

**WARD:** Lawrence Hill **CONTACT OFFICER:** Louise Lewis  
**SITE ADDRESS:** Site At St Thomas Street, Three Queens Lane & Redcliffe Street Bristol

**APPLICATION NO:** 15/05778/F & Full Planning  
15/05779/F

**EXPIRY DATE:** 6 January 2016

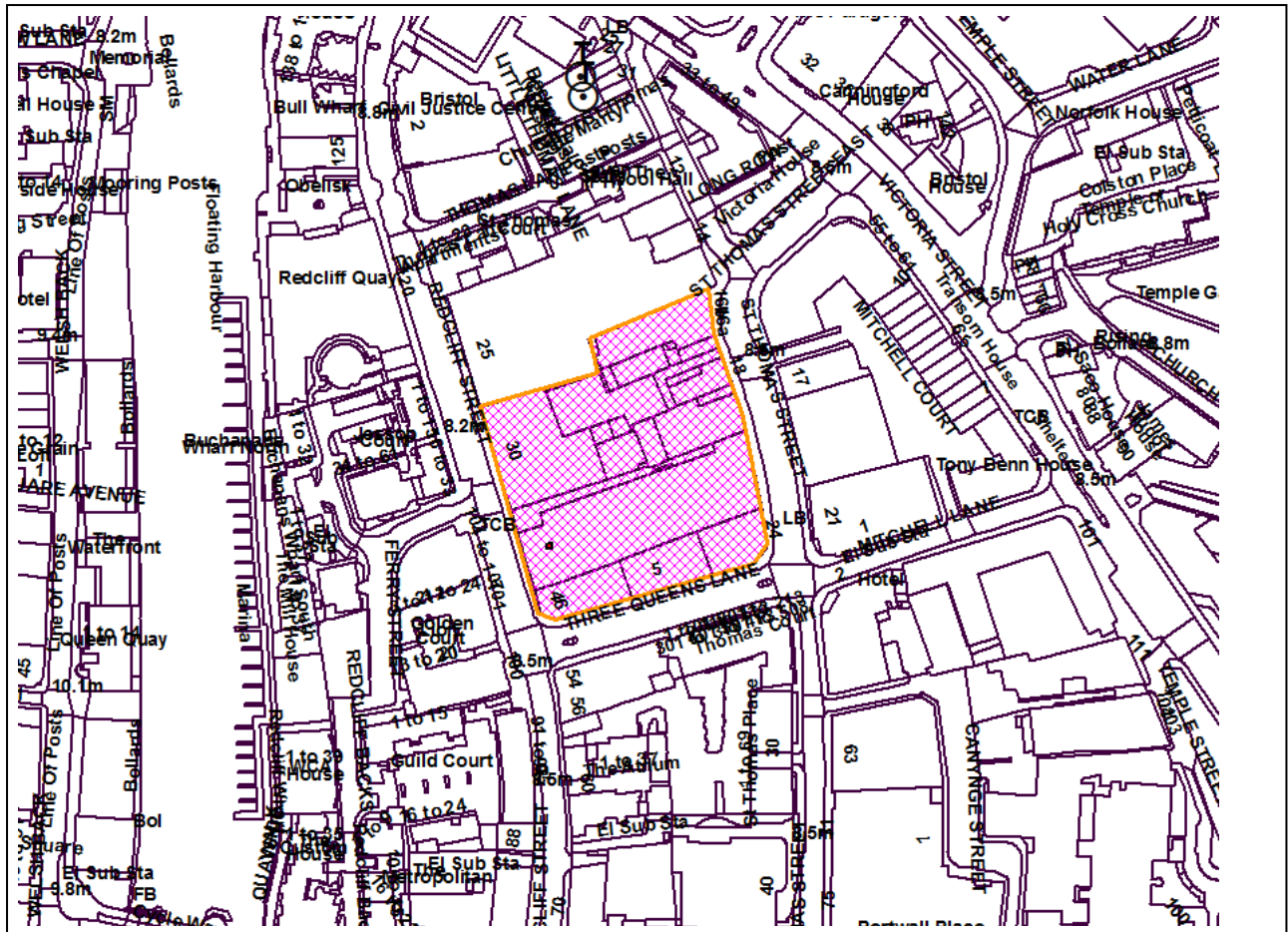
**Demolition of existing buildings and proposed archaeological excavation**

**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** Bilfinger GVA  
St Catherine's Court  
Berkeley Place  
Bristol  
BS8 1BQ  
**APPLICANT:** Redcliff MCC LLP  
C/o Agent

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

**LOCATION PLAN:**



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## BACKGROUND

These applications seek consent for the demolition of the existing buildings on the site, and a subsequent archaeological excavation. The site is to the immediate south of a consented development site, which is currently being cleared. Members may recall that the planning application for that site was presented to Committee in April last year and that consent was granted for 128 flats and some small ground floor retail units.

