

Development Control A Committee Agenda



Date: Wednesday, 20 July 2022

Time: 6.00 pm

Venue: The Council Chamber, City Hall, College Green,
Bristol, BS1 5TR

Distribution:

Councillors: Richard Eddy (Chair), Fabian Breckels (substitute for Paul Goggin), Tony Dyer (substitute for Tom Hathway), Tessa Fitzjohn (substitute for Ed Plowden), John Geater, Fi Hance, Katja Hornchen (substitute for Philippa Hulme), Farah Hussain, Andrew Varney

Copies to: Zoe Willcox (Director: Development of Place), Gary Collins, Matthew Cockburn, Philippa Howson, Stephen Peacock (Executive Director for Growth and Regeneration)

Issued by: Jeremy Livitt, Democratic Services

City Hall, PO Box 3399, Bristol, BS1 9NE

E-mail: democratic.services@bristol.gov.uk

Date: Tuesday, 19 July 2022



Agenda

8. Public Forum

Up to 30 minutes is allowed for this item.

(Pages 4 - 13)

Any member of the public or Councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to democratic.services@bristol.gov.uk and please note that the following deadlines will apply in relation to this meeting:-

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5pm on Thursday 14th July 2022.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest **by 12 Noon on Tuesday 19th July 2022.**

PLEASE NOTE THAT IN ACCORDANCE WITH THE NEW STANDING ORDERS AGREED BY BRISTOL CITY COUNCIL, YOU MUST SUBMIT EITHER A STATEMENT, PETITION OR QUESTION TO ACCOMPANY YOUR REGISTER TO SPEAK.

In accordance with previous practice adopted for people wishing to speak at Development Control Committees, please note that you may only be allowed **1 minute** subject to the number of requests received for the meeting.

11. Amendment Sheet

(Pages 14 - 38)



Public Forum
D C Committee A
6pm on Wednesday 20th July 2022



1. Members of the Development Control Committee A

Councillors: Richard Eddy (Chair), Paul Goggin (Vice-Chair), Tony Dyer (substitute for Tom Hathway), Fi Hance, Andrew Varney, Marley Bennett, Tessa Fitzjohn (substitute for Ed Plowden), John Geater, Katja Hornchen (substitute for Philippa Hulme)

2. Officers:

Gary Collins - Development Management, Zoe Willcox, Matthew Cockburn, Laurence Fallon, Jeremy Livitt

Questions/Statement Number	Request To Speak Made (S)	Planning Application Number	Name
QA1		19/02664/F – Chanson Foods Avon Street Bristol	Suzanne Audrey
A1	S	19/02664/F – Chanson Foods Avon Street Bristol	Paul Smith, University of Bristol
A2	S	“	John Nesbitt
A3		“	Suzanne Audrey
A4	S	“	David Redgewell
B1	S	22/01496/FB – Land At Marshall Walk	David Hagan

**List of People Requesting to Speak – Public Participation – DC A Committee –
5pm on Thursday 14th July 2022 for Questions, 12pm on Tuesday 19th July
2022 for Statements**

Chanson Foods

A1 – Paul Smith, University of Bristol

A2 – John Nesbitt

A4 – David Redgewell

Marshall Walk

B1 – David Hagan

QA1 – Suzanne Audrey - 19/02664/F | Demolition of the existing building and redevelopment of the site for purpose built student accommodation (Sui generis use) and flexible Class A1/A3 / B1/ D1 use, together with servicing arrangements, public realm works and landscaping. | Chanson Foods Avon Street Bristol BS2 0PS

Question 1

Has the committee seen the original document from Heritage England (rather than the reference to it in the officer's report) and the irrelevant images referred to in this section of the report:

"As originally submitted Historic England objected to the application as it would have the potential to impact on views of the Grade I listed Temple Mead complex. In respect of the latest revision, the wireline images provided show that the proposed development is very close to the ridge of Temple Meads train shed when viewed from the Bath Road. However, the applicant is extremely confident that it will not rise above the ridge in these key views. They have tested other views slightly further East along the Bath Road and are confident that the selected viewpoint from outside "The Sidings" pub is the location where there is the greatest chance of the proposed development being seen above the train shed. But they are confident it will not be and I am minded to agree. We still think there is the potential for this to rise above the train shed if plant is later added to the roof. If the LPA are minded to approve the proposals, then you could include a condition preventing the addition of plant to the roof which exceeds the height of the parapet line."

QA1: Historic England's original comment dated 23rd March 2020 is available to view online. The proposed development has undergone significant changes in the design, scale and massing since the original submission, which included reducing the tallest block from 13 to 12 storeys. Historic England confirmed that they were generally supportive of the latest design iterations, and the comments in the report refer to the revised massing. The images referred to in the Townscape and Visual Impact Assessment (TVIA) documents (dated 25th February 2020), are relevant in assessing the impacts on key heritage assets and in this case regarding the ridge of the Grade I listed Temple Meads Station when viewed from Bath Road. These form part of the supporting documents and are available to view online.

Question 2

Given the recent judicial review, is the committee satisfied that the application's officer's report has properly considered the level of heritage harm, and has not been unduly influenced by the Mayor's "driving development" agenda when weighing up the harm and public benefit?

QA2: This relates to the planning balance of paragraph 202 of the NPPF, please refer to the additional text provided in the Amendment Sheet.

Paul Smith
Director of Campus Operations

12th July 2022

1/9 Old Park Hill
Bristol

Development Control Committee Members

Dear Councillors, **STATEMENT NUMBER A1**

STATEMENT IN SUPPORT - TIGER DEVELOPMENTS (HOST LIVING), AVON STREET, BRISTOL

Host is a well-respected and award-winning student accommodation operator – and we have every confidence in it managing the scheme in a way that looks after the students but also maintains good relationships with its neighbours and the wider community.

The site is ideally located very close to our Temple Quarter Campus. There is already good pedestrian and cycling access, and a new footbridge is being proposed - within our own separate application at the neighbouring site – which would provide an excellent direct link across the Floating Harbour, adjacent to the applicant's scheme.

While not part of this application, it's worth highlighting the new bridge – which could be funded via CIL – would also provide the existing community with a new, attractive way to cross the Floating Harbour to Temple Meads and the city centre.

The applicant has worked closely with our team to ensure the design standards meet our requirements, with most of the room clusters being between six and ten bedrooms, which we find provides the best quality experience for the students. The proposed rents are also set at fair levels.

