

Amendment Sheet
4 September 2024

Item 1: - Giant Goram Barrowmead Drive Bristol BS11 0JT

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3	<p>Lawrence Weston Planning Forum</p> <p>Objection. The Neighbourhood Development Plan has identified a need for a “family orientated restaurant/pub”. No attempts have been made by the owners to engage with community groups. No attempts have been made to address the community plan. Suggestion that the Local Authority should work with the community to find a social enterprise to run the pub. The business should be run by a Community Benefit Society.</p>
4	<p>Nature Conservation</p> <p>No objections subject to conditions.</p>
15	<p>G: DOES THE PROPOSED DEVELOPMENT ADOPT AN APPROPRIATE APPROACH TO SUSTAINABLE DESIGN AND CONSTRUCTION?</p> <p>Policies BCS13, BCS14 and BCS15 of the adopted Core Strategy give guidance on sustainability standards to be achieved in any development, and what measures should be included to ensure that development meets the climate change goals of the development plan. The policies require development in Bristol to include measures that reduce carbon emissions from residual energy use by at least 20%. Sustainable design and construction should be integral to new development.</p> <p>Each dwelling employs the use of an Air Source Heat Pump for space and water heating, as well as Photovoltaic panels.</p> <p>Calculated as a single proposal, the development delivers a reduction in CO2 emissions of 57.01% over Part L 2021 regulations, thereby significantly exceeding the policy requirement of 20% reduction in CO2 emissions.</p> <p>The proposal includes the provision of Electric Vehicle Charging Points to all Plots. Electric Vehicle Point Charging has been conditioned prior to commencement to ensure that the development meets sustainability requirements to limit increases in air pollution.</p> <p>The development strategy sets a high standard of overall sustainability with measures that include: Building elements with highest standard ‘A+’ Green Guide ratings including upper floors, external cavity walls, internal partitions, insulation and pitched roof; Material suppliers with responsible sourcing certification guided by a high-quality sustainable procurement policy; Effective waste management procedures to minimise waste; The implementation of drainage and ecology assessments; Efficient internal and external water use in line with building regulations and enhanced building fabric specification with a Fabric-First approach including high efficiency insulation and provision of efficient appliances;</p> <p>The proposed development is therefore considered acceptable and would make a positive contribution towards reducing energy consumption and carbon emissions.</p>

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16	<p>H: ECOLOGY AND BIODIVERSITY NET GAIN (BNG)</p> <p>Policy BCS9 of the Core Strategy states that sites of biological and geological conservation importance will be protected. Policy DM19 of the Development Management Policies states that development should avoid harm to identified habitats, species and features of importance.</p> <p>i) Ecology</p> <p>A review of the updated bat survey report for Giant Goram has been undertaken. In this instance the updated report issued is considered sufficient to assess the risk to bats on-site due to the poor condition of the building, limited potential roosting features and the level of disturbance. Nature Conservation have raised no objections subject to conditions that have been included.</p> <p>ii) BNG</p> <p>Although the letter report references version 4.0 of the small site metric (SSM) it is acknowledged that the metric provided is actually the statutory metric. The statutory metric was the latest version of the metric available at the time the survey was conducted and therefore is the correct metric to be used.</p> <p>The use of the SSM is appropriate due to the small size of the site (under 1ha) and the application is for eight residential dwellings.</p> <p>The SSM and corresponding letter report states that the above calculations confirm that the proposed development will result in a net gain of 0.43 units which equates to a net gain of 126%.</p> <p>A BNG assessment report and completed metric will be required prior to commencement of the development. The BNG assessment should reflect the approved landscape plan submitted. A Habitat Management and Monitoring Plan will also be required in the event that the landscape plan will comprise of habitats in addition to vegetated garden.</p> <p>Given the time the application was submitted a positive net gain in BNG is required. Subject to conditions this is achievable.</p>
17	<p>RECOMMENDED</p> <p>Time limit for commencement of development</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.</p>