For convenience, the consented site will be referred to as Phase 1, and the current application site as Phase 2, of the Redcliff Village or Redcliff Quarter site. (The consented site is also known as Sampson Court.)

The site is part of allocation SA603, Redcliffe Village, as set out in the Central Area Plan (adopted March 2015). The suggested uses are housing, office and leisure and these uses are being discussed as part of the pre-application process for the redevelopment.

Members will be aware that it is unusual to have applications that are just for demolition and archaeology, as normally these matters would be dealt with as part of a planning application for the development as a whole. The demolition requires explicit consent only because the site is in a conservation area, and the archaeological works require consent as they are sufficiently extensive to count as an engineering operation.

In this case, the applicant has explained that:

- having to wait until after planning consent for the redevelopment is granted would delay the demolition and archaeological works by several months
- this would delay the development overall
- this timescale would prevent potential tenants committing to the scheme (note: written evidence from an interested hotel operator has been provided).

The following timescales have been provided by the applicant and show how much time they consider that they can save by carrying out demolition and archaeology in advance of having a full consent:

	Demolition/archaeology before full consent	After full consent
Consent	3 <sup>rd</sup> Feb 2016	Sept 2016
Conditions	Submitted beginning of Feb 2016	Nov/Dec 2016
Phased Demolition	March – September 2016 (6 months)	Jan – June 2017
Archaeology	June 2016 – February 2017 (9 months) <i>To run concurrently to demolition</i>	July 2017 – March 2018
Commence construction	March 2017 (provided that full consent granted and relevant conditions discharged) Hotel construction to take place immediately (Phase 1)	April 2018
Commercial occupation	To take place on phased basis Hotel occupation – August 2018	August 2019

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Completion of wider site construction	June 2019	April 2020
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The key considerations for both of these applications relate to archaeology, highway safety, effect on the Conservation Area, impact on neighbours, land contamination that might be uncovered, and public art. This last matter is included as the Public Art for the redevelopment overall include is likely to include relevant art on the site hoardings, public engagement which might be related to archaeological finds (depending on what is discovered), and re-use of some existing materials.

Members should note that although these two applications are closely related, and therefore are being set out in one report, they are separate legal applications and each has to be separately determined. There are two recommendations and two sets of conditions.

**SITE DESCRIPTION**

The site is bounded by St Thomas Street to the east, Three Queens Lane to the south, and Redcliffe Street to the west. The north boundary of the site is the south boundary of Phase 1.

The site is occupied by several vacant industrial buildings, and two occupied buildings. These latter are a Kwik Fit, on the south-west corner, and the Dynasty Chinese restaurant/supermarket on the north-east corner. The vacant buildings were previously used for various industrial and commercial purposes, and include the Pilkington glass factory.

Phase 1, to the immediate north, is currently being demolished. The attached annotated aerial photograph shows the two phases of the site, and indicates local notable buildings outside the site to aid in identification of the location.

**RELEVANT PLANNING HISTORY**

The following applications apply to all or part of the site, and in some cases apply to the areas currently known as Phase 1 and Phase 2.

02/01862/P Outline application for the erection of new buildings for mixed use development comprising residential (Class C3), serviced apartments (Sui Generis), office (Class B1), workspace (Class B1), retail (Class A1), restaurant/bar uses (Class A3), crèche (Class D1), doctors' surgery (Class D1) and leisure space (Class D2) together with ancillary access and servicing arrangements. Granted in 2005 subject to conditions. This application is for a larger site extending across Three Queens lane and Redcliffe Street.

10/01562/R Renewal of the above consent. Granted. This consent is valid until the 8 June 2016. It includes a reference to the development, before 8/6/2013, of the part of the site at 104-107 Redcliff St. That land is no longer in the control of the applicant and is being developed separately.

