

Amendment Sheet
23 October 2024

Item 1: - 38 Victoria Street Bristol BS1 6BY

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| | <p>Clarification:</p> <p>Officer Recommendation: Approval</p> <p>On the basis of the officer assessment set out within the report, and subject to the imposition of relevant conditions and planning obligations, the proposed development is considered acceptable on balance, and approval of planning permission is recommended.</p> <p>Due to the objection from Historic England (statutory consultee), if members are minded to support this recommendation then the application must be referred to the Secretary of State for consideration.</p> <p>Minor amendments to proposed condition wording:</p> <p>3. Phasing and Completion Plan</p> <p>No development shall take place until a detailed phasing and completion plan has been submitted to and approved in writing by the Local Planning Authority. The phasing and completion plan shall set out the development phases and completion sequence, including the approach to demolition, the works to the listed building, the delivery of the new building, and public realm works.</p> <p>The demolition works hereby permitted shall not be carried out other than as part of the phased completion of development for which planning permission was granted and such demolition and development shall be carried out in accordance with the agreed Phasing and Completion Plan.</p> <p>Reason: To ensure the demolition is followed by immediate rebuilding and to maintain the character and appearance of the Conservation Area.</p> <p>7. Broadband</p> <p>Prior to commencement, evidence that the development will provided with 'next generation broadband' shall be presented to the Local Planning Authority through provision of an installation order placed with BT, Virgin Media, or an alternative provider. Registration should show the speed rating/specification of the connection.</p> <p>Prior to occupation, the development shall be connected to the broadband infrastructure to achieve the speeds stated.</p> <p>Reason: To show that the development will have access to ultrafast broadband from occupation as per adopted policy.</p> |

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| | <p>12. Highway works</p> <p>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> <ul style="list-style-type: none"> o Resurfacing of the Temple Street using paving slabs along the sites frontage o Upgrade to street lighting <p>Where applicable indicating proposals for:</p> <ul style="list-style-type: none"> o Existing levels of the finished highway tying into building threshold levels <p>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>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>20. Public Art Plan</p> <p>Prior to the commencement of above ground works (excluding demolition) hereby permitted, a Public Art Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall also contain relevant supporting information for any proposed Public Art element including methodologies; large scale details to a relevant scale depicting the scheme; method of fixings; any relevant samples; 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>Reason: To ensure that public art is integrated into the design and build of the development and is appropriate to the Listed Building and associated and surrounding heritage assets.</p> <p>21. To ensure implementation of a programme of archaeological works</p> <p>Excluding demolition of above ground structures, no development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation 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 |

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| | <p data-bbox="405 248 1434 315">6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</p> <p data-bbox="405 349 1434 416">Reason: To ensure that archaeological remains and features are recorded prior to their destruction.</p> <p data-bbox="309 450 1193 483">22. Protection of Retained Trees During the Construction Period</p> <p data-bbox="405 517 1434 853">Prior to demolition/ construction, a revised tree protection plan and specifications shall be submitted to and approved in writing by the Local Planning Authority. This shall clearly show how existing trees on and adjacent to the site will be protected during the demolition of the existing building and the construction of the new building. This shall include the provision of tree boxes to protect the London Plane Trees to the Victoria Street frontage and detail the precise location of the tree boxes (maximum height to protect the lower stems), and ground protection. All additional retained trees/shrubs shall be protected in line with figure: 2 contained within BS5837:2012.</p> <p data-bbox="405 887 1434 1491">No work of any kind shall take place on the site until the approved tree protection has been completed in accordance with the approved details. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved tree protection 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. Unless otherwise agreed in writing, within the tree protection 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 data-bbox="405 1525 1434 1659">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 trees give and will continue to give to the amenity of the area.</p> <p data-bbox="309 1693 655 1727">23. Foundation Design</p> <p data-bbox="405 1760 1434 2069">Information must be submitted by a suitably qualified engineer (working in partnership with the arboriculture consultant) regarding the design for the foundation of the development hereby approved, in relation to the adjacent off-site London Plane trees that are situated in the pedestrian footpath on Victoria Street). The design should be in line with NHBC 4.2, considering the soil type, proximity, and water demand of the adjacent tree/trees, to negate the risk of damaging tree roots and of future subsidence damage to the proposed development. The details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any work</p> |

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| | <p>on site. The approved details shall then be adhered to throughout construction.</p> <p>Reason: To protect the off-site 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>28. Energy and Sustainability in accordance with statement</p> <p>The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the approved Sustainability and Energy Strategy, revision 2, by Hoare Lea, dated 12 August 2022, prior to occupation. A total 13.7% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a 11% reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved.</p> <p>Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings).</p> <p>38. Submission and Approval of Landscaping Scheme</p> <p>No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the development hereby approved, incorporating public realm landscaping proposals; landscaping associated with the Cornubia Public House, and; landscaping to the roof terraces. This shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> o Detailed planting schedules and specifications o Detailed design of raised planters o Green wall specification and maintenance schedule o Detailed design of screening structures to the boundary between the public realm and Cornubia Public House Beer Garden o Public realm seating o 'Boulder Structures' providing seating and play features o Hard Landscaping Materials Schedule o Integrated Anti-Terrorism Measures to the Victoria Street and Temple Street accesses to the new public realm/route (including Hostile Vehicle Prevention Measures; details of the siting of measures, technical specifications, materials and management and maintenance details). <p>The development shall be completed in accordance with the approved scheme, with the hard landscaping elements completed prior to the first occupation of the development hereby permitted and so that planting can be carried out during the first planting season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period</p> |

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| | <p>shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.</p> <p>Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory.</p> |
| 40. | <p>BREEAM (Major Non-residential only)</p> <p>Prior to occupation, the full BREEAM Post Construction report (prepared by the registered BREEAM assessor together with confirmation that this has been submitted to the BRE (or other approved registration body), including dates/receipt confirmation email from the BRE) shall be submitted to the local planning authority and approved in writing.</p> <p>Within 12 months of first occupation the final post construction BREEAM certificate(s) indicating that a BREEAM 'Excellent' rating has been achieved shall be submitted to the local planning authority and approved in writing.</p> <p>Reason: To ensure the development is built in a sustainable manner in accordance with BCS15 (Sustainable design and construction), and BCAP20 (Sustainable design standards).</p> |

Item 1: - The Cornubia Temple Street Redcliff Bristol BS1 6EN

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| | No amendments |

Item 2: - The Old Tavern Blackberry Hill Bristol BS16 1DB

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| 130 | Further correspondence has been received on behalf of the applicant raising concerns regarding the officer report and the details of the assessment undertaken with regard to heritage matters. This is available to view in full on Planning Online. Officers are considering the points raised and a verbal update will be provided as considered necessary. |

Item

Item 3: - Giant Goram Barrowmead Drive Bristol BS11 0JT

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| 2 | <p>Amendment to title wrong reference number should read: Addendum to 22/06075/F Giant Goram Report.</p> <p>First line of second paragraph should read: (wrong reference number):</p> |

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| 4 | <p>The application relates to 22/06075/F Giant Goram Barrowmead Drive, Bristol, BS11 0JT.</p> <p>ii) Community Group Discussions</p> <p>Update from applicant: Nick Bracey from Diverse Leisure has engaged in further discussion with Ambition Lawrence Weston and offered the community leaders the opportunity to run the micro pub and hold other community events as required. The applicant believes that discussions are constructive and ongoing.</p> |