The number of rooms works well for the site and the University's needs. Building bespoke Purpose Built Student Accommodation (PBSA) in the right location provides high-quality accommodation for our students – many of whom have never lived away from home before – but also helps keep further pressure off existing homes and land for new homes in the city, which we fully appreciate is a major issue and top priority for the council.

The design by the Bristol team of architect Chapman Taylor is complementary to our aspirations for the wider Temple Quarter Enterprise Zone. Pulling back the building line allows for a wide and attractive footpath along the waterway. The café opening onto the waterfront also helps create an attractive local environment.

We support the application and would really welcome your approval so the applicant can help ensure we can provide sufficient numbers of high-quality student accommodation in the right location.

Yours Sincerely,



Paul Smith
Director of Campus Operations

**STATEMENT NUMBER A2 - PLANNING APPLICATION 19/02664/F -
Chanson Foods, Avon Street Statement in support – John Nesbitt, Host
Student Housing**

Dear Councillors,

I am John Nesbitt, Managing Director of Host Student Housing – we are the applicant.

We take our role as a developer and operator of student accommodation very seriously. We've won many awards for our developments and how well they are managed, with more than 10,000 student rooms across the UK, including in Bristol. Our students are really well-looked after – for many, of course, it's their first time living away from their family home.

But we also understand the importance of playing a positive role in the wider community...so I am delighted our application is supported by both the Dings Community Association and ward councillor Hibaq Jama. The Dings group has been very open and collaborative in its approach to our proposals – and I'm very confident we can build on that relationship, as we become part of this community.

We are committed to playing a key role in the long-term regeneration of this area, with our substantial investment in really high-quality buildings and public realm. Our development would bring even more vibrancy to this existing community and activity to the Harbourside.

We have worked very closely with the University of Bristol, so the scheme meets its design requirements including room sizes and amenities for students.

Just to reassure you, we have designed our scheme so there is no impact on Motion nightclub. Officers agree our design is robust and there won't be any noise issues for our residents, so Motion can continue to play its important role in this community too.

There is of course huge pressure on land especially for much-needed housing across the city. By building Purpose Built Student Accommodation in the right locations, the pressure on the existing housing stock can be eased. This is clearly the right location for student accommodation, a short walk from Temple Quarter Campus.

We hope you agree with ward councillor Hibaq Jama, the Dings Community Association and the University of Bristol and support our application.

Yours faithfully
John Nesbitt

STATEMENT NUMBER A3

Statement for Development Control A Committee - Weds 20 July, 2022 6.00 pm

19/02664/F | Demolition of the existing building and redevelopment of the site for purpose built student accommodation (Sui generis use) and flexible Class A1/A3 / B1/ D1 use, together with servicing arrangements, public realm works and landscaping. | Chanson Foods Avon Street Bristol BS2 0PS

You will probably be aware of some concerns in the city about the possibility of political influence in the planning system. In particular, it has been suggested that the content of planning officers' reports is being influenced by the elected mayor's priorities.

A recent Freedom of Information request referred to "driving development meetings" attended by the Head of Mayor's Office, Deputy Head of the Mayor's Office, Mayor's Policy Advisor, Executive Director – Growth and Regeneration and G&R Programme Manager. Agendas and minutes are not currently available for public scrutiny. [Information Request 23942421 Response.docx (live.com)]

The recent judicial review of the council's decision to grant planning permission for homes on the zoo car park site said the plans were "unlawful" because it did not take on board Historic England's advice. The court order said the application's officer's report failed to properly consider the level of heritage harm and weigh up harm and public benefit. ['Unlawful' plans for 62 homes on zoo car park quashed (bristol247.com)]

I draw your attention to this because Historic England also raised concerns about the current application. The officer quotes Historic England as follows:

"As originally submitted Historic England objected to the application as it would have the potential to impact on views of the Grade I listed Temple Mead complex. In respect of the latest revision, the wireline images provided show that the proposed development is very close to the ridge of Temple Meads train shed when viewed from the Bath Road. However, the applicant is extremely confident that it will not rise above the ridge in these key views. They have tested other views slightly further East along the Bath Road and are confident that the selected viewpoint from outside "The Sidings" pub is the location where there is the greatest chance of the proposed development being seen above the train shed. But they are confident it will not be and I am minded to agree. We still think there is the potential for this to rise above the train shed if plant is later added to the roof. If the LPA are minded to approve the proposals, then you could include a condition preventing the addition of plant to the roof which exceeds the height of the parapet line."

I could not find this updated response from Historic England on the website or images of the views in question. This may be a result of my own inability to search effectively. However, I think it is important that members of the committee have seen the original relevant documents.

In the conclusion of the report to the Development Committee, the officer states: "It has been established that the reduced height of the development would no longer have any impact on the setting on one of the closest heritage assets, Bristol Temple Meads station."

This does not fully reflect the Historic England concern: "We still think there is the potential for this to rise above the train shed if plant is later added to the roof." I could not see a specific condition relating to this in the 'Conditions' section of the officer's report (but apologies if I missed this).

This is important because the original Historic England report stated: "We urge your authority to adhere to national and local planning policy and guidance, and to seek revisions to the scheme to

ensure that the proposed buildings on this site will remain screened in long-range views of the Grade I listed station and not detract from its extraordinary silhouette - one of the defining images of Bristol.”

I would also draw the committee’s attention to the City Design team concerns: “The Council's City Design Team considers that the proposed scale of the development to be unacceptable and recommend a height parameter in the range of 6 to 10 residential storeys. City Design add that the excessive scale poorly mediates the transition from building on the north side of the viaduct to the lower scaled urban/heritage led vision identified for the Silverthorne Lane character area.”

In my opinion, the officer’s report repeatedly underplays the impact on heritage assets and the character area and overstates the public benefits of what is essentially student accommodation.

STATEMENT NUMBER A4

Public statement.

We would like to support this planning application for the Development of Bristol Harbour/ Temple quay .

With universities campus behind Bristol Temple meads station we feel this is right location for students flats.

We welcome the urban design of the building but these must be in keeping with the grade 1 Bristol Temple meads station design.

We want to see money towards bus service to the back of the station via Avon street.