02/01864/LC Demolition of existing buildings. Granted in 2005 subject to conditions, including a requirement that the demolition was not carried out until the redevelopment contract was entered into.

06/05205/LC Variation of conditions to allow phased works. Granted subject to conditions.

10/01637/RL Renewal of the above consents. Granted.

14/05459/F Demolition of buildings on site, retention of 14 St Thomas Street façade and redevelopment to provide up to 128 no. residential dwellings (C3 Use Class), 339m<sup>2</sup> retail floor space (A1 & A3 Use Class) with associated works. Granted subject to conditions. This proposal is for Phase 1 of the development and came before Members in April last year. Demolition has

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commenced and the discharge of conditions is ongoing.

Pre-application discussions relating to Phase 2 have been underway since July last year and it is expected that a full application will be submitted in the spring.

#### APPLICATION DETAIL

The application for full planning permission for demolition is accompanied by a Method Statement which sets out how the demolition would be carried out. It is hoped that the demolition would follow on directly from the demolition of phase 1, and that the site would be demolished section by section, in an organised and orderly manner.

The application for the archaeological excavation sets out that the excavation would follow on from the demolition; as each part of the site is demolished, the archaeologists would move onto the area.

The site compound for phase 1 is in the north-west corner of the phase 2 site, and it is intended that the compound would remain there.

#### PRE APPLICATION COMMUNITY INVOLVEMENT

There has been community consultation relating to the redevelopment, including a public presentation meeting on the 4 November 2015. These presentations related primarily to the redevelopment as a whole rather than specifically to the demolition and archaeology. The results of that consultation event are expected to be presented as part of the application for the redevelopment, later this year.

#### RESPONSE TO PUBLICITY AND CONSULTATION

##### **Archaeological Officer:**

The conduct of such a major piece of archaeological work before the receipt of planning consent is highly unusual. Its scope and execution, including the full analysis and publication of the results and the creation of a fully accessible archive, must therefore be agreed and secured with sufficient robustness to allow for changes in circumstances such as changes in developer, in design and development phasing. The submitted WSI is in draft and there are several areas where it needs to be amended before it can be used in the tendering process. This application is therefore deficient and the WSI will need to be re-submitted in an acceptable form.

It appears that the demolition programme and thus the archaeological programme may take place in several phases, with the Dynasty restaurant and supermarket and the Kwik-fit premises excluded from the demolition programme as so far submitted. This is not reflected in the draft WSI which will need to be amended for this reason also.

When this application is finally determined (following the submission of an acceptable amended WSI) a number of conditions will be required. Condition B28 will be needed to secure the programme of archaeological works, in accordance with an agreed WSI (which might be a version of the earlier document but more detailed). Condition C17 should be imposed to secure the completion of the archaeological programme, including the assessment of the results, their full publication and the deposition of the resultant archive. Condition C18 will be required to ensure the archaeological monitoring of all groundworks following the completion of the formal excavation stages.

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**Historic England** have responded as follows:

We do not wish to offer any comments on this occasion. The applications should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

**Flood Risk Manager:**

No comment. This should not affect drainage or flood risk.

**City Design Group (Public Art):**

The Proposed archaeological excavation works covered in this full application are referenced in the public art strategy draft for the Redcliffe site and as such a comment is being provided given the link between the archaeology works, public art and wider place shaping.

The document: 'Redcliffe Quarter Redcliff Street and St Thomas Street Bristol', Written Scheme of Investigation for a Programme of Archaeological Works Cotswold Archaeology, November 2015' includes reference to an extensive outlook and community involvement during excavation, this states: "1.2 Pre-application discussions are ongoing with Bristol City Council in respect of a proposed development comprising a mix of retail and residential units. The Bristol City Archaeologist has indicated that the granting of planning permission would be conditional on completion of a programme of archaeological work, which will include:

- An extensive programme of outreach/community involvement during and following the archaeological excavation"

This is further covered in section 4.14, Outreach, which states:

"4.14 The scale and importance of these excavations is such that the archaeological contractor will be required to include proposals for an extensive outreach component as part of their project design. This may include proposals for open days and on site displays, guided tours, artefact handling sessions, and potentially public participation in a part of the excavation."

