044) a designated 'A' Classification highway to which a 30mph speed limit applies. Vehicular access to the application is to be obtained in three different locations, the primary access being obtained from Avon Street and Providence Place with the existing access on Broad Plain serving a minor element of the scheme, Plot 4.

With regard to **Trip Generation / Traffic Impact** the TA forecasts the level of vehicular/pedestrian movements to be associated with the application site. When considering the existing use of the site (prior to its demolition) and the previous approvals on the site; the current scheme is considered to be less intensive in terms of vehicular trips. As such no objections are raised nor improvements required to existing junctions within the vicinity of the site.

With regard to **Access Arrangements** the proposal seeks to utilise several new and existing access points. The access from Avon Street (for Plot 1) enters an underground car park. There is no objection to this access point in highway safety and operational terms. The access from Providence Place (for Plot 2 & 3) is proposed to be a one-way ramp system to be signaled (internally) to allow for priority movements to avoid any unnecessary delays on the publicly maintained highway. It is indicated that the western end of Old Bread Street into the application site is to be stopped up and a west to south bound on-way system introduced. A Traffic Regulation Order will be required to deliver this one-way traffic system and if successful will be required to implemented at the applicants expense. The access from Broad Plain (for Plot 4) is to utilize the existing undercroft access (Goldsmiths House – Broad Plain) which currently serves approximately 105 car parking spaces on

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

the site. This access point is restrictive in width and cannot accommodate two way vehicular flows. The proposed level of vehicular trips likely to utilize this access when compared to the existing use is comparable and as such no objection is raised to the use of the access at the indicative level proposed shown on plan 0007 G. Goldsmiths House access does incorporate a pedestrian footway into the development site alleviating pedestrian and vehicle conflict.

A raised table is proposed in the vicinity of Old Bread Street and Providence Place to calm traffic and provide a defined cycle path.

In terms of **Pedestrian Accessibility** Drawing No. 0005 rev E details the potential pedestrian and cycle flows through the site linking Avon Street and Broad Plain. Drawing No. 0002 rev F indicates an area designated for pedestrian and cycle movement connecting Broad Plain with Old Bread Street as part of a public realm improvement. Its design has yet to be confirmed given this will be submitted at the reserved matters stage, however, the principle of improvements to this area is acceptable. Through the obligations package it is anticipated that these routes are to be secured as permissive routes across the site.

With regard to **Traffic Calming** a raised table is proposed in the vicinity of Old Bread Street and Providence Place. The further details of this will need to be considered and due consideration given to its design particularly with regard to its synergy with the proposed public realm works in respect of the cycle / pedestrian route from Old Bread Street to Broad Plain.

With regard to **Servicing and Deliveries** the proposals include three loading bays on existing adopted highway in Broad Plain, Avon Street and Old Bread Street to which there are no objections in principle. However with regard to Broad Plain the loading bay will have to be amended to improve visibility when crossing Broad Plain to the north. Further revisions or an alternative location may be required when an assessment of the required Public Realm works in this area are finalised. With regard to the loading bay on Avon Street this may be required to be extended to accommodate a larger or multitude of smaller vehicles.

With regard to **Car and Cycle Parking** – In accordance with BCAP 29 non - residential car parking should be limited to the essential operational needs of the proposed development. Submitted plan 0007 Rev G illustrate that the proposed level of vehicle parking (182 spaces) and cycle parking (474 spaces) is policy compliant. This information was requested in order that officers could be certain that the proposed development would be able to cater for the required car and cycle parking; that the development was future proofed. It is illustrative only, so whilst the principles have been set, the further details of the provision of such spaces will be further assessed. Given however that the Transport Assessment has been based upon these figures a condition will be placed upon any permission to ensure that the car parking provision is not exceeded.

A **Framework Travel Plan** was submitted as part of the application. It is stated that this document has been prepared in conjunction with the Bristol Temple Quarter Enterprise Zone Travel Plan (May 2014). The targets set for the TQEZ Area Travel Plan is to reduce single occupancy car use to the area by 5% over the next 5 years. It is considered that the FTP submitted sets out the appropriate requirements for the specific land uses to enable objectives and targets for the site and the wider TQEZ to be met.

In light of the above a number of conditions and planning obligations will be required to be secured in association with this development. The Obligations are set out within Key Issue G and the conditions appear at the end of this report forming part of the recommendation.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

(E) ARE THERE ANY OTHER SITE SPECIFIC ENVIRONMENTAL ISSUES?

i) **Flood Risk:** A Flood Risk Assessment was submitted as part of the application. The site lies within Flood Zone 1 and is therefore at low risk of flooding. Whilst the proposed uses are above predicted extreme tidal flood levels, the entrances to basement car parks could be vulnerable. A number of conditions are proposed by the Environment Agency and BCC Flood Engineers which relate to flood mitigation measures as per the Flood Risk Assessment and Surface Water matters.

ii) **Contamination Issues:** Further up to date investigative / survey work is required in order to understand the character of the site as it currently stands following the demolition that has taken place. This should include investigations into the potential underground fuel tank, ground gases (elevated CO₂ was encountered 11 years ago) and contaminants previously encountered at the site. The applicants were advised of this issue early on within the application process but have opted to address this issue via the use of pre commencement conditions. This approach is acceptable to the Authority at this outline stage.

iii) **Sustainable Urban Drainage:** With each reserved matters application a SUDS Strategy will be required to be submitted.

(F) WHAT MATTERS NEED TO BE CONSIDERED AT THE RESERVED MATTERS STAGE?

It is clear that there will be a number of issues that will need to be considered appropriately at the reserved matters stage. Whilst not exhaustive these include the following:-

'Layout' and 'Appearance' -

Daylight / Sunlight – further assessment required – refer to report. A condition is proposed on any permission in this regard given that it is an issue that is related to the matter of scale.

Heritage Assessment including *Visual Impact Assessment* – refer to report. Again a condition is proposed on any permission in this regard given that it is an issue that is related to the matter of scale.

Mix – a schedule of the proposed mix of the residential uses will be required to be submitted at the reserved matters stage with regard to the development of plot 4. This would be required to satisfy policy requirements to deliver or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. An indicative mix of units has been submitted (for the purposes of the Transport Assessment in terms of car and cycle parking requirements) which comprises 23, 1 bed units; 14, 2 bed units and 8, 3 bed units. Given the current census data this mix is considered acceptable.