Walkways along the quayside toward castle park and Bristol Bridge and money to make the ferry Terminal fully accessible at Bristol Temple quay

We also need a new bridge across the river / Harbour to the new entrance at Bristol Temple meads.

These students flats should subject to a green travel plan with the west of England mayoral combined transport Authority mayor Dan Norris.

For bus services walking cycling railway services especially the railway link to Bedminster and Lawrence hill station for local shopping.

On the Weston super mare to Avonmouth seven Beach via Clifton Down line.

Ferry service to the city centre Hotwells and the Netham Locke.

Including travel cards for students for the public transport Network .

Cycle parking .

We must reduce car parking to the university accommodation.

We also need local shopping facilities.

On the motion Night club.

We think proving the the flats are sound proofed and Air conditioned that like at the musical venue in Bristol city centre and the Harbour areas.

That the communities can live together.

We welcome the regeneration of this part of Temple meads/ Temple quay.

David Redgewell South west transport Network Railfuture Severnside.

COMMITTEE STATEMENT

Development Control Committee – 22nd July 2022
Land at Marshall Walk, Bristol ref:22/01496/FB -
STATEMENT B1



CSJ PLANNING

1. I write on behalf of CSJ Planning Consultants Ltd, the agent for this application. We act for the applicant Bristol City Council Housing Delivery Team.
2. This application seeks the redevelopment of the brownfield site to provide twelve affordable dwelling houses in line with the councils aspirations.
3. The site is not subject to any special designations such as nationally listed status or local listing.
4. This scheme proposes an innovative residential development seeking to make the most efficient use of a disused brownfield site, whilst utilising a modular construction method. It would provide a much-needed type of housing in a sustainable location.
5. The proposed housing would comprise 100% affordable units, which is in line with policy BCS17 of the Core Strategy and will contribute to the Council's corporate objectives set out in its Housing Delivery Plan.
6. The scale and layout of the development enables effective and efficient use of land to be delivered whilst also responding to the immediately surrounding context and safeguarding the amenity of existing development.
7. Arboricultural mitigation has been identified and can feasibly be delivered as part of the development proposal.
8. Key benefits of the scheme are:
 - Provision of 12 dwellings;
 - 100% affordable housing on site (policy requires 30%);
 - 100% reduction in residual Co2 emissions (policy requires 20%);
 - High quality landscape enhancement;
 - Improved accessibility and permeability.
9. Taking into account the key issues set out within this statement and those highlighted by the Planning Officer together with the clear material benefits of this proposal it is considered that planning should be approved in line with the officer recommendation.

Kind regards,

David Hagan

Amendment Sheet 20 July 2022

Item 1: - Chanson Foods Avon Street Bristol BS2 0PS

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48	<p>Conclusion key issue C amended as follows</p> <p>Therefore, in regard to all the above considerations and applying the key tests of paragraphs 201 to 206 of the NPPF, the following is concluded. As set out in the applicant's Heritage Assessment, the historic interest of the Conservation Area is derived from it being a surviving landscape of former industrial buildings and associated structures that date back to the earliest industrial period, and its architectural interest is derived from listed heritage assets that were originally designed to make a visual, aspirational statement particularly when these buildings are viewed from the neighbouring railway. These are identified as among the positive features within the Conservation Area.</p> <p>Negative features identified within the Conservation Area include poor quality post-WWII developments relating to light industrial or storage uses. The overall scale and mass, industrial use, and waterside position of the existing building within the site is in keeping with most of the built form within the Conservation Area, that lay beyond the statutorily and locally listed buildings within its boundary. However, the existing building is identified in the Conservation Area Appraisal as making a "neutral or negative" contribution to the significance of the Conservation Area. The Conservation Area Appraisal identifies a number of challenges and opportunities including the poor-quality frontage along Avon Street, which should be enhanced by new development.</p> <p>The archaeological value of the site and impacts is also a consideration in assessing the heritage impacts. The summary of this is given under key issue of the report. However, the results of the desk-based assessment confirmed that there are no below ground designated assets within the site or search area. There was evidence of archaeological remains in relation to the early industrial development that survives to some extent within the site. However, it was concluded that provided that any archaeological remains are suitably recorded prior to their loss through the re-development via an archaeological mitigation strategy, then this would be acceptable.</p> <p>The proposed development would be arranged around a broadly courtyard plan, which the applicant states would reference the historic courtyard layout of the nineteenth-century former leadworks. The detached Hub to be situated within the centre of the courtyard, adjacent to a new public quayside, would re-activate the waterside frontage. The tallest element would stand at 12 storeys, with a stepped profile and articulation which the applicant states is intended to reduce how the massing is perceived in key views. Nonetheless the proposed development would be one of the tallest buildings within the conservation area, and which therefore lend the building a degree of significance that would not be justified by its status. However, this needs to be seen in the context of an area that is undergoing extensive regeneration and will include buildings of a similar scale. This includes land to the south and east of the Site is currently earmarked for development by Bristol University as an extension to the consented Enterprise Campus, which is currently also under construction on the western side of the Floating Harbour, and which will contain block of up to 20 storeys. There are also number of other sites in the immediate vicinity benefit from recent consents for residential development schemes of up to 12 storeys.</p>