The public art programme for the Redcliffe Quarter site is covered in the draft public art strategy. This state "Framework – Project Elements The Strategy seeks to deliver depth and innovation through a range of strands. Each strand is reflective of the culture and heritage of the site and its surrounds. It is our intention that the strands merge and intertwine, to create an interesting, positive and complex response to the scheme.

a) Temporary Commission to enliven and generate interest around the site, during the demolition, enabling works and construction period.

Objective: Start to promote Redcliff Quarter as a destination, develop branding and awareness of the development. Collaboration with the archaeological investigations, occupier announcements, planning and destination branding.

Form: Hoardings used as the canvas of public art, bespoke commissions, community art, information sharing or living ways."

Comments on the Full Planning Application:

Given the proposed approach in the public art strategy the provision for outreach and interaction with the public via a public art programme has not been addressed in the written scheme of investigation (WSI) or in any part of the documents supplied as part of the application: 15/05779/F.

Substantial opportunities exist for the interpretation of the site, and the wider Redcliffe area, as part of the archaeological excavation works, including the hoarding and its use for public interaction, and visualisations, objects, and allowing the public to see beyond the periphery of the site. Object handling, site visits, and other aspects are covered but without links to the public art programme.

A public art statement should form part of the full planning application for this site linking this to the public art strategy that the applicant has submitted and thus linking the various programmes of work on this large scheme.

As noted by the archaeology officer

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“conduct of such a major piece of archaeological work before the receipt of planning consent is highly unusual. Its scope and execution, including the full analysis and publication of the results and the creation of a fully accessible archive, must therefore be agreed and secured with sufficient robustness to allow for changes in circumstances such as changes in developer, in design and development phasing.”

Given that the “submitted WSI is in draft and there are several areas where it needs to be amended before it can be used in the tendering process.”

Given the context and need for review of documents it is therefore recommended that that the links between the public art and archaeological excavations, outlook works, and interpretation of the site are therefore included and that a plan for a public art programme is developed in line with the public art strategy to ensure this.

**Public comments:**

The following comments have been received from neighbours and members of the public. (NB: neighbours were consulted on both applications together so these comments can be taken as applying to both applications). 232 neighbours were consulted and two representations were received.

Providing access to Hartwell House car park (at the rear of the building off St Thomas Street) is not obstructed, no objection.

Any works should not take place outside of 8am and 5pm on weekdays because it disturbs residents living directly opposite.

- There should be no works on the weekend as the noise pollution is not fair on the residential block of flats. It is not fair to expect people to live opposite a demolition site with works taking place at weekends. It is not good for resident's health and mental wellbeing.
- Consideration should be given to people parking on Thomas Street and Three Queens Lane because they live in the flats. It is not acceptable to block these roads to residents.
- Information should be provided to the flats - by way of letters to each flat or a notice put up in the communal area (clearly displayed) to keep people up to date on the works and plans. Good communication is essential with timescales.
- The works should involve building more affordable housing. There are already too many empty office sites around Bristol.
- There should be adequate security of the sites to avoid vandalism and crime.
- My concern is that little consideration is given to people that reside in the flats on this proposed site who are largely people renting that have no options financially to move elsewhere and will end up affected by significant noise pollution, pollution and closed roads.

**RELEVANT POLICIES****Bristol Core Strategy (Adopted June 2011)**

BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

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

DM26	Local character and distinctiveness
DM28	Public realm
DM31	Heritage assets
DM33	Pollution control, air quality and water quality
DM34	Contaminated land

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DM35 Noise mitigation

**Bristol Central Area Plan (Adopted March 2015)**

BCAP47 The approach to Redcliffe

BCAP SA6 Site allocations in Redcliffe

**Supplementary Planning Documents**

SPD3 Future of Redcliffe (July 2006)

## KEY ISSUES

## (A) IS THE PRINCIPLE OF THE DEVELOPMENT ACCEPTABLE?

Given that the demolition and excavation would have to happen as part of the site's redevelopment, and that the site is allocated for redevelopment in the local plan, it follows that the principle of demolition and archaeological investigation is acceptable.

Although there is no legal reason why demolition and archaeology should not be agreed as stand-alone proposals, there are sound planning reasons why they are normally carried out after consent is granted for development of a site. These are covered in the sections below.