Space Standards : with regard to the residential element the reserved matters application will have to demonstrate that units are of sufficient size for everyday living.

Noise Impact: A noise report will be required at the reserved matters stage in order to ensure the correct mitigation is secured for the proposed office and residential elements of the scheme. This will be required to include the noise from plant and air conditioning systems of appropriate.

Health Impacts: This was an issue raised by a third party during the consultation process. Policy DM 14 requires a Health Impact Assessment for applications of this scale. This is an outline application and is to consider matters of 'scale' and 'access' only, but a Health Impact Assessment will be required for each subsequent reserved matters application that comes forward, albeit individually this requirement could come under the policy threshold of 10,000sq m in respect of non-residential development. It is noted that the Outline Sustainability Strategy does identify this issue, albeit that a final HIA will need to address all the matters specified in the policy.

Sustainability: A Sustainability Strategy for each reserved matters application and / or plot development will be required, which amongst other things will need to give due consideration to the potential to connect to the forthcoming TQEZ District Heating Network.

A3 Use: Further details will be required in respect of operational requirements of the A3 use in terms of ventilation / extraction equipment; servicing/ delivery and opening hours etc.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

Servicing Strategy: A servicing strategy will be required for each proposal coming forward.

Refuse and Recycling: Full details for the provision of refuse and recycling to serve each building will be required to be submitted.

Nature Conservation: Consideration needs to be given to the comments of the Nature Conservation Officer identified in this report at the reserved matters stage with regard to the provision of bird and bat roosting boxes and living roofs.

Flood Evacuation Plan: Such a plan will need to be submitted for each proposal coming forward.

‘Landscaping’ – In terms of this reserved matters submission the issue of tree replacement is required to be addressed as per the comments made by the Bristol Tree Forum and a number of local residents. Consideration needs to be given to the planting of native species in any landscaping scheme.

(G) PLANNING OBLIGATIONS

New development often creates a need for additional or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. Planning obligations are the mechanism by which measures are secured to enhance the quality of both the development and the wider environment, to help ensure that the development makes a positive contribution to sustainable development providing social, economic and environmental benefits to the community as a whole.

The legislative framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990 and regulations restricting the use of planning obligations are set out in the Community Infrastructure Levy CIL Regulations (2010). The NPPF reiterates the tests that are required to be met when planning obligations are sought, namely that they should be necessary to make the development acceptable in planning terms; directly related to the development and, fairly and reasonably related in scale and kind to the development. It goes on to advise at para 205 that “where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled”.

Core Strategy policy BCS11 and BCS17 are relevant to the issue of planning obligations. In addition Supplementary Planning Document entitled Planning Obligations was adopted by this Authority and took effect on 1st January 2013. This sets out in detail the Council’s approach towards requiring planning obligations in order to offset the impacts caused by development, and sets thresholds in respect of the various types of infrastructure / obligations. The document also provides a sound written procedure as to how the various contributions should be calculated.

Having regard to the above the following obligations package is required:-

1) Phasing Plan – the provision of a Phasing Plan to enable the proper future planning of the site and to assist in defining trigger points for the other planning obligations below. The plan is to identify and describe the phases of construction of development, including the relevant public realm/ infrastructure elements and a scheme of temporary landscaping / highway works.

2) Affordable Housing -.Policy BCS17 of the Core Strategy states that development in the Bristol Inner East Area will be required to provide 40% on – site affordable housing. The needs assessment undertaken in the Strategic Housing Market Assessment (2009) indicates a high level of affordable housing need in the city. The assessment has estimated an annual average shortfall of some 1500 affordable homes until 2021. There is also a significant need for social rented housing and a need for both family and smaller affordable homes. The SHMA recommends extensive and effective use of S106 planning agreements to secure affordable housing from all developments of 15 or more residential dwellings. The proposals include the provision of up to 3650 sqm of residential which could potentially equate to 45 units. At this early stage the applicants propose to provide 40% affordable

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

housing should they exceed the threshold. A tenure split of 77% social rented affordable housing and 23 % intermediate affordable housing will be specific at this stage.

3) Highway Infrastructure Works - Para 32 of the NPPF and Policies BCS10 and BCS11 provide the justification for such obligations. These works are required to improve the existing and construct new highway infrastructure in order to ensure that the development is accessed in a safe and appropriate manner and comprise the following:-

Locality; Broad Plain (over and above public realm improvements):

- i) loading bay
- ii) carriageway realignment
- iii) tactile paving
- iv) highway lining
- v) footway upgrading

Locality; Avon Street:

- i) loading bay
- ii) carriageway realignment
- iii) footway upgrading

Locality; Providence Place / Old Bread Street:

- i) loading bay
- ii) traffic calming to include raised table
- iii) measure to secure one- way street
- iv) carriageway realignment
- v) tactile paving
- vi) construction of cycle way
- vii) highway lining
- viii) footway upgrading

Locality; Temple Way / Avon Street / Old Bread Street / Broad Plain

- i) footway upgrading
- ii) £50,000 contribution towards the upgrading of bus stops

Specifications of the above works will need to be agreed prior to the commencement of development and implementation prior to the occupation of any part of the development.

4) Permissive Route through the site – a scheme of dedication indicating a pedestrian and cycle link a minimum width of 4.0metres is required to be secured in respect of the route from Old Bread Street to Broad Plain, to be in operation from the first occupation of development.

5) Traffic Regulation Orders –Policies BCS10 and BCS11 provide the justification for these obligations. There is a requirement to regulate, restrict and prohibit the use of certain roads as part of the development proposal in relation to the required infrastructure works identified above. The Council charges a fee of £2,500 for each TRO required and the relevant costs of the works will be borne by the applicant as part of the Highway Infrastructure Works. The TROs are to be in place prior to the relevant development and as such all payments to be payable upon the commencement of the development.

6) Stopping up of existing adopted highway; Old Bread Street – in order to implement the permission it will be necessary to stop up the existing highway under s247 of the Town and Country

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

Planning Act 1990.