Page no.	Amendment/additional information
	<p>It is the intention of the proposed design to have an industrial aesthetic, drawing from architectural details found on historic buildings/structures within the wider area, and adopting a materials palette (grey brick/mortar) that references the pennant stone used extensively in the wider area referenced above. These elements of the design would be more in keeping with the historic character of the Conservation Area.</p> <p>The supporting information in the Townscape and Visual Impact Assessment (TVIA) documents in assessing the impacts on the key heritage assets has demonstrated that these would not be harmful and in particular regarding the ridge of the Grade I listed Temple Meads Station. There are also several industrial buildings within St Phillip's Marsh that are also listed. These include former Mosaic Marble factory on the Feeder Canal, the shell of St Vincent's Works and the characteristic high walls of the area. Further away from the site, there are listed buildings around the entrance to the station, including the George and Railway Hotel. The old Gas Works warehouse is a non-designated heritage asset. On assessing the development, in the context of the heritage assets, the proposed height and massing of the proposed development would have some impact on the setting of the listed buildings, as it forms a new background from certain locations. However, it is of a large enough distance away not to harm the key elements of interest, namely their architectural form and fabric and its relationship to the Feeder Canal. The details of the visual assessment conclude that the impacts on the individual listed buildings are not judged to be harmful to their significance.</p> <p>Consequently, the development proposals will not meaningfully reduce the experience of the Silverthorne Lane Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of that area, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The significance of the Conservation Area will remain unaltered by the proposals. The scale of this modern intervention within the locality, will have an impact on the character and appearance of the conservation area but would not constitute harm to the significance of the key heritage assets.</p> <p>Notwithstanding the above, this can be significantly weighed against the wider substantial public benefits of the development. This can include but is not limited to heritage benefits. In this case the following is noted.</p> <ul style="list-style-type: none"> • The proposal will result in the removal of a building with no merit, and would replace it with a more modern building, which importantly reuses a brown field sustainable site to a more appropriate density. • It would meet the aims of providing appropriate accommodation to support the committed university campus. • The development would be contributing positively to the public realm to the area. • Through obligations the proposed development will help improve the highway infrastructure in the area. <ul style="list-style-type: none"> • The re-development of the site would increase footfall within the area and provide a link between temple Meads, the emerging Silverthorne Lane development and the existing residential areas to areas including the Dings. • The increase in footfall will also bring more people into the area who will in turn experience the conservation area, which will be a heritage gain. • The development will provide significant economic improvements within the Temple Quarter which is undergoing both economic and urban regeneration. <p>Ultimately, given it is concluded that there would be no harm to significance the tests in para. 201 and 202 do not apply. However, the significance of the public benefits should be</p>

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	given weight in the ultimate decision on the application.
61	<p>Where the wording of the condition is to follow, members will be asked for the wording of these to be delegated to officers to finalise. List of conditions updated as follows:</p> <p><u>Condition(s) Time limit for commencement of development</u></p> <p>1. Full Planning Permission</p> <p>The development hereby permitted shall begin before the expiration of three years from the date of this permission.</p> <p>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).</p> <p>2. Construction Management Plan</p> <p>No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:</p> <ul style="list-style-type: none"> • 24 hour emergency contact number; o Hours of operation; • Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); o Routes for construction traffic; • Locations for loading/unloading and storage of plant, waste and construction materials; • Method of preventing mud being carried onto the highway; o Measures to protect vulnerable road users (cyclists and pedestrians) • Any necessary temporary traffic management measures; • Arrangements for turning vehicles; • Arrangements to receive abnormal loads or unusually large vehicles; • Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. <p>Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.</p> <p>3. Construction Environmental Management Plan (CEMP)</p>

Page no.	Amendment/additional information
	<p>No development shall take place, other than works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved CEMP. The CEMP shall include, but is not confined to:</p> <ul style="list-style-type: none"> • contact details for the responsible person (site manager/office) who can be contacted in the event of any construction related issue and a 24 hour emergency contact number. • details of site working hours during demolition and construction, including procedures for emergency deviations. • site management arrangements, including on-site storage of materials, plant and machinery; on-site parking and turning provision for site operatives, staff, visitors and construction vehicles; and provision for the loading/unloading of plant and materials within the site, including timing of deliveries and arrangements to receive abnormal loads or unusually large vehicles. • 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. • measures to prevent mud and debris being carried onto the adjacent highway, including wheel and chassis underside washing facilities. - measures to control and monitor the emission of noise, dust and vibration. - a flood warning and evacuation plan. • measures to protect vulnerable road users (cyclists and pedestrians). • any necessary temporary traffic management measures. • a method statement for the prevention of contamination of soil and groundwater, including details of on-site storage of fuel, oils and chemicals etc. • a construction waste management plan that identifies the main waste materials expected to be generated by the development during construction, together with measures for dealing with such materials so as to minimise waste and to maximise re-use and recycling. • arrangements for controlling the use of site lighting, whether for safe working or for security purposes, and hours of operation. <p>Reason: In the interests of the amenities of surrounding occupiers during the construction of the development and the interests of highway safety.</p> <p>4. To ensure implementation of a programme of archaeological works</p> <p>Excluding the demolition of above ground structures, no development shall take place within the area indicated on plan number 070100 00 until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which</p>

Page no.	Amendment/additional information
	<p>has been submitted by the developer and approved in writing by the Local Planning Authority.</p> <p>The scheme of investigation shall include an assessment of significance and research questions; and:</p> <ul style="list-style-type: none"> • 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. <p>Reason: To ensure that archaeological remains and features are recorded prior to their destruction.</p> <p>5. Site Characterisation</p> <p>Following demolition, no construction shall take place until an intrusive 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.</p> <p>(i) a survey of the extent, scale and nature of contamination.</p> <p>(ii) an assessment of the potential risks to:</p> <ul style="list-style-type: none"> • human health, • property (existing or proposed) including buildings, crops, livestock, pets, • woodland and service lines and pipes, • adjoining land, • groundwater and surface waters, • ecological systems, • archaeological sites and ancient monuments. <p>(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with the Environment Agency's 'Land Contamination: risk management' and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice.</p> <p>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</p>

Page no.	Amendment/additional information
	<p>receptors. This is in line with paragraph 170 of the National Planning Policy Framework.</p> <p>6. Land affected by contamination - Submission of Remediation Scheme</p> <p>Following demolition, no construction 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 must be 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.</p> <p>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. This is in line with paragraph 170 of the National Planning Policy Framework.</p> <p>7. Land affected by contamination - Implementation of Approved Remediation Scheme</p> <p>In the event that contamination is found, no occupation of the development 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.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority.</p> <p>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. This is in line with paragraph 170 of the National Planning Policy Framework.</p> <p>8. Foundation Works Risk Assessment</p> <p>Excluding the demolition of above ground structures, no development shall commence until a 'Foundation Works Risk Assessment' has been submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken</p>