## (B) WOULD THE IMPACT ON THE CONSERVATION AREA BE ACCEPTABLE?

A key concern on this site is that it is in a Conservation Area, and having a site left vacant can have a negative impact on the character of the area. The applicant has argued that the existing buildings have a negative impact, but it is the view of Officers that empty buildings are better than having a flat, cleared site with hoardings around it.

Normally, having demolition take place after consent for redevelopment has been granted is a way of securing, as far as possible, a continuous process and minimising the length of time for which a site is left cleared and vacant. This is never certain though, and it is usually possible for a developer to demolish a site after consent is granted then wait some time before commencing the new construction.

Sometimes, a condition can be imposed requiring that the demolition does not take place until the contract for the new construction has been let. And/or, a condition requiring that demolition takes place as part of the overall redevelopment can be used. This was the case with previous consents on this and the adjoining site, where demolition as proposed. The use of such a condition in this case has been considered, but in this case such a condition would not be appropriate because the anticipated timescale for the demolition and archaeological excavation means that the construction contract would have to be let 15 months in advance of construction commencing. It is possible, although not certain at this stage, that the redevelopment would be carried out in phases, with the hotel possibly built first. This is not considered materially to affect consideration of these proposals.

Officers are of the view, and this is supported by the applicant, that a condition requiring that demolition does not take place until the full planning application for the redevelopment has been submitted would be acceptable. Discussions with the applicant and agent have given Officers reasonable confidence that the intention is to develop the site as soon as possible/practical.

It is noted that there are some materials within the existing buildings that can be reused, in particular the glass bricks within the Pilkington buildings. These elements are to be retained for re-use in the new development and their retention is included in the Demolition Method Statement submitted. Investigations are ongoing as to whether any other materials can be recovered and used within the new development, possibly for the public art.

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A condition is recommended to require further consideration of how the site will be treated if the redevelopment is significantly delayed. This requirement need only be imposed on the demolition consent, and is included in the Management Plan condition.

Overall it is considered that the impact on the Conservation Area of the demolition can be adequately controlled. The direct impact of the archaeological works would be relatively minor.

**(C) WOULD NEIGHBOUR AMENITY BE SUITABLY PROTECTED?**

Shortly after demolition began on Phase 1, complaints were received from two neighbours about noise. This was raised with the developer, and no further complaints were received. It is understood that the developer and the demolition contractors have been keeping the neighbours informed and working with them to minimise impacts.

As part of the current application process, 232 letters were sent to neighbours and two comments have been received. It is likely that if the current demolition was being badly managed to the extent of affecting neighbours then there would have been more comments.

In the interests of ensuring neighbour amenity, a condition is recommended on each of the two consents, requiring a site management plan covering the demolition and archaeology, to include matters such as working hours, complaint management, control of noise and dust and so on. This should enable the works to be carried out without undue detrimental impact on neighbours.

**(D) ARE THE PROPOSED ARCHAEOLOGICAL WORKS ACCEPTABLE?**

The Written Scheme of Investigation (WSI) initially submitted with the application was a draft version and did not include the two corners of the site where buildings are still in use (Kwik Fit and Dynasty). Other amendments to the WSI are also required, and the Archaeology Officer has discussed these with the archaeological consultant. A revision is awaited and conditions are recommended on the archaeology consent to secure the revised document prior to the commencement of works, and then to ensure that the works are carried out as approved.

It would be preferable to have the revised WSI prior to issuing consent, but in the normal way the details of the archaeology would be secured after planning consent and there is no absolute reason why the application should not be approved subject to further archaeological conditions.

The archaeological work will have to overlap with the demolition, to an extent, as the removal of the existing ground slabs could affect archaeological remains, and will have to be overseen by an archaeologist. This will have to be set out in both the WSI and the demolition methodology.

Members will note that the conditions recommended are not exactly as set out by the Archaeologist above; they have been reworded in order to apply to each individual application, and to ensure that all of the documents cross-refer.

It is possible that a revised document will be submitted before the Committee meeting, and if so Members will be updated.

**(E) IS THE DEMOLITION METHODOLOGY ACCEPTABLE?**

The methodology submitted does not mention either archaeology or public art and is not clear on the status of the two buildings which are still occupied – these are mentioned as being protected/propped rather than demolished. The method statement will need to be re-issued and a revision is being worked on. A condition is recommended to secure a satisfactory revised plan prior to the commencement of demolition.