7) Areas of Public Realm – Policies BCS2, BCS11 and BCS21 provide the justification for this obligation. Environmental enhancements in and around the area are required and in this particular case the area of Broad Plain has been identified. The Obligations SPD requires that a Public Realm Scheme is to be submitted to the Council for approval and then the developer is to implement the scheme. Triggers need to be agreed in terms of the timing of the submission of the Public Realm Scheme with the applicant and ultimately its implementation and practical completion. Previously a contribution of £255,000 was secured as part of the now expired permission for the Authority to provide such works. Officers are still in discussion as to the most appropriate way to secure these works at the time of writing this report.

8) Other Site Specific Measures – Other measures required to mitigate the impact of the development include the requirement for a contribution of £34,000 for legible city signage and or contribution towards a way finding and interpretation strategy for the TQEZ.

CONCLUSION

This is a significant site at the western edge of the Temple Quarter Enterprise Zone. The previous buildings were cleared some years ago and despite a number of planning permissions obtained over this time the site has remained undeveloped and is currently used as a car park. This application has been the subject of substantial discussions between officers and the applicants, primarily to ensure that the proposed scale continues to be acceptable and the access and key linkages and connections through the site are secured, to ensure that the proposed development is aligned to the vision of this being a well -connected place.

The final submission of documents has allowed a thorough assessment of the proposals and officers are now satisfied that they are acceptable. Special regard has been given to the desirability of preserving the setting of the adjoining listed buildings and the proposed public realm works will serve to enhance the character and appearance of the conservation area. The proposals are not considered to have unacceptable impacts upon the amenities of adjoining occupiers and in terms of the proposed access arrangements and associated highway works officers are satisfied that the proposals are safe and importantly facilitate good accessibility / permeability of this relatively large site.

When massing, layout, landscaping and architectural details / appearance are all confirmed at the reserved matters stage early engagement with the Local Planning Authority would be welcome in order that collaboratively a high quality urban design solution can be achieved for this prominent site, one that aligns with the vision of the EZ; the aspirations of the local community and compliance with relevant policies of the Local Plan.

COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will the development be required to pay?

This is an outline application. The CIL regulations require that CIL liabilities are calculated when reserved matters applications are submitted as until the reserved matters stage it is not necessarily clear as to the exact level of CIL liable floor space.

Development Control Committee B – 29 April 2015

Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF

RECOMMENDED GRANT subject to Planning Agreement

A) Subject to an Agreement under S106 of the Town and Country Planning Act 1990 (as amended) and subject to the completion within a period of six months from the date of this Committee meeting and at the applicants expense, of such a Planning Agreement made under the terms of S106 of the Town and Country Planning Act 1990 (as amended), entered into by the applicant, Bristol City Council and any other interested parties to cover (inter alia) the following matters:-

1) Phasing Plan – to secure the provision of a Phasing Plan to enable the proper future planning of the site.

2) Affordable Housing -to secure the provision of 40% affordable housing with a tenure split of 77% social rented affordable housing and 23 % intermediate affordable housing.

3) Highway Infrastructure Works – to secure such works to improve the existing and construct new highway infrastructure as per the report in order to ensure that the development is accessed in a safe and appropriate manner. Specifications to be agreed prior to the commencement of development and implementation prior to the occupation of any part of the development.

4) Permissive Route through the site – a scheme of dedication indicating a pedestrian and cycle link a minimum width of 4.0metres shall be in operation from the first occupation of development.

5) Traffic Regulation Orders – to secure the required TRO's to enable the proposed development. Payments to be payable upon the commencement of the development.

6) Stopping Up Order – to secure the stopping up of Old Bread Street.

7) Areas of Public Realm – to secure the provision of public realm works for the area of Broad Plain

8) Other Site Specific Measures – to secure a contribution of £34,000 for legible city signage and or contribution towards a way finding and interpretation strategy for the TQEZ.

B) That on completion of the Section 106 Agreement, planning permission is granted subject to the following conditions:-

Time limit for commencement of development

1. Outline Permission

Application for approval of the reserved matters for the development or relevant phase of the development, shall be made to the council before the expiration of 3 years from the date of this permission.

The development hereby permitted shall begin no later than the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Reserved Matters

Approval of the details of the layout, landscaping and appearance shall be obtained from the council in writing before any development is commenced.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Pre commencement condition(s)

3. Site specific construction environmental management plan

No development or any phase of the development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

* Procedures for maintaining good public relations including complaint management, public consultation and liaison

* Arrangements for liaison with the Council's Pollution Control Team

* All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:

08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.

* Deliveries to, and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

* Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

* Procedures for emergency deviation of the agreed working hours.

* Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.

* Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.

* Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The submission of a condition survey of the existing highway network.

Reason: In the interests of the amenities of surrounding occupiers.

4. Land affected by contamination - Site characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

* human health,

* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. To ensure implementation of a programme of archaeological works

No development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation to be submitted by the developer and approved in writing by the Local Planning Authority.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

The scheme of investigation shall include an assessment of significance and research questions; and:

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

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

8. Sustainable drainage system (SuDS)

The development or development of the relevant phase hereby approved shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

9. No development shall take place including any works of demolition until the developer/occupier enters into an agreement with the City Council to produce and implement a strategy that aims to maximise the opportunities for local residents to access employment offered by the development. The approved strategy shall be undertaken in accordance with an agreed timetable.

Reason: In recognition of the employment opportunity offered by the development.

10. The development hereby permitted shall not be commenced until details of the flood barrier / gate on the entrance to any basement car park has been submitted to and approved in writing by the Local Planning Authority. The flood barrier gates to provide effective flood protection up to a level of 9.8 m AOD.

Reason: To reduce the risk of flooding to the proposed development and future occupiers.

Pre occupation condition(s)

11. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 7 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.

12. A maximum of 202 car parking spaces shall be provided on the site to comprise a maximum of 126 spaces for B1a) use; a maximum of 56 spaces for the C3 use and a maximum of 20 spaces for the retained existing spaces, to be sited in general accordance with Illustrative Plan no 3413 0007G. Further details shall be submitted to and approved in writing by the Local Planning Authority of the spaces at the relevant reserved matters stage (s). The car parking spaces shall be provided prior to the commencement of the use / occupation of the development hereby approved.

Reason: To ensure that there are adequate parking facilities to serve the development and to ensure compliance with the Transport Assessment.