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	<p>as agreed. The Risk Assessment shall demonstrate there are no unacceptable risks to ground or controlled waters. The assessment shall summarise detail of:</p> <ol style="list-style-type: none"> I. The process of the assessment, including the pollution scenarios that may occur using these techniques; II. The potential mitigation measures that may be appropriate; III. Proposals for any monitoring; IV. Particular issues and uncertainties associated with the methods chosen. <p>Reason: To ensure the proposed development will not cause pollution of Controlled Waters</p> <p>9. Unexploded Ordnance</p> <p>Prior to commencement of development an unexploded ordnance survey shall be carried out at the site to establish whether there is any unexploded ordnance, the details of which shall include any necessary mitigation measures and shall be submitted to the local planning authority for approval. The development shall be undertaken in full accordance with any approved mitigation measures.</p> <p>Reason: To ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO.</p> <p>10. Fencing</p> <p>Prior to commencement of development, details of a suitable trespass proof fence (of at least 1.8m in height) which is to be erected adjacent to Network Rail's boundary, shall be submitted and approved in writing by the Local Planning Authority. The fence shall be erected fully in accordance with the approved details, and thereafter ensure that provision for its future maintenance and renewal is carried out without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.</p> <p>Reason: To ensure that no part of the development adversely impacts the safety, operation, and integrity of the operational railway.</p> <p>11. Details of Extraction/Ventilation System (E use only)</p> <p>No equipment for the extraction and dispersal of cooking smells/fumes shall be installed until details including method of construction, odour control measures, noise levels, its appearance and finish have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed</p>

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	<p>before the installation of any such equipment and thereafter shall be permanently retained.</p> <p>Reason: In order to safeguard the amenities of nearby occupiers.</p> <p>12. Noise from plant & equipment (all)</p> <p>No commencement of use shall take place until an assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the background level at any existing residential property or any residential property as part of this development has been submitted to and approved in writing by the Council.</p> <p>The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: In the interests of the amenities of the surrounding area.</p> <p>13. Sound Insulation (residential)</p> <p>No commencement of use of residential parts of the development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of noise insulation measures for the residential use, this scheme shall also include details of ventilation.</p> <p>The scheme of noise insulation measures shall be based on the best available current information on environmental noise levels affecting the development and music venue licences and shall take into account the acoustic report submitted with the application and the provisions of BS 8233: 2014 " Guidance on sound insulation and noise reduction for buildings" to ensure that the building is suitably insulated against transport noise in the area and noise from Motion night club. The approved details shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.</p> <p>Reason: In the interests of the amenities of surrounding occupiers.</p> <p>14. Energy and Sustainability in accordance</p> <p>Condition to follow</p> <p>15. Renewable energy (excluding PV) further detail is required</p> <p>Condition to follow</p> <p>16. BREEAM pre-assessment</p>

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	<p>1) Prior to commencement, evidence that the development is registered with a BREEAM certification body, and a BREEAM pre-assessment demonstrating a strategy by which a BREEAM 'Excellent' rating will be achieved, shall be submitted to the Local Planning Authority and approved in writing.</p> <p>2) Prior to occupation, final post construction BREEAM certificates indicating that the BREEAM 'Excellent' rating has been achieved shall be submitted to the Local Planning Authority and approved in writing.</p> <p>Reason: To ensure that the development achieves BREEAM rating level Excellent (or any such equivalent national measure of sustainability for building design which replaces that scheme) and that this is done early enough in the process to allow adaptations to designs and assessment and certification shall be carried out by a licensed BREEAM assessor and to ensure that the development contributes to mitigating and adapting to climate change.</p> <p>17. Heat Networks - Future proofing</p> <p>Condition to follow</p> <p>18. Sustainable Drainage System (SuDS)</p> <p>Excluding the demolition of above ground structures, no development shall take place 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.</p> <p>Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.</p> <p>19. Further details before relevant element started</p> <p>Detailed drawings at the scale of 1:20 of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.</p> <ol style="list-style-type: none"> a) Typical window openings, including cills, reveal, heads, frame and panelling b) Main pedestrian entrances, including details of steps, handrails, soffits, shopfronts and any security measures c) All material junctions on elevations d) Roof level details, including eaves, parapets and rainwater goods and details regarding living roofs e) Any gates, bollards or boundary treatments

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	<p data-bbox="454 257 861 291">f) Lighting fixtures and furniture</p> <p data-bbox="406 353 1268 387">Reason: In the interests of visual amenity and the character of the area.</p> <p data-bbox="359 454 1005 488">20. Sample Panels before specified elements started</p> <p data-bbox="406 533 1420 716">Sample panels of all external materials demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.</p> <p data-bbox="406 761 1316 795">Reason: In order that the external appearance of the building is satisfactory</p> <p data-bbox="359 840 526 873">21. Public Art</p> <p data-bbox="406 918 1412 1142">Prior to the relevant part of the works commencing, a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall also contain 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.</p> <p data-bbox="406 1187 1348 1254">Reason: To ensure that public art is integrated into the design and build of the development.</p> <p data-bbox="311 1299 646 1332"><u>Pre occupation condition(s)</u></p> <p data-bbox="359 1355 1316 1388">22. Land affected by contamination - Reporting of Unexpected Contamination</p> <p data-bbox="406 1433 1396 1780">In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency's 'Land Contamination: risk management' guidance and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice. Where remediation is necessary a remediation scheme must be prepared which ensures 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.</p> <p data-bbox="406 1825 1412 1971">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. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p data-bbox="406 2016 1420 2083">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,</p>

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	<p>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. This is in line with paragraph 170 of the National Planning Policy Framework.</p> <p>23. To ensure completion of a programme of archaeological works</p> <p>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 5 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.</p> <p>24. Flood Risk/Drainage</p> <p>Condition to follow</p> <p>25. Safe Access/Egress Route</p> <p>No part of building hereby approved shall be occupied unless and until the safe access/egress for the development based in accordance with the Flood Risk Assessment (by ARUP dated 23 May 2022) and Performance Specification for Walkway_P02, has been provided and secured for use by occupiers for the lifetime of the development, unless otherwise agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to occupation and retained thereafter for the lifetime of the development. The scheme to be submitted must include:</p> <ul style="list-style-type: none"> • design and construction details of the safe access/egress route for its entire length. • the means by which rights of access and egress along the route for occupiers are secured for the lifetime of the development; and, • the means by which the availability and ongoing maintenance of the route will be secured for the lifetime of the development. <p>Reason: To ensure a safe means of escape for the future occupiers of the development in the event of a flood.</p> <p>26. Flood Evacuation Plan (FEP)</p> <p>No part of the student accommodation (or linked commercial) shall be occupied or the use commenced until the applicant has submitted to and had approved in</p>