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A Flood Evacuation Plan will also be required for the demolition and archaeology period. Work is ongoing for a Plan for phase 1, and it is hoped that this can also be applied to phase 2.

As with the WSI, it would be preferable to have an acceptable method statement before issuing consent, but there is no legal reason why consent for demolition should not be granted subject to a condition to secure further details. There is no doubt that the demolition can be carried out in a satisfactory manner, and it is therefore safe to agree the details by condition.

It is possible that a revised document will be submitted before the Committee meeting, and if so Members will be updated.

**(F) CAN POTENTIAL LAND CONTAMINATION BE DEALT WITH?**

It is highly likely that there is contamination in the land beneath the existing buildings. Reports and mitigation relating to Phase 1 are currently being considered under conditions imposed on the 2015 consent, however Phase 2 has not as yet been investigated.

It is considered appropriate to impose conditions requiring that any contamination identified during the approved works is noted, and the ground investigation consultant informed prior to the full ground investigation being carried out prior to the redevelopment taking place. Any necessary mitigation and remediation would then be secured when the application for the redevelopment is considered later in the year.

**(G) WHAT WOULD BE THE IMPACT ON THE PUBLIC REALM, AND DO THE PROPOSALS INCLUDE THE NECESSARY PUBLIC ART PROVISION?**

As part of the discussions relating to public art for both phases of the development, the need for work relating to the demolition and archaeological stages has been identified. This would be likely to include relevant art on the site hoardings and the opportunity for members of the public to engage with any archaeological discovery.

A draft Public Art Scheme has been submitted, separately from this application, and discussion is ongoing. This is not reflected in either the WSI or the demolition specification. The recommended Management Plan condition includes a requirement that public art is secured as part of the works applied for.

**COMMUNITY INFRASTRUCTURE LEVY**

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

Not applicable to these proposals as they do not propose the creation of any floorspace.

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## 1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre commencement condition(s)**

## 2. Timing of demolition

No demolition shall take place until a full and valid planning application for the redevelopment of the site has been registered by the Local Planning Authority.

Reason: To ensure that the appearance of the Conservation Area is preserved.

## 3. Demolition Method Statement

Prior to the commencement of development a Demolition Method Statement/Site Management Plan (as one or two documents) shall be submitted to and approved in writing by the Local Planning Authority. Demolition shall thereafter be carried out in accordance with the approved Statement/Plan. The Statement/Plan shall be monitored, reviewed and adhered to throughout the demolition period, and shall remain in effect until the commencement of construction on the site.

The Statement shall include (but need not be limited to):

1. Details of the method of demolition
2. Details of the phasing of demolition including an anticipated timescale
3. The accommodation within the demolition of archaeological requirements, with reference to a Written Scheme of Archaeological Investigation
4. The accommodation within the demolition of public art requirements
5. Parking for vehicles of site operatives and visitors
6. Access points, site compound and routes for site traffic from main arterial routes
7. Arrangements for turning vehicles
8. Waiting areas for HGVs should they be unable directly to enter the site on arrival
9. Method of preventing mud/debris being carried onto the highway
10. Pedestrian and cyclist protection
11. Proposed temporary traffic restrictions including hoardings, footway closures, road closures, traffic diversions
12. Procedures for maintaining good public relations including complaint management, public consultation and liaison
13. Arrangements for liaison with the Council's Pollution Control Team
14. Control measures for dust and other air-borne pollutants
15. Measures for controlling the use of site lighting whether required for safe working or security purposes
16. Hours of operation: All works and ancillary operations, including deliveries and vehicle movements such as deliveries, movement of plant and machinery, and removal of site waste,

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which are audible at the site boundary, or at such other place as might be agreed in writing by the Local Planning Authority, shall be carried out only during the following hours:

- a) 0800 - 1800 Mondays to Fridays (excluding bank holidays)
- b) 0800 - 1300 Saturdays
- c) at no time on Sundays and bank holidays

17. Procedures for emergency deviation from the above working hours

18. Confirmation that the mitigation measures set out in "BS5528: 2009 Parts 1 and 2: Noise and Vibration Control on Construction and Open Sites" shall be implemented

19. Details of how the site will be managed in terms of condition, security and hoardings should it be left inactive after demolition and before the commencement of construction.