13. A minimum of 474 cycle parking spaces shall be provided on the site to be apportioned in general accordance with Illustrative Plan no 3413 0007G. Further details shall be submitted to and approved in writing by the Local Planning Authority of the cycle provision, to be safe and secure, at the relevant reserved matters stage (s) and shall be provided prior to the commencement of the use / occupation of the development hereby approved.

Reason: To ensure that there are adequate cycle parking facilities to serve the development.

14. No use hereby permitted shall commence until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

15. Prior to the occupation of the development or any phase of the development hereby permitted, a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall contain amongst other things a timetable for delivery and details of future maintenance responsibilities and requirements. All public art works shall be completed in accordance with the agreed scheme and thereafter retained as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the appropriate provision is made for public art within the development.

Post occupation management

16. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition ****, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition ****.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17. An updated Daylight / Sunlight Report will be submitted with each reserved matters application.

Reason: In order to re assess the impact of the proposals upon the amenities of existing and future occupiers.

18. An updated Heritage Impact Assessment will be submitted with each Reserved Matters application.

Reason: In order that the impact of the development proposals upon the heritage assets can be re assessed.

19. The development hereby approved shall be carried out in full accordance with the submitted Flood Risk Assessment dated 6th Oct, which includes the finished floor levels of the office building ground level to be set no lower than 10.4 m above Ordnance Datum (AOD) and the basement entry level set no lower than 9.4 m above Ordnance Datum (AOD)

Reason: To reduce the risk of flooding to the proposed development and future occupants.

20. No more than 200 sqm of the proposed development shall be used for the purposes of A1 (shops) as defined in the Town and Country Planning Use Classes Order 2010 should permitted development rights be implemented with regard to the A3 element hereby approved.

Reason: In order to protect the vitality of existing identified retail centres.

21. No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without prior writing approval of the local planning authority.

Reason: To ensure that wild birds building or using their nests are protected.

List of approved plans

22. List of approved plans and drawings

0001E Illustrative site masterplan, received 20 March 2015

0002F Plot plan, received 20 March 2015

0003D Building heights, received 20 March 2015

0004E Street frontage, received 20 March 2015

0005E Accessibility / permeability, received 20 March 2015

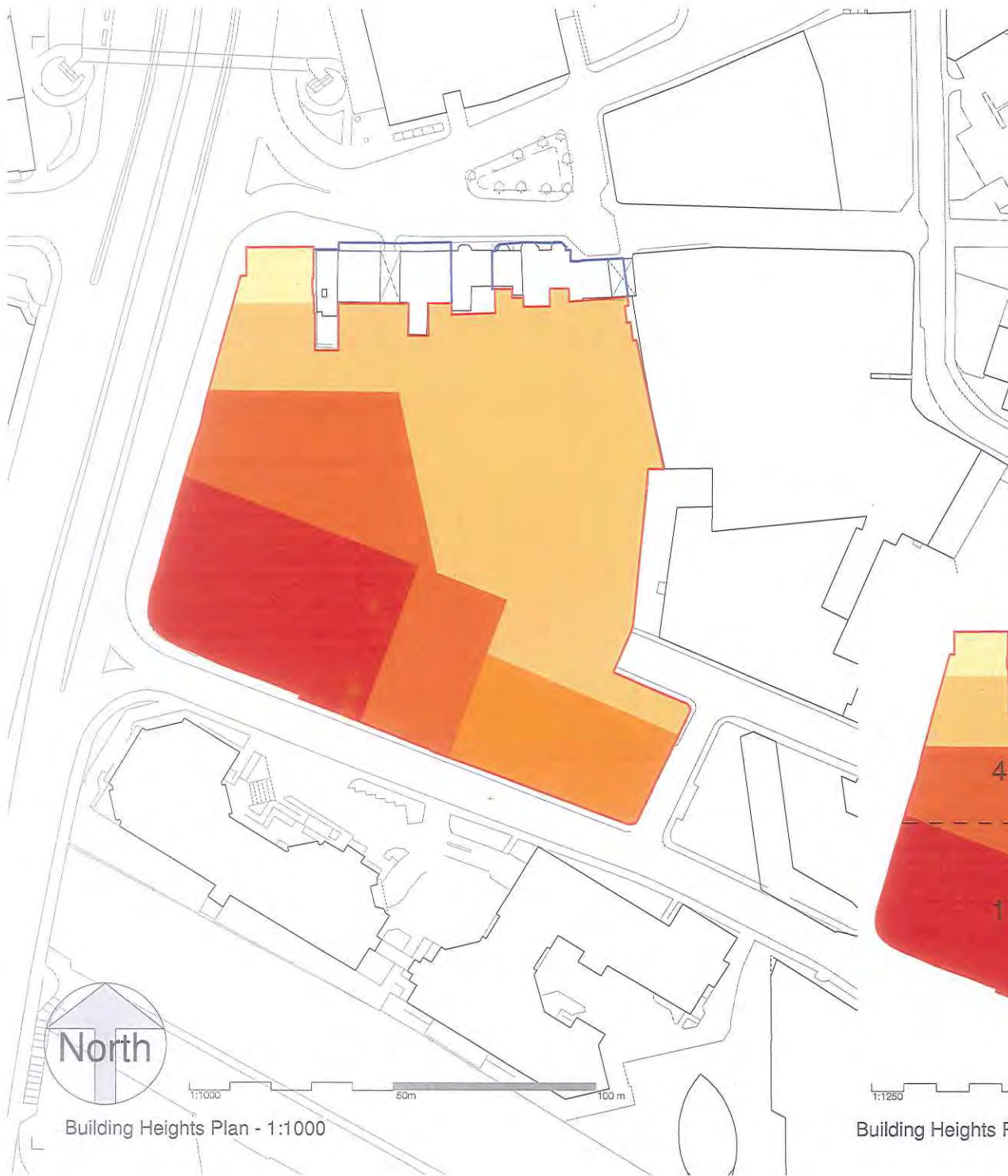
0008F Site sections with plot parameters, received 20 March 2015

0010 A Site Location Plan, received 15 October 2014

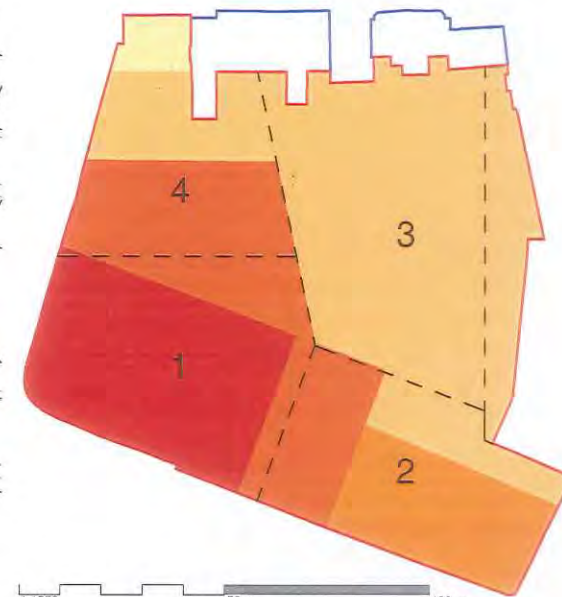
Reason: For the avoidance of doubt.