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	<p>writing by the Local Planning Authority a Flood Warning and Evacuation Plan (FEP). This Plan shall include the following information:</p> <p>During Demolition/Construction Process</p> <ul style="list-style-type: none"> • command & control (decision making process and communications to ensure activation of FEP); • training and exercising of personnel on site (H&S records of to whom and when); • flood warning procedures (in terms of receipt and transmission of information and to whom); • site evacuation procedures and routes; and, • provision for identified safe refuges (who goes there and resources to sustain them). <p>During Occupation of Development</p> <ul style="list-style-type: none"> • occupant awareness of the likely frequency and duration of flood events; • safe access to and from the development; • subscription details to Environment Agency flood warning system, 'Flood Warning Direct'. <p>Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site.</p> <p>27. Bird and bat boxes</p> <p>Prior to occupation of the development details provided by a qualified ecological consultant shall be submitted to and approved in writing by the Local Planning Authority providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities integrated within buildings and shown on a site plan with compass directions marked on it. This shall include fifteen built-in bird boxes or bricks to include at least ten swift bricks or boxes, six built-in bat boxes and four insect boxes, hotels or bricks.</p> <p>The development shall be undertaken in accordance with the approved details</p> <p>Reason: To help conserve legally protected bats and birds which include priority species.</p> <p>28. Noise from plant & equipment affecting residential (all)</p> <p>The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level at any time at any residential premises.</p> <p>Any assessments to be carried out and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: In order to safeguard the amenities of nearby occupiers</p>

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	<p data-bbox="359 293 863 327">29. Odour Management Plan (E use only)</p> <p data-bbox="406 371 1402 555">No commencement of any cafe use (formerly A3) shall take place until there has been submitted to and approved in writing, by the Council, an Odour Management Plan. The plan shall set out odour monitoring, extraction system cleaning and maintenance, filter replacement policies and mitigation measures to be taken should an odour nuisance be established.</p> <p data-bbox="406 602 1182 636">Reason: In order to safeguard the amenities of nearby occupiers.</p> <p data-bbox="359 680 1417 748">30. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on Approved Plans</p> <p data-bbox="406 792 1402 943">No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.</p> <p data-bbox="406 987 1394 1171">Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.</p> <p data-bbox="406 1218 1422 1361">Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.</p> <p data-bbox="359 1408 1198 1442">31. Completion and Maintenance of Cycle Provision - Further details</p> <p data-bbox="406 1487 1402 1671">No building or use hereby permitted shall be occupied or the use commenced until further details of the proposed cycle parking provision have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be completed in accordance with the approved details, and thereafter be kept free of obstruction and available for the parking of cycles only.</p> <p data-bbox="406 1718 1299 1751">Reason: To ensure the provision and availability of adequate cycle parking.</p> <p data-bbox="359 1796 746 1830">32. Travel Plan - Not Submitted</p> <p data-bbox="406 1874 1417 2096">No building or use hereby permitted shall be occupied or use commenced 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 approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets to the satisfaction of the council.</p>

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	<p>Reason: In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling.</p> <p>33. Student Traffic Management Plan</p> <p>Prior to the first occupation of the development hereby permitted, a student traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. The student residential accommodation use hereby permitted shall be carried out only in accordance with the approved plan in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the safe operation of the public highway at the start/end of semester/academic year</p> <p>34. Operational Waste Management Plan</p> <p>The development hereby approved, shall not be occupied until details of a waste management plan have been submitted to and approved in writing by the Local planning Authority. Thereafter the development shall adhere to the details set out in the Waste Management Plan for the lifetime of the development.</p> <p>Reason: To safeguard highway safety and in the interests of the general amenity of the area.</p> <p>35. Delivery and Servicing Plan</p> <p>No building or use hereby permitted shall be occupied or use commenced until a delivery and servicing plan relating to the commercial uses in The Hub building (Class E Use), has been submitted to and approved in writing by the local planning authority. The approved plan shall be implemented on first occupation of the relevant part of the development and the site shall be managed in accordance with the approved delivery and servicing plan thereafter.</p> <p>Reason: In the interests of highway safety and to protect the general amenity of the area.</p> <p>36. Broadband Provision</p> <p>No part of the development hereby permitted shall be occupied unless and until it has been provided with the necessary infrastructure to facilitate connection to a high speed broadband. This shall include as a minimum:</p> <ul style="list-style-type: none"> • a broadband connection accessed directly from the nearest exchange or cabinet; and • cabling and associated installations which enable easy access for future repair, replacement or upgrading.

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	<p>Reason: To ensure that the needs of future residents to connect to the Internet are adequate.</p> <p>37. Artificial Lighting (external)</p> <p>No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels has been submitted to and been approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.</p> <p>Reason: In order to safeguard the amenities of adjoining residential occupiers.</p> <p>38. Deed of Easement</p> <p>Condition to follow.</p> <p>39. Public Access</p> <p>Notwithstanding the Public Realm works secured as part of the S106 agreement, the development hereby approved shall not be occupied until details of the public access arrangements around the site including to and from the harbour have been submitted and approved in writing by the Local Planning Authority. The approved details shall include information of how this is managed and operated on a daily basis. Thereafter the development shall accord with the approved details for the lifetime of the development.</p> <p>Reason: In the interests of the visual amenity of the area, in the interests of highway safety, and to ensure that there is a safe means of escape in the event of flooding.</p> <p>Post occupation management</p> <p>40. Opening hours (E use only)</p> <p>The commercial premises hereby approved, shall not operate outside the hours of 08:00 to 23:00 Monday to Sunday.</p> <p>Reason: To safeguard the residential amenity of nearby occupiers.</p> <p>41. Hard and soft landscape works - shown</p> <p>The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained</p>