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	<p data-bbox="311 369 774 403">Pre commencement condition(s)</p> <p data-bbox="359 481 981 515">2. Highway works - General arrangement plan</p> <p data-bbox="311 593 1372 705">No development shall take place until general arrangement plan(s) to a scale of 1:200 showing the following works to the adopted highway has been submitted to and approved in writing by the Local Planning Authority.</p> <p data-bbox="311 784 861 817">Where applicable indicating proposals for:</p> <ul data-bbox="359 896 1404 1276" style="list-style-type: none"> ○ Refurbishment of footway around frontage of site in Barrowmead Drive and Middleton Road to full height (125mm) kerbs and dropped kerbs at vehicular accesses ○ Dropped kerbs and tactile paving at Middleton Road / Hallards Close and Long Cross ○ Scheme of waiting restrictions (double yellow lines) in the vicinity of the site ○ Relocation of litter bin ○ Relocation of lighting column and new lighting design <p data-bbox="311 1355 1412 1467">No development shall take place over the route of any public right of way prior to the confirmation of a Town & Country Planning Act 1990 path diversion/stopping up order.</p> <p data-bbox="311 1545 1420 1612">Prior to occupation these works shall be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.</p> <p data-bbox="311 1691 1412 1836">Reason: In the interests of public safety and to ensure that all road works associated with the proposed development are: planned; approved in good time (including any statutory processes); undertaken to a standard approved by the Local Planning Authority and are completed before occupation.</p> <p data-bbox="359 1915 1037 1948">3. Structure Adjacent To/Within 6m of the Highway</p>

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	<p>No development shall take place until an Approval In Principle (AiP) Structural Report setting out how any structures within 6 metres of the edge of the adopted highway (and outside of this limit where the failure of any structures would affect the safety of road users) will be assessed, excavated, constructed, strengthened or demolished has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the works safeguard the structural integrity of the adopted highway during the demolition and construction phase of the development.</p> <p>4. Construction Management Plan</p> <p>No development shall take place until a site specific Construction Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.</p> <p>Advice</p> <p>The Construction Environmental Management Plan should also include but is not limited to reference to the following:</p> <ul style="list-style-type: none"> o All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank Holidays. o 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. o Procedures for emergency deviation of the agreed working hours. o Control measures for dust and other air-borne pollutants . o Measures for controlling the use of site lighting whether required for safe working or for security purposes. o Procedures for maintaining good public relations including complaint management, public consultation and liaison. <p>Reason: In the interests of residential amenity</p>

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	<p data-bbox="359 257 758 291">5. Highway Condition Survey</p> <p data-bbox="311 369 1380 548">No development shall take place (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:</p> <ul style="list-style-type: none"> <li data-bbox="311 627 1340 660">o A plan to a scale of 1:1000 showing the location of all defects identified; <li data-bbox="311 683 1380 795">o A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey. <p data-bbox="311 873 1380 974">No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.</p> <p data-bbox="311 1064 1380 1164">Reason: To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer.</p> <p data-bbox="359 1243 1109 1276">6. Land affected by contamination - Site Characterisation</p> <p data-bbox="311 1366 1412 1691">No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, and has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <ul style="list-style-type: none"> <li data-bbox="311 1769 1093 1803">(i) a survey of the extent, scale and nature of contamination; <li data-bbox="311 1881 861 1915">(ii) an assessment of the potential risks to: <ul style="list-style-type: none"> <li data-bbox="311 1937 518 1971">* human health, <li data-bbox="311 2004 1412 2072">* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

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	<p>* adjoining land,</p> <p>* groundwaters and surface waters,</p> <p>* ecological systems,</p> <p>* archaeological sites and ancient monuments;</p> <p>(iii) an appraisal of remedial options, and proposal of the preferred option(s).</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.</p> <p>Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase 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>7. Land affected by contamination - Submission of Remediation Scheme</p> <p>No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been 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 is understood prior to works on site both during the construction phase 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>8. Land affected by contamination - Implementation of Approved Remediation Scheme</p> <p>In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until</p>