Development Control Committee B – 29 April 2015**Application No. 14/04959/P: Former Guardian Royal Exchange Temple Way Bristol BS1 6HF****Advices**

1. The applicant will be required to enter into a suitable legal agreement with the Highway Authority to secure the construction of the highway works necessary as part of this development.
2. The implementation of Traffic Regulation Orders are required. The Traffic Regulation Order process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the Traffic Regulation Order process cannot commence until payment of the TRO fees are received; to start the TRO process telephone 0117 9036846.
3. The Highway Authority would be prepared to accept a dedication of the works subject to detailed design. In these circumstances, the applicant should contact the Transport Development Management at Brunel House, St Georges Road, Bristol, BS1 5UY, telephone 0117 922 3165.
4. If construction works are likely to temporarily affect the right of way, the developer may need to apply for a temporary Traffic Regulation Order to close or divert the PROW for the duration of the works on the grounds of safety of the public. For further advice, or to apply for a TTRO, contact the Highway Network Management team, Tel. 0117 903 6838). N.B. Any damage caused to the surface of the right of way during development works must be made good to the satisfaction of the Highway Authority.
5. Construction Traffic Management – The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required, such as footway, Public Right of Way, or carriageway closures or temporary parking restrictions. Please call 0117 9031212 or email traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.



Building Heights Plan - 1:1000



Building Heights Plan with Plot Boundary Lines - 1:1250

- Planning Application Boundary
- Properties in Ownership of Applicant
- Approximate Location of Plot Boundary Lines
- Up to AOD + 46.10.
(Approximately 9 storeys including ground floor and roof space).
- Up to AOD + 42.60.
(Approximately 8 storeys including ground floor and roof space).
- Up to AOD + 38.60.
(Approximately 7 storeys including ground floor and roof space).
- Up to AOD + 30.60.
(Approximately 5 storeys including ground floor and roof space).
- Up to AOD + 23.60.
(Approximately 3 storeys including ground floor and roof space).

Note:
 - Plant area & service levels included in heights.
 - Drawing to be read in conjunction with the following;
 AWW - DWG 3413-0008
 (Outline Planning - Site Sections with Plot Parameters)
 AWW - DWG 3413-0002
 (Outline Planning - Plot Plan)

Notes
 This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
 Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to the office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

Rev	Date	Init	Notes	Chkd
D	18.03.15	MR	Issued for outline planning submission. Key updated as per comments from GVA.	MAS
C	03.03.15	EW	Building heights plan with plot boundary lines updated.	MAS
B	26.02.15	EW	Indicative footprint of urban form omitted. Drawing reference notes updated.	MAS
A	16.01.15	EW	Notes updated.	MAS

Client

Drawing Originator



London - 7 Birchln Lane, London, EC3V 3BW 020 7150 5000
 Bristol - Rivergate House, Bristol, BS1 6LS 0117 923 2535
 Plymouth - East Quay House, Plymouth, PL4 0HN 01752 261 262
 RIBA Chartered Practice www.aww-uk.com