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	<p>for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.</p> <p>Reason: To ensure that the appearance of the development is satisfactory.</p> <p>42. Use of Refuse and Recycling facilities (commercial uses only)</p> <p>Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday.</p> <p>Reason: In the interests of the amenity of the area.</p> <p>43. Deliveries (commercial uses only)</p> <p>Activities relating to deliveries shall only take place between 08.00 and 20.00.</p> <p>Reason: To safeguard the residential amenity of nearby occupiers.</p> <p>44. List of approved plans and drawings</p> <p>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.</p> <p>074200 P06 Proposed level 0 plan, received 27 May 2022 074201 P04 Proposed level 1 plan, received 27 May 2022 074202 P02 Proposed level 2 plan, received 23 March 2020 074203 P02 Proposed level 3-5 plan, received 23 March 2020 074204 P02 Proposed level 6 plan, received 23 March 2020 074205 P02 Proposed level 7 plan, received 23 March 2020 074206 P02 Proposed level 8 plan, received 23 March 2020 074207 P02 Proposed level 9 plan, received 23 March 2020 074208 P02 Proposed level 10 plan, received 23 March 2020 074209 P02 Proposed level 11 plan, received 23 March 2020 074210 P03 Proposed level 12 plan, received 23 March 2020 CUR 00 XX DR TP 05001 P2 Swept path analysis, received 23 January 2020 AS-ARP-SK-S-200120-01 EA access, received 23 January 2020 Outline flood emergency plan, received 10 March 2020 Energy and sustainability strategy - revision 06, received 10 March 2020 519-CLA-01-ZZ-DR-L-2012 P03 Avon Street and Freestone Road Harbour Approach Section 2, received 9 September 2020 519-CLA-01-ZZ-DR-L-2011 P03 Avon Street and Freestone Road Harbour Approach, received 9 September 2020 519-CLA-01-ZZ-DR-L-2004 P05, received 23 March 2020 519-CLA-01-ZZ-DR-L-2002 P05 Avon Street and Freestone Road Green Basin Sections, received 23 March 2020</p>

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	<p>519-CLA-01-GF-DR-L-1010 P04 Avon Street Drainage and Levels Plan - Avon Street and Freestone Road, received 23 March 2020</p> <p>519-CLA-01-GF-DR-L-1001 P11 Avon Street and Freestone Road - Avon Street Landscape GA, received 23 March 2020</p> <p>076225 P05 Detail elevation 6 (Hub), received 27 May 2022 076223 P05 Detail elevation 04 (Railway elevation), received 27 May 2022</p> <p>076206 P05 Proposed north-east elevation (courtyard), received 27 May 2022</p> <p>076222 P05 Detail elevation 03 (Kawasaki elevation), received 27 May 2022</p> <p>076221 P05 Detail elevation 02 (Avon Street), received 27 May 2022</p> <p>076220 P05 Detail elevation 01 (Avon Street), received 27 May 2022</p> <p>076205 P05 proposed north-west elevation (courtyard), received 27 May 2022</p> <p>076204 P05 Proposed south-east elevation (courtyard), received 27 May 2022</p> <p>076203 P06 Proposed north-west elevation (railway line), received 27 May 2022</p> <p>076202 P05 Proposed south-west elevation (harbour), received 27 May 2022</p> <p>076201 P05 Proposed south-east elevation (Kawasaki garage), received 27 May 2022</p> <p>076200 P06 Proposed north-east elevation (Avon Street), received 27 May 2022</p> <p>076224 P03 Detail elevations 05 (Entrance), received 27 May 2022</p> <p>Flood Risk Assessment (AS-ARP-XX-XX-RP-CV-3001), received 26 May 2022</p> <p>001 Regional location plan, received</p> <p>002 Local location plan, received</p>

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4 and 6	Following the submission of an updated landscape and planting plan on the 8 th July 2022, it is considered that the requests from the Council's Arboricultural and Nature Conservation officers for further information to be secured via condition have been addressed.
7 and 10	The applicant provided tracking diagrams and an updated site plan on the 8 th July 2022 demonstrating that the proposed disabled spaces provided would be in addition to those within the existing parking area. The tracking demonstrates that those spaces would be useable and would not detract from the use of the existing spaces.
11	It is considered that the proposed development has given sufficient considered consideration to sustainable design and construction, and is in accordance with Policies BCS14, BCS15 and BCS16
13	<p>Due to an admin error, the draft list of conditions was missed from the papers. These are included below:</p> <p>CONDITIONS</p> <p>1. Full planning permission</p> <p>The development hereby permitted shall begin before the expiration of three years from the date of this permission.</p>

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	<p>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.</p> <p><u>Pre-commencement conditions</u></p> <p>2. Highway to be adopted</p> <p>No development shall take place until plans to a scale of 1:200 showing the following information has been submitted to and approved in writing by the Local Planning Authority.</p> <ul style="list-style-type: none"> - Long sections - General arrangement - Threshold levels to buildings - Drainage - Structures <p>Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted and approved in writing by the Local Planning Authority.</p> <p>These works shall then be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the proposed footpath is planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.</p> <p>3. Construction Management plan</p> <p>No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:</p> <ul style="list-style-type: none"> - 24 hour emergency contact number; - Hours of operation; - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); - Routes for construction traffic; - Locations for loading/unloading and storage of plant, waste and construction materials; - Method of preventing mud being carried onto the highway; - Measures to protect vulnerable road users (cyclists and pedestrians) - Any necessary temporary traffic management measures; - Arrangements for turning vehicles; - Arrangements to receive abnormal loads or unusually large vehicles; - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. - Measures to protect nesting birds - Measures to protect nocturnal mammals <p>Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development. To demonstrate compliance with: the 1981 Wildlife & Countryside Act (as amended);</p>

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	<p>the 1996 Wild Mammals Protection Act; the 2017 Habitats Regulations; the 2006 NERC Act; the 2006 Animal Welfare Act; and the 1992 Protection of Badgers Act.</p> <p>4. Ecological Mitigation & Enhancement Strategy</p> <p>Prior to the commencement of the development hereby approved, the applicant shall submit an Ecological Mitigation & Enhancement Strategy (EMES). This shall include details of the provision of bird, bat, insect and hedgehog* boxes. The location, specification, height and orientation of these features shall be shown on a site plan.</p> <p>The development shall be carried out in full accordance with the approved details.</p> <p>Reason: (1) To secure mitigation for priority and notable species, including those listed under Section 41 of the 2006 NERC Act and the 2008 Bristol Biodiversity Action Plan; and (2) to discharge the Councils' legal duty under the NERC Act to have regard for conserving biodiversity when making planning decisions.</p> <p>5. Protection of Retained Trees during the Construction Period</p> <p>No work of any kind shall take place on the site until the protective fences have been erected around the retained trees in the position and to the specification shown on the Wold & Vale tree consultancy; Tree Protection Plan. Once installed photos should be electronically sent to the Local Authority Case Officer, shall be submitted to and approved in writing by the LPA in order that the council may verify that the approved tree protection measures are in place when the work may commence. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.</p> <p>Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.</p> <p>Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area in line with Policy DM17.</p> <p>6. Sustainable Drainage Strategy</p> <p>No development shall take place 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</p>