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	<p>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 that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.</p> <p>Reason: To ensure that risks from land contamination both during the construction phase and 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>9. Landscape Details</p> <p>Notwithstanding the approved plans detailed drawings including plans, sections and elevations at a relevant scale between 1:5 and 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 works shall be carried out in accordance with that approval.</p> <ul style="list-style-type: none"> o Full details of tree pit construction in highway and soft landscape areas showing relationship to the surrounding highway and footway paving, tree grills where used, nature of growing medium, size of pits, tree support, method of anchoring and means of irrigation to ensure the provision of optimum growing conditions for newly planted trees. o Construction details for junctions between i) paving materials (showing changes of level) and ii) between areas of hard and soft landscape treatments. o Construction details of boundary treatments, retaining walls o Details of street furniture including seating, lamps <p>Reason: To ensure that the appearance of the proposed landscaping is acceptable.</p> <p>10. Maintenance Plan</p> <p>A detailed maintenance plan to ensure establishment of the soft landscape works for the scheme over the first 5 years should be provided and agreed with the local planning authority prior to the commencement of soft landscape works.</p>

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	<p>Once agreed, the soft landscape should be maintained in accordance with these plans.</p> <p>Reason: To ensure that approved landscaping scheme is maintained following its implementation.</p> <p>11. Materials</p> <p>Sample panels of the external materials, windows and curtain demonstrating the colour, texture, face bond and pointing and junctions between materials 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>Reason: In order that the external appearance of the building is satisfactory.</p> <p>12. SUDs strategy</p> <p>No development shall take place, excluding demolition, 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>13. Renewable Energy</p> <p>Prior to commencement of development, other than enabling works as defined by this permission, full details of the Air Source Heat Pumps and PVs (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation (kWh/annum) and associated CO2 emissions to achieve a 20% reduction on residual emissions from renewable energy in line with the approved energy statement (BSC, April 2021) should be submitted to the Local Planning Authority and approved in writing.</p>

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	<p data-bbox="312 315 1377 383">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 data-bbox="360 465 472 495">14. BNG</p> <p data-bbox="312 580 1393 757">Prior to the commencement of the development hereby approved, including all site clearance and vegetation removal, the applicant shall submit a final BNG assessment report and completed metric. This should be completed by a suitably qualified ecologist who has completed a UKHab assessment of the site. The report should include the following:</p> <ul data-bbox="312 842 1422 1344" style="list-style-type: none"> - A written Biodiversity Net Gain plan including a non-technical summary - A description of how the development has taken into account and delivered against each of the 10 BNG Good Practice Principles. - Details of how strategic significance has been assigned for all habitats on site - A map of the pre-development baseline habitats (the baseline habitats identified by the developer will be checked by the UA to validate that the baseline biodiversity will be accurately captured) - A map of the post-development habitats proposed as mitigation and compensation for the development's impact on baseline biodiversity. - Habitat condition assessment data for each of the baseline and post-development habitats, with any deviations from standard methods fully justified. <p data-bbox="312 1426 1398 1494">A copy of the statutory BNG metric should also be submitted with a completed start page (assessor and completion date details).</p> <p data-bbox="312 1576 1417 1682">A 30-year Habitat Monitoring and Management Plan (HMMP) for all habitats created or enhanced on site must also be submitted if habitat in addition to vegetated garden is proposed to be delivered on-site.</p> <p data-bbox="312 1765 1417 2011">Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2023). The NPPF states in paragraph 180 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity..." and in paragraph 185 (b) "To protect and enhance biodiversity and geodiversity, plans should...identify and pursue opportunities for securing measurable net gains for biodiversity". And, the Environment Act (2021)</p>