Project Title
 Glassfields, Bristol

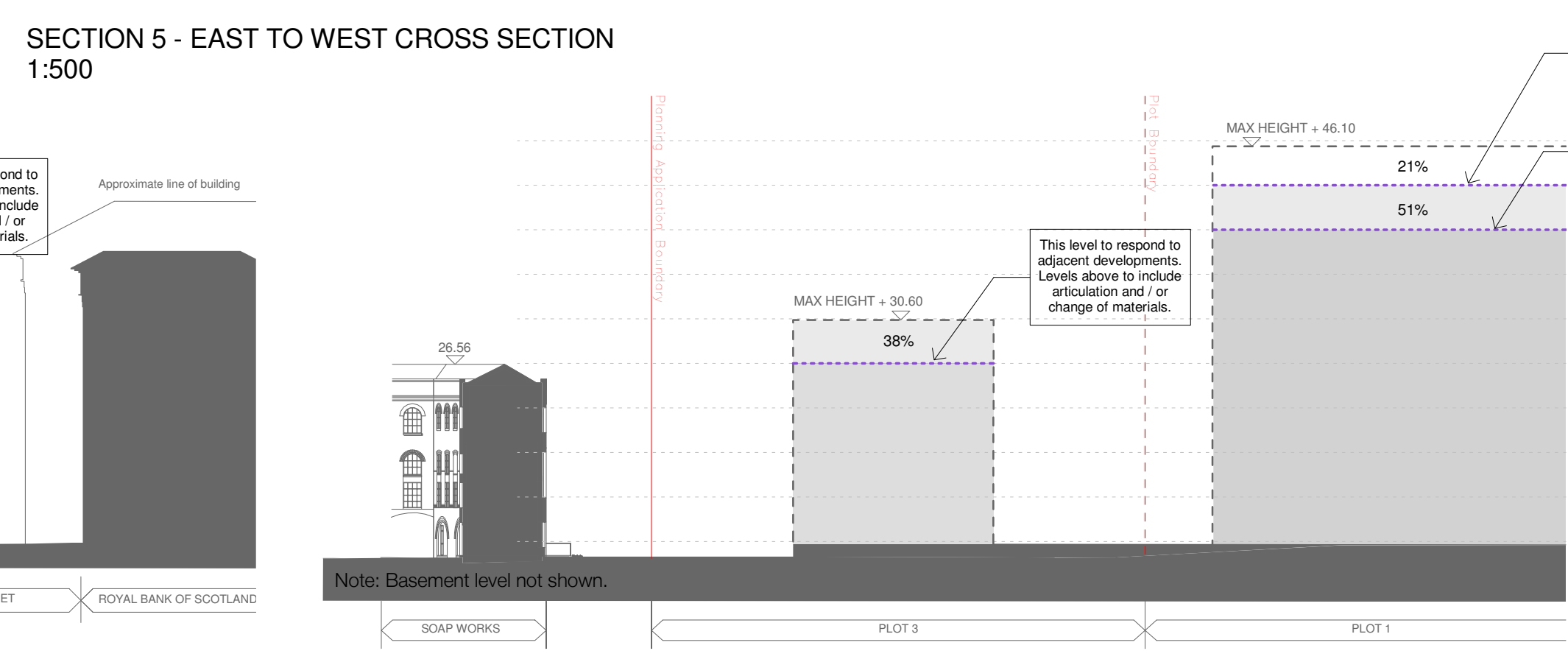
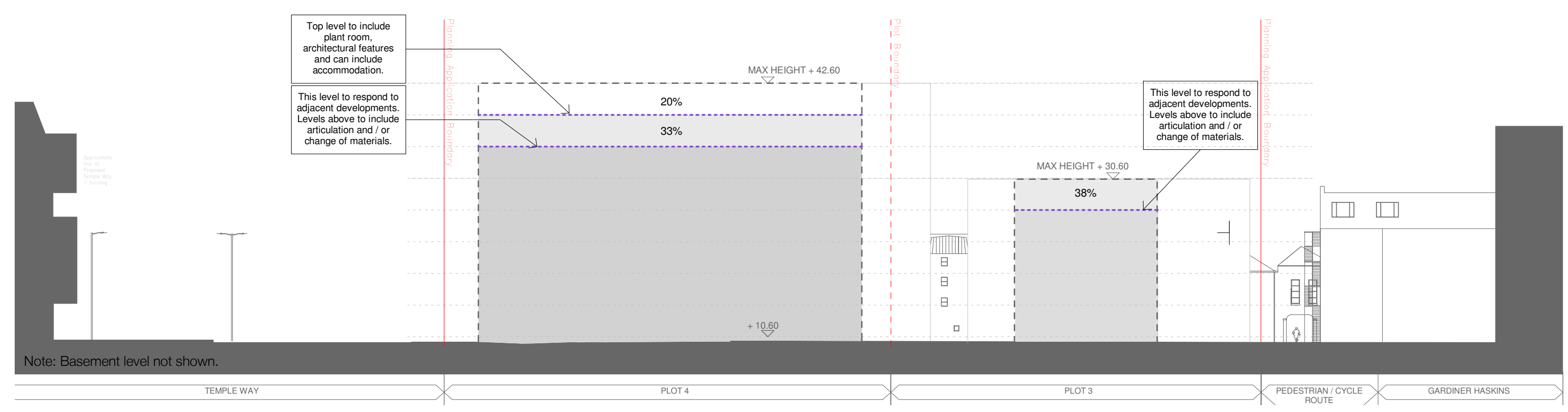
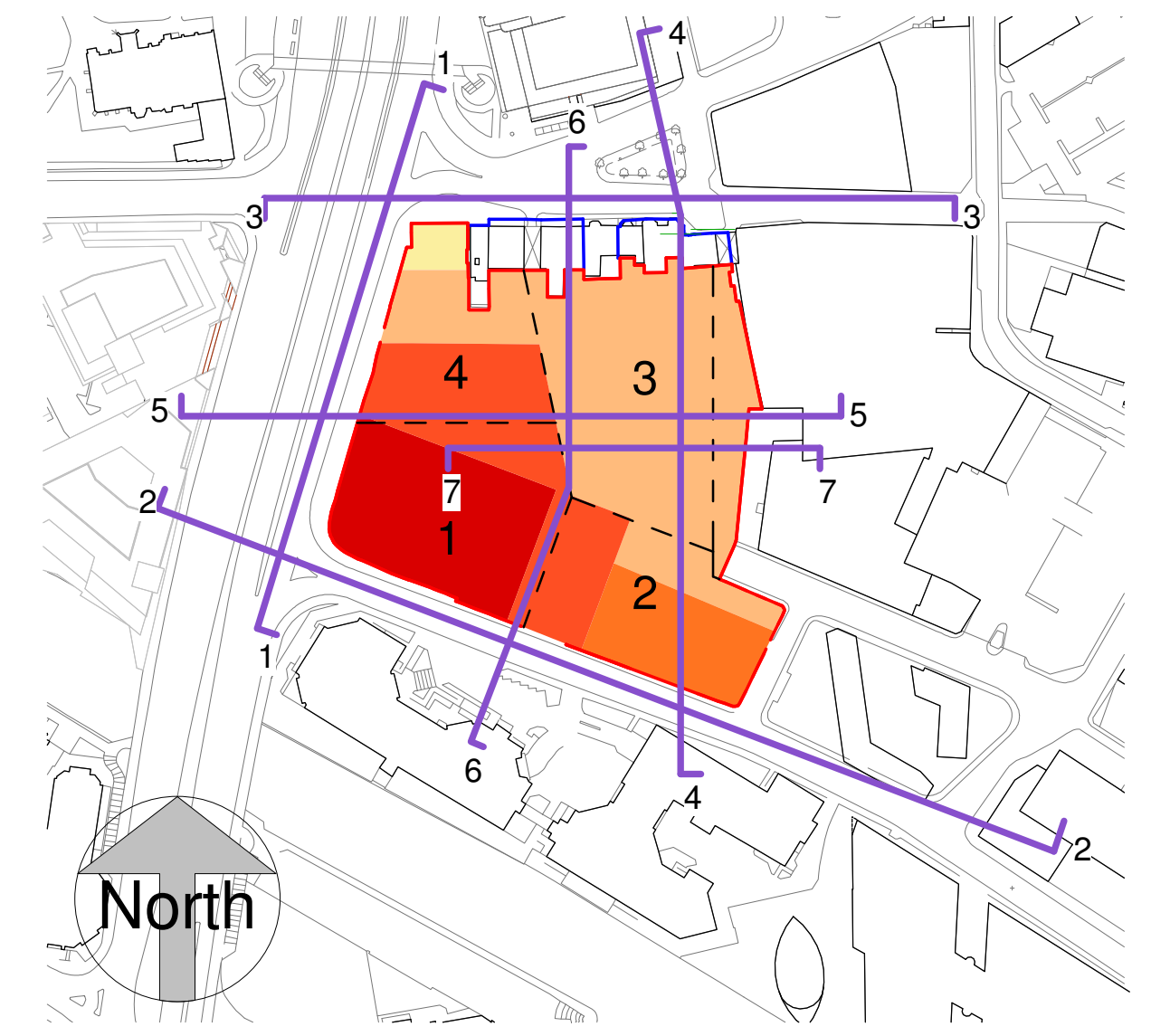
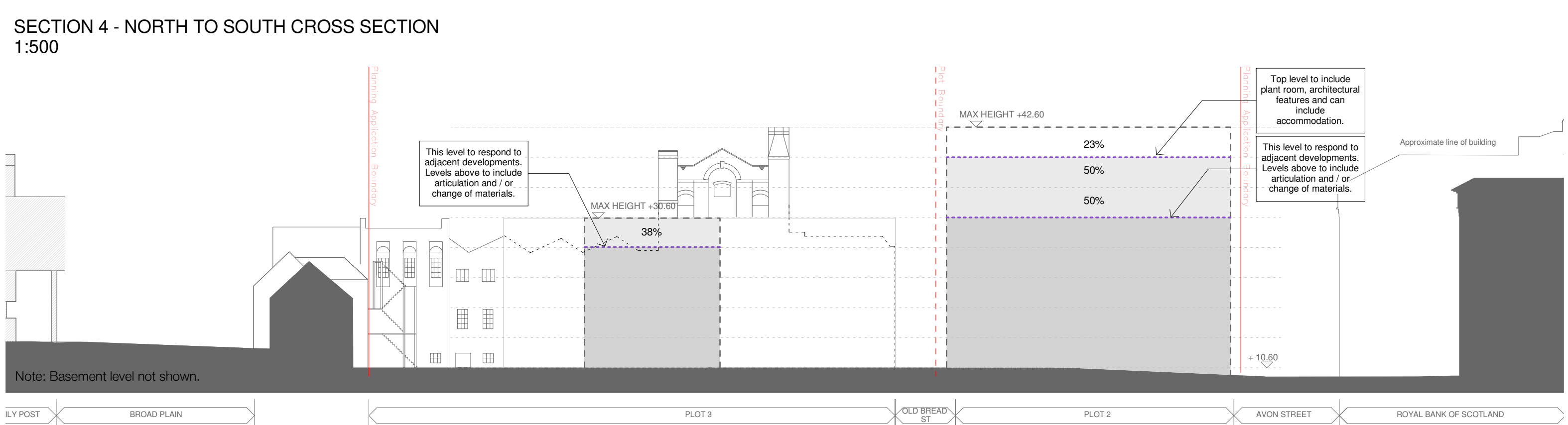