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	<p>the use of the building commencing and maintained thereafter for the lifetime of the development.</p> <p>Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.</p> <p>7. Further details of elevations and treatments before relevant element started</p> <p>Detailed drawings at the scale of at least 1:20 of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.</p> <ul style="list-style-type: none"> a) Elevations including material joins, window reveals and staircases / balconies b) Fully enclosed and secure cycle storage, demonstrating inclusion of Sheffield stands <p>Reason: In the interests of visual amenity and the character of the area.</p> <p>8. Submission of samples before specified elements started</p> <p>Samples of the proposed brickwork, metal work and proposed materials for staircases, windows and doors shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. A sample panel demonstrating the facing materials shall then be erected upon site prior to the commencement of the relevant parts of the work.</p> <p>The development shall be completed in accordance with the approved samples before the building is occupied.</p> <p>Reason: In order that the external appearance of the building is satisfactory.</p> <p>9. To ensure implementation of a programme of archaeological works</p> <p>No development shall take place within the area indicated on the site location plan ref. 4282-100_P2 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.</p> <p>The scheme of investigation shall include an assessment of significance and research questions; and:</p> <ol style="list-style-type: none"> 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.

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	<p>Reason: To ensure that archaeological remains and features are recorded prior to their destruction.</p> <p>10. Sustainability</p> <p>Prior to commencement of the development hereby approved, an updated sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development, inclusive of SAP summary table in accordance with the Climate Change and Sustainability Practice Note, shall be submitted for approval in writing by the Local Planning Authority.</p> <p>The development shall be constructed in full accordance with the sustainability statement prior to occupation.</p> <p>Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.</p> <p>11. Renewable energy – further details</p> <p>Prior to commencement of the relevant part of the works, details of the proposed air source heat pumps and solar PV (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO2 emissions to achieve 20% reduction on residual emissions from renewable energy in line with the approved energy statement should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the development, and thereafter retained.</p> <p>Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.</p> <p><u>Pre-occupation conditions</u></p> <p>12. Implementation of Approved Remediation Scheme</p> <p>No occupation of the development 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.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and be approved in writing by the Local Planning Authority, also prior to the occupation of the development.</p> <p>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.</p> <p>13. Reporting of Unexpected Contamination</p>

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	<p>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 and where remediation is necessary, a remediation scheme must be prepared and submitted for the approval of the Local Planning Authority.</p> <p>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.</p> <p>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.</p> <p>14. To ensure completion of a programme of archaeological works</p> <p>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 9 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction</p> <p>15. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on approved plans</p> <p>No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans. Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.</p> <p>Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.</p> <p>16. Completion of Pedestrians/Cyclists Access – Shown on approved plans</p> <p>No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.</p> <p>Reason: In the interests of highway safety.</p>

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	<p>17. Completion and Maintenance of Cycle Provision – Shown on approved plans</p> <p>No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.</p> <p>Reason: To ensure the provision and availability of adequate cycle parking.</p> <p>18. Completion and Maintenance of Car/Vehicle Parking – Shown on approved plans</p> <p>No building or use hereby permitted shall be occupied or use commenced until the disabled car parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.</p> <p>Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.</p> <p>Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard</p> <p>19. Arboricultural method statement – During construction</p> <p>The applicant/developer shall ensure that all works within the root protection area of retained trees, must follow the detailed methodology with the Wold & Vale tree consultancy; arboricultural method statement. In the instance that major roots are found then further consultation with an arboriculturist will be required, any changes to the specified methodology must be agreed in writing by the local planning authority.</p> <p>Reason: To protect the retained tree from damage during construction and in recognition of the contribution which the retained tree gives and will continue to give to the amenity of the area.</p> <p>20. Sound insulation of residential properties from external noise</p> <p>All recommendation detailed in the Noise Assessments submitted with the application with regards to sound insulation and ventilation of residential properties shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.</p> <p>Reason: In order to safeguard the amenities of adjoining residential occupiers and the details are needed prior to the start of work so that measures can be incorporated into the build.</p> <p><u>Post-occupation management conditions</u></p> <p>21. Hard and Soft Landscape Works – Shown</p> <p>The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and</p>

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	<p>any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.</p> <p>Reason: To ensure that the appearance of the development is satisfactory.</p> <p>22. Noise from plant & equipment affecting residential</p> <p>The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.</p> <p>Reason: To safeguard the amenity of nearby premises and the area generally</p> <p><u>List of Approved Plans and Drawings</u></p> <p>23. List of Approved Plans and Drawings</p> <p>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.</p> <p>4282-110_P8 Revised Proposed Site Plan received 03 Jul 2022 4282-200_P6 Revised Proposed Floor Plans received 03 Jul 2022 4282-300_P5 Revised Proposed Elevations received 03 Jul 2022 RF-096-200-D Planting Plan received 08 Jul 2022 RF-096-001-H Revised Landscape GA Plan received 08 Jul 2022 19039-HYD-XX-XX-DR-E-9000 Lighting Scheme received 29 Jun 2022 4282-200_P4 Revised Proposed Site Section received 16 Jun 2022 4282-301_P2 Typical Dwelling Elevations received 24 Mar 2022 4282-302_P2 Typical Dwelling Elevations received 24 Mar 2022 Energy And Sustainability Strategy received 08 Jul 2022 Affordable Housing Statement received 31 Mar 2022 Arboricultural Survey Impact Assessment received 24 Mar 2022 Archaeological Watching Brief received 24 Mar 2022 Daylight Sunlight Report P03 received 24 Mar 2022 Drainage Strategy received 24 Mar 2022 Ecology Walkover Survey received 24 Mar 2022 Historical Environmental Desk Based Assessment received 24 Mar 2022 Noise Planning Report-P03 received 24 Mar 2022 Overheating Risk Assessment Report P02 received 24 Mar 2022 Phase 1 Ground Desk Study received 24 Mar 2022 Phase 2 Ground Inspection Report received 24 Mar 2022 Planning Obligations Statement received 24 Mar 2022 Planning Statement received 24 Mar 2022 Remediation Strategy And Verification Plan received 24 Mar 2022 Statement Of Community Involvement received 24 Mar 2022 Transport Statement received 24 Mar 2022 Utilities Statement P04 received 24 Mar 2022</p> <p>Reason: For the avoidance of doubt.</p>