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	<p>requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity.</p> <p>15. Precautionary Method of Working (PMW)</p> <p>Prior to the commencement of development hereby approved, including all site clearance and vegetation removal, a method statement for a Precautionary Method of Working (PMW) with respect to the potential presence of nesting birds and bats within the buildings described as moderate potential in the Bat Survey of Giant Goram report dated 29th July 2024 shall be prepared by a suitably qualified ecological consultant and submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in full accordance with the approved method statement.</p> <p>Reason: To ensure the protection of legally protected and priority (Section 41) species which are a material planning consideration. And to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended) and the 2017 Habitats Regulations.</p> <p>16. Ecological Mitigation & Enhancement Strategy (EMES)</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 and bat boxes within the Bat Survey of Giant Goram report dated 29th July 2024. The bird boxes must include bricks or tiles for swift and house sparrow. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council.</p> <p>Reason: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA ‘... in exercising its functions, [to] have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2023) which states (in paragraph 180) that ‘Planning policies and decisions should contribute to and enhance the natural and local environment...’.</p>

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	<p data-bbox="359 253 1281 286">17. Ecological Mitigation & Enhancement Strategy (EMES) compliance</p> <p data-bbox="311 369 1396 436">Prior to occupation of the development hereby approved, the applicant shall submit evidence that;</p> <ul data-bbox="311 465 1412 638" style="list-style-type: none"> • ecological enhancements such as the bird and bat boxes have been installed as outlined in the applicant’s Ecological Mitigation and Enhancement Strategy (EMES), to Bristol City Council in order that the council may verify that the agreed ecological enhancement/mitigation measures proposed are in place when the development is complete. Evidence can be submitted as photos. <p data-bbox="311 723 1420 1041">Reason: to support Policy DM29 in the Site Allocations and Development Management Policies Local Plan, which states that: ‘Proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks’. And, in order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2021) which states (in paragraph 174) that ‘Planning policies and decisions should contribute to and enhance the natural and local environment...’.</p> <p data-bbox="311 1070 1220 1104">* Hedgehog is a Priority Species in the Bristol Biodiversity Action Plan</p> <p data-bbox="359 1182 1069 1216">18. Habitat Management and Monitoring Plan (HMMP)</p> <p data-bbox="311 1301 1412 1619">Prior to commencement of the development hereby approved, the applicant shall submit a 30-year Habitat Monitoring and Management Plan (HMMP) for all habitats created or enhanced on site also if habitat in addition to vegetated garden is proposed to be delivered on-site. This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The HMMP should set out management compartments, objectives, and prescriptions for all new proposed soft landscaping/planting to demonstrate how all habitats will be managed to their target condition (as specified in the BNGA). It should also show how management of the site will be resourced and monitored.</p> <p data-bbox="311 1704 1412 1955">Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2023). The NPPF states in paragraph 174 (d) on page 50 that “Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...”. And, the Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity.</p> <p data-bbox="359 2040 582 2074">19. Nesting Birds</p>

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	<p>If works are proposed within the nesting bird period (March to August inclusive), nesting bird checks shall be completed by a suitably qualified ecological consultant to ensure that no breeding birds would be adversely affected including by disturbance by the works. Where checks for nesting birds are required, they shall be undertaken no more than 5 days prior to the removal of vegetation. If nesting birds are found, a 5m buffer zone shall be implemented and works shall not be carried out in that area until the chicks have fledged.</p> <p>Reason: To ensure that wild birds, building or using their nests are protected, to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended).</p> <p>20. Bat Protection</p> <p>A grant of planning permission does not remove the legal protection afforded to bats and their roosts. If, during the works, any bats (or signs of bats, such as droppings) are found, an immediate halt should be called and a bat worker/ecologist should be consulted to determine if and how the works can proceed lawfully, with or without a mitigation licence.</p> <p>The Bat Survey of Giant Gorum report dated 29th July 2024 is valid for 18 months only. If the works have not commenced within 18 months of the survey date, then the survey should be repeated and the results submitted to Bristol City Council for written approval, prior to commencement.</p> <p>Should the survey result in the need for mitigation measures, then these must be approved in writing by the Local Planning Authority and implemented in full prior to the commencement of development.</p> <p>Reason: To conserve legally protected bats in line Regulation 41 of the Conservation of Habitats and Species Regulations 2017 and Section 9 of the Wildlife and Countryside Act 1981.</p> <p>Pre occupation condition(s)</p> <p>21. 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</p>