Reason: In the interests of highway safety and residential amenity.

4. Prior to the commencement of development a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented for the duration of the approved works. The Plan shall include:

1. Command and control - including the decision making process and communication to ensure adequate activation of the plan as necessary
2. Training and exercising of personnel on site, and the keeping of Health and Safety records
3. Flood evacuation procedures - receipt and transmission of information
4. Site evacuation procedures and routes
5. Provision of identified safe refuges and how these are sustained.

Reason: To limit the risk of harm from flooding by ensuring the provision of a satisfactory means of flood management on the site.

5. Land affected by contamination - Recording of Contamination

In the event that contamination is found at any time when carrying out the approved development it must be recorded and reported in writing to a suitably qualified person in order to inform the Ground Investigation Report that will be required prior to any further development being carried out.

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.

**List of approved plans**

6. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site Location Plan, received 11 November 2015

Reason: For the avoidance of doubt.

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**Application 15/05779/F – Proposed archaeological excavation.**

**RECOMMENDED GRANT subject to condition(s)**

**Time limit for commencement of development**

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre commencement condition(s)**

2. To ensure implementation of a programme of archaeological works

No development shall take place within the area indicated on the site location plan until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

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

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.

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

3. Site Management Plan

Prior to the commencement of development a Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be monitored, reviewed and adhered to throughout the period of works.

The Plan shall include (but need not be limited to):

1. The accommodation within the works of public art requirements
2. Parking for vehicles of site operatives and visitors
3. Access points and site compound
4. Method of preventing mud/debris being carried onto the highway
5. Pedestrian and cyclist protection
6. Procedures for maintaining good public relations including complaint management, public consultation and liaison
7. Arrangements for liaison with the Council's Pollution Control Team

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8. Control measures for dust and other air-borne pollutants
9. Measures for controlling the use of site lighting whether required for safe working or security purposes
10. Hours of operation: All works and ancillary operations, including deliveries and vehicle movements such as deliveries, movement of plant and machinery, and removal of site waste, which are audible at the site boundary, or at such other place as might be agreed in writing by the Local Planning Authority, shall be carried out only during the following hours:
  - a) 0800 - 1800 Mondays to Fridays (excluding bank holidays)
  - b) 0800 - 1300 Saturdays
  - c) at no time on Sundays and bank holidays
11. Procedures for emergency deviation from the above working hours

Reason: In the interests of highway safety and residential amenity.

#### 4. Flood Evacuation Plan

Prior to the commencement of development a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented for the duration of the approved works. The Plan shall include:

1. Command and control - including the decision making process and communication to ensure adequate activation of the plan as necessary
2. Training and exercising of personnel on site, and the keeping of Health and Safety records
3. Flood evacuation procedures - receipt and transmission of information
4. Site evacuation procedures and routes
5. Provision of identified safe refuges and how these are sustained.

Reason: To limit the risk of harm from flooding by ensuring the provision of a satisfactory means of flood management on the site.

#### 5. Land affected by contamination - Recording of Contamination

In the event that contamination is found at any time when carrying out the approved development it must be recorded and reported in writing to a suitably qualified person in order to inform the Ground Investigation Report that will be required prior to any further development being carried out.

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.

#### List of approved plans and drawings

6. The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site Location Plan, received 11 November 2015

Reason: For the avoidance of doubt.

**Development Control Committee B – 3 February 2016**

**Application No. 15/05778/F and 15/05779/F: Site At St Thomas Street, Three Queens Lane & Redcliffe Street Bristol**

**Advices**

The following advices should be applied to both consents:

1. Advisory – Asbestos

The applicant is advised to undertake an asbestos survey prior to works commencing. Any asbestos containing materials present on site must be removed in accordance with the Control of Asbestos Regulations 2012.

2. Advisory – Unexploded Ordnance

The applicant is advised to undertake a UXO risk assessment prior to commencing works.

**BACKGROUND PAPERS**

City Centre Projects (Public Art)  
Archaeology Team  
Flood Risk Manager  
Historic England

23 December 2015  
15 December 2015  
17 December 2015  
30 November 2015

Aerial photograph showing the site and key buildings



Court building

Kwik Fit – to be demolished

St Thomas Church

Phase 1 – under demolition

Phase 2

Dynasty – to be demolished