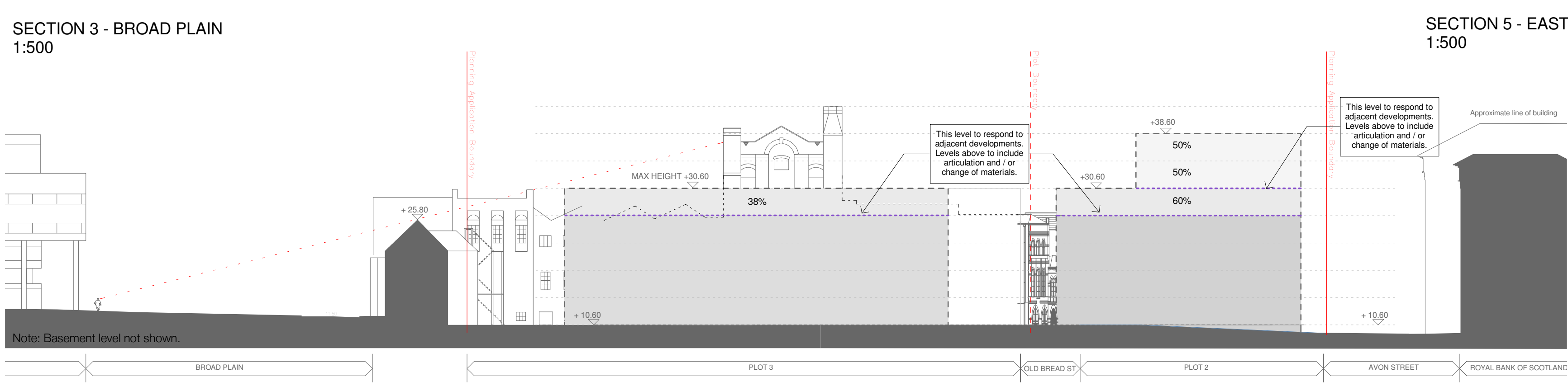
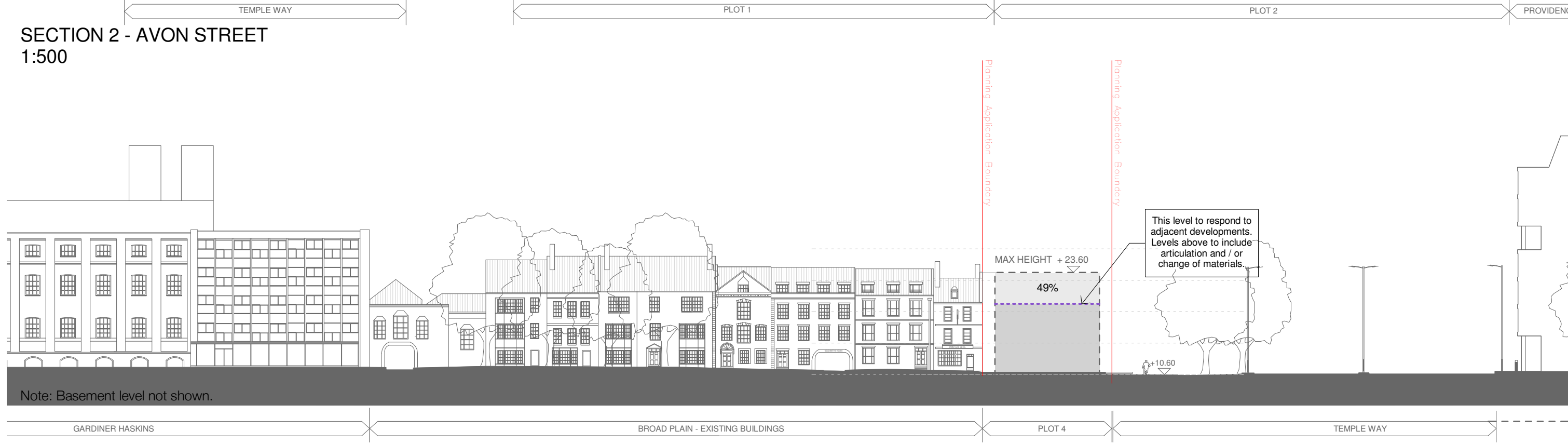
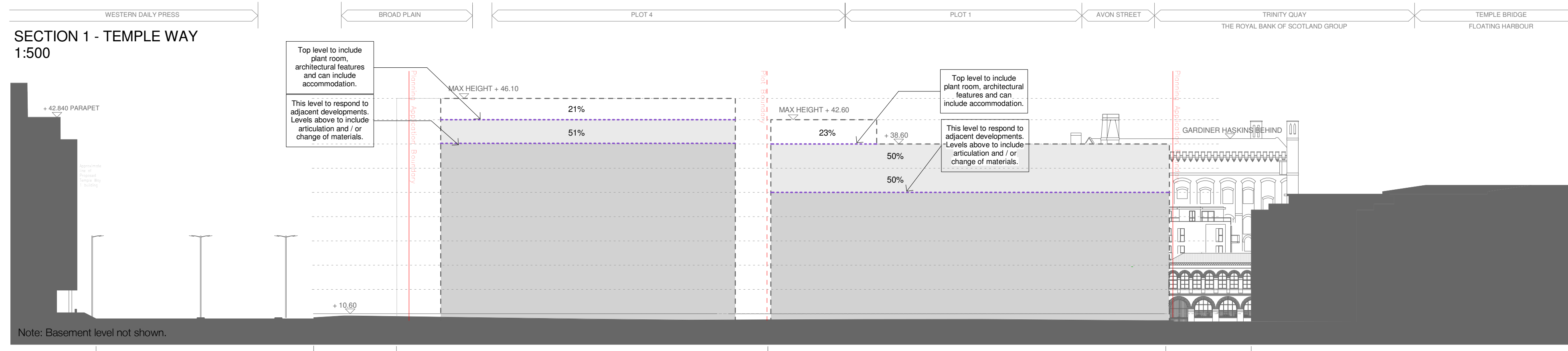
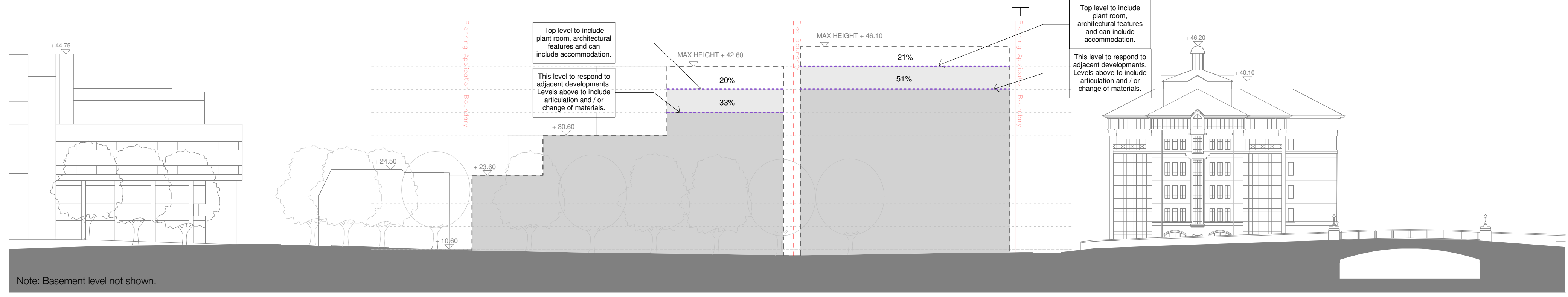
Drawing Title
 (Outline Planning) - Building Heights