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	<p>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 style="text-align: center;">22. 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.</p> <p>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 style="text-align: center;">23. Completion of Vehicular Access - Shown on Approved Plans</p> <p>No building or use hereby permitted shall be occupied or use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only for the lifetime of the development. Any access point opening onto the adopted highway shall include suitable drainage provision within the curtilage of the site, to prevent the discharge of any surface water onto the adopted highway.</p>

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	<p>Reason: To ensure that the vehicular access point is safe and includes adequate drainage.</p> <p>24. 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>25. Electric Vehicle Charging Points</p> <p>No building or use hereby permitted shall be occupied or use commenced until details of the total number of car parking spaces, the number/type/location/means of operation and a programme for the installation and maintenance of Electric Vehicle Charging Points and points of passive provision for the integration of future charging points has been submitted to and approved in writing by the Local Planning Authority prior to construction of the above ground works. The Electric Vehicle Charging Points as approved shall be installed prior to occupation and retained in that form thereafter for the lifetime of the development.</p> <p>Reason: To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change.</p> <p>26. Prior to occupation of the dwelling hereby approved, there shall be submitted and approved in writing by the Local Planning Authority full 'as built' SAPs calculations and supporting site-wide calculations demonstrating a minimum site wide CO2 emissions reduction of 20% below the Part L2013 Target Emission Rate, (TER).</p> <p>Reason- To ensure that the development is constructed in the fabric specification stated in the approved energy statement, which will combine with the renewable energy to achieve the approved reduction in CO2 emissions.</p> <p>27. Noise Mitigation Measures</p> <p>No development (excluding demolition and enabling works) shall commence until full details of the noise mitigation measures for the residential accommodation hereby</p>

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	<p>approved have been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall then be installed and maintained thereafter in strict accordance with approved noise mitigation measures.</p> <p>In addition, the noise mitigation measures shall include details of the information to be provided to prospective purchasers or occupants that indicates the existence of nearby licensed premises, the installed noise mitigation measures, and how an occupant would use/interact with those noise mitigation measures to ensure their effectiveness.</p> <p>Such details shall then be provided to prospective purchasers or occupants for the lifetime of the approved development.</p> <p>The residential accommodation hereby approved shall not be occupied until an assessment to demonstrate the effectiveness of the approved noise mitigation measures has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, to be effective, the noise mitigation measures must provide acceptable internal living environments for the residential accommodation.</p> <p>Reason: In the interests of ensuring that internal noise levels within the residential accommodation hereby approved will be acceptable and not harmed by noise from the proposed micro pub. Further, to ensure that the ongoing viability of the proposed micro pub, will not be prejudiced by the approval of residential accommodation in their vicinity.</p> <p>28. Timeframe for micro pub construction works</p> <p>No occupation of the dwellings shall take place until a main build contract setting out the scope of the works to be undertaken for the construction of the micro pub and a timetable for completing the works has been (a) entered into by a contractor suitably qualified to undertake the works required for the construction of the micro pub, (b) submitted to the Council for approval, and (c) approved by the Council.</p> <p>Reason: To ensure that the construction of the micro pub phase of the development is committed to and delivered in a timely manner</p>

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	<p data-bbox="311 255 734 286">Post occupation management</p> <p data-bbox="359 371 1114 403">29. Time Limit for construction and works to the micro pub</p> <p data-bbox="311 488 1417 627">Within 12 months of the substantial completion of the development of the 8 dwellings hereby approved, the approved micro pub shall be brought into possible operative use as a micro pub and for it to be marketed as such for a period of 12 months or less if a contract is agreed to take on the premises as a micro pub.</p> <p data-bbox="311 712 1385 815">Reason: To ensure that a micro pub is brought into use and to preserve the use in accordance with policy DM6 of the site Allocations and Development Management Policies (2014) and the NPPF (2023).</p> <p data-bbox="359 900 1181 931">30. Removal of permitted development rights for change of use</p> <p data-bbox="311 1016 1366 1191">Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the micro pub shall be retained in that use as a drinking establishment without the grant of a separate planning permission from the Local Planning Authority</p> <p data-bbox="311 1276 1366 1308">Reason: To safeguard the retention of the micro pub as a drinking establishment.</p> <p data-bbox="311 1393 625 1424">List of approved plans</p> <p data-bbox="311 1464 1372 1527">22130_NP_XX_XX_DR_A_6002_P3 PROPOSED 3D VIEW FROM MIDDLETON ROAD,</p> <p data-bbox="311 1532 1244 1594">22130_NP_XX_02_DR_A_1105_P4 PROPOSED ROOF SPACE PLAN LOCATION PLAN,</p> <p data-bbox="311 1599 1101 1630">22130_NP_XX_XX_DR_A_1002_P3 EXISTING SITE PLAN,</p> <p data-bbox="311 1635 1251 1666">22130_NP_XX_XX_DR_A_1101_P3 PROPOSED DEMOLITION PLAN,</p> <p data-bbox="311 1671 1133 1702">22130_NP_XX_XX_DR_A_1102_P5 PROPOSED SITE PLAN,</p> <p data-bbox="311 1706 1417 1738">22130_NP_XX_XX_DR_A_2002_P3 PROPOSED EAST AND WEST ELEVATIONS,</p> <p data-bbox="311 1742 1139 1774">22130_NP_XX_XX_DR_A_2003_P3 EXISTING ELEVATIONS,</p> <p data-bbox="311 1778 1190 1841">22130_NP_XX_XX_DR_A_6001_P3 PROPOSED 3D VIEW FROM BARROWMEAD,</p> <p data-bbox="311 1845 1302 1908">22130_NP_XX_00_DR_A_1103_P4 PROPOSED GROUND FLOOR PLAN, VIABILITY REPORT,</p> <p data-bbox="311 1912 826 1944">CAMRA VIABILITY TEST,</p> <p data-bbox="311 1948 826 1980">ENERGY REPORT ISSUE 2 - PART 2,</p> <p data-bbox="311 1984 826 2016">ENERGY REPORT ISSUE 2 - PART 1,</p> <p data-bbox="311 2020 817 2051">PLANNING HERITAGE STATEMENT,</p> <p data-bbox="311 2056 858 2087">All above received on 23 December 2022.</p>

Page no.	Amendment/additional information
	<p>DESIGN AND ACCESS STATEMENT Received 06 March 2023.</p> <p>3700-HH-XX-00-DR-A-001-R01 - PROPOSED GROUND FLOOR PLAN, 3700-HH-XX-00-DR-A-002-R01 - PROPOSED ROOF PLAN, SK03-REV-B WAITING RESTRICTIONS & DROPPED KERBS, APPRAISAL DETAILING THE FINANCIAL VIABILITY OF THE DEVELOPMENT OF THE SITE, DRAINAGE ASSESSMENT – TN01. All above received 15 July 2024.</p> <p>Updated Bat Survey, BNG Assessment and Metric Spreadsheet, Revised Proposed First Floorplan, Revised Proposed North and South Elevations, All above received 02 August 2024.</p> <p>PLANNING STATEMENT REVISED. Received 07 August 2024.</p> <p>Statement in Response to CAMRA objection. Received 9 August 2024.</p> <p>Revised Energy Report. Received 23 August 2024.</p>

Item 2: - 85 Ruby Street Bristol BS3 3DW

Page no.	Amendment/additional information
	<p>Further objection received (total now 24):</p> <p>With an HMO it starts to degrade the lovely family and community atmosphere in the area. There is plenty of purpose built student accommodation and other flats available for people to rent. There is also an issue over car parking. 6 cars potentially for 1 house would be horrendous and would have a knock on impact to all surrounding roads and neighbours. Without parking controls there could be no way of managing the number of vehicles associated with this property. Also these are small terraced houses. The impact on neighbours from additional noise would be detrimental. To live in a terraced house you need to be mindful and we have renters next door to us who do not consider the impact their noise has on close neighbours. Please do not start allowing this sort of development in the Chessels!</p>