Scale	Sheet	Drawn	Checked	Date
As indicated	A3	MR	MAS	11.12.14

Status	Project No.
Planning	3413
Drawing Reference	Revision
0003	D

d/65670/71

Notes
 This drawing may be scaled for the purposes of Planning Applications. Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.
 Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.



Rev	Date	Int	Notes	Chkd
F	13.04.15	MR	Notes amended.	MAS
E	18.03.15	EW	Notes and sections updated as per comments from GVA. Issued for outline planning submission.	MAS
D	05.03.15	EW	Notes updated as per comments from HH.	MAS
C	03.03.15	EW	Sections updated with percentage of overall plot area in a tiered formation.	MAS
B	16.02.15	MR	Section 2 updated - building line to ND6 amended. Section 4 updated - indicative building line of Gardiner Haskins added. Section 7 updated - viewpoint extended to include Plot 1.	MAS
A	16.01.15	EW	Notes updated. Section 6 + 7 added.	MAS

- Key:**
- Massing Parameters
 - Planning Application Boundary
 - Plot Boundary

Note:

- Where shown, the floor percentage is based on the percentage floor plate (once determined). These do not represent buildings. Refer to Design and Access Statement for full area schedule.
- Plant area & service levels included in heights.
- Basement level not shown.
- Drawing to be read in conjunction with; AWW - DWG 3413-0002 (Outline Planning - Plot Plan). AWW - DWG 3413-0003 (Outline Planning - Building Heights). Design and Access Statement

Drawing Originator

AWW inspired environments
 020 7160 6000
 London - 7 Bircham Lane, London, EC3V 9BW
 Bristol - Riverside House, Bristol, BS1 1LS
 Plymouth - East Quay House, Plymouth, PL4 0HN
 0117 923 2535
 01752 261 282
 www.aww-uk.com

RIBA Chartered Practice

Project Title
Glassfields, Bristol

Drawing Title
(Outline Planning) - Site Sections with plot parameters

Scale	Sheet	Drawn	Checked	Date
As indicated	A1	EW	MAS	

Status	Project No.
Planning	3413

Drawing Reference	Drawing No.	Revision
	0008	F