

WARD: Ashley

SITE ADDRESS: 26-28 Walsingham Road Montpelier Bristol BS6 5BT

APPLICATION NO: 23/02321/X Variation/Deletion of a Condition

DETERMINATION DEADLINE: 16 August 2023

DEADLINE:

Application for the variation of a condition (1) of permission 99/01187/X for Variation of Condition (1) attached to consent no. 0616X/97C (Appeal decision 25.2.98) to increase the attendance allowed from 39 to 45 children - now proposed to increase the attendance allowed to 60 children. Revised layout to frontage with cycle and refuse storage/ removal of car-parking.(Part retrospective)

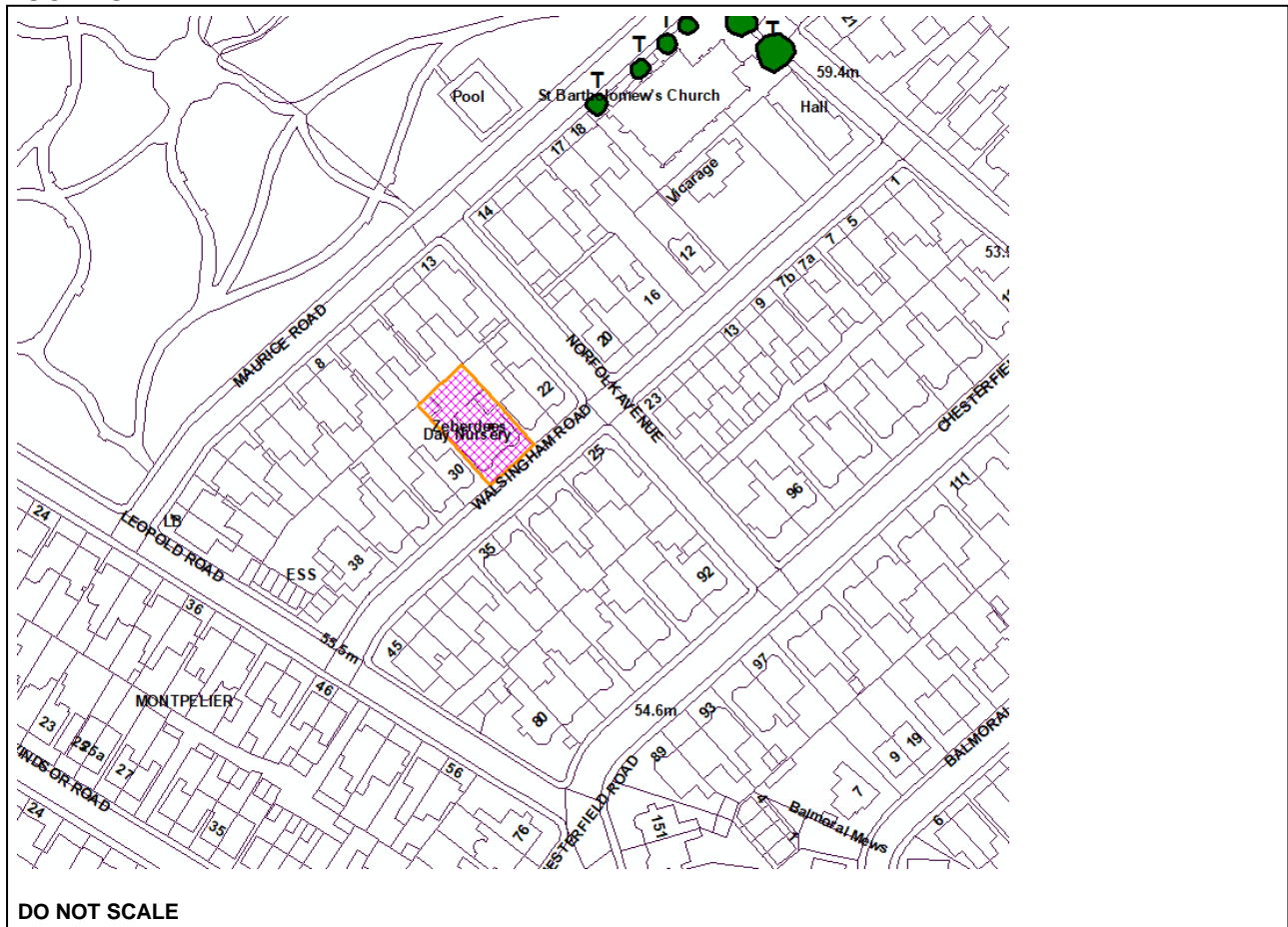
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Arena Global Management Ltd
Studio 160
3 Edgar Buildings
George Street
Bath
BA1 2FJ
United Kingdom

APPLICANT: Zebedees Nursery
26-28 Walsingham Road
Bristol
BS6 5BT

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

LOCATION PLAN:



Development Control Committee B – 12 March 2025**Application No. 23/02321/X : 26-28 Walsingham Road Montpelier Bristol BS6 5BT****SUMMARY**

This application relates to Kids Planet childrens nursery in the Bishopston ward of the city. The application seeks retrospective consent to vary Condition 1 of Planning Permission Ref. 99/01187/X, to regularise the increase in number of children attending the nursery at any one time from 45 to 60. The application also seeks consent for physical works to the frontage of the premises, including installation of refuse, cycle and buggy storage with removal of two off-street parking spaces.

The Officer recommendation is to APPROVE the application.

Internal consultees (TDM and Pollution Control) have no objections to the proposals. The application has attracted 56 public comments in support of the proposals and 27 comments objecting to the proposal.

SITE DESCRIPTION

The application relates to Kids Planet childrens nursery which is located on Walsingham Road in the Bishopston ward. The nursery premises comprises a semi-detached pair of houses with fenced rear garden and open front forecourt, currently providing two carparking spaces and cycle parking.

Walsingham Road is located in a dense residential area. Properties on the road include substantial pairs of Victorian semi-detached properties and later residential infill. Many of the properties front garden areas have been converted to off street parking. The area is not covered by a residents parking zone. St Andrews Park is close by and is utilised by the nursery for outdoor play. Nursery users bring the children at a variety of times, so arrivals and departures are staggered both in the morning and afternoon peak times.

PROPOSAL

This is a S73 application to vary the relevant condition on the nursery's operating consent in respect of amount of children attending the premises at any one time.

The relevant details refer as follows; Variation of Condition 1 attached to Consent 99/01187/X. for Variation of Condition (1) attached to consent no. 0616X/97C (Appeal decision 25.2.98) to increase the attendance allowed from 39 to 45 children - now proposed to increase the attendance allowed to 60 children. Revised layout to frontage with cycle and refuse storage/ removal of car-parking.(Part retrospective).

The proposed variation of condition 1 is to read

'The property shall be used as a pre-school nursery to be attended by no more than 60 children at any one time.'

The application was advised by BCC planning enforcement following receipt of a complaint alleging a breach of the operating planning permission. It is understood that the nursery has operated with more than 45 children on the premises for some time. The application has been amended during the assessment period to include alterations to the front forecourt area, comprising replacement of the existing off street car-parking with two timber structures to provide storage for refuse, cycles and buggies. See plans for full details.

PLANNING HISTORY

93/02632/F: Change of use from residential care home to pre-school nursery.

97/00616/X: Variation of Condition 1 of Planning Permission Ref: 93/02632/F to increase the number of children from 29 to 39 in total. Granted at Appeal 25/02/1998

99/01187/X: Variation of Condition 1 attached to planning permission ref: 97/00616/X (Appeal

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Decision 25/02/1998) to increase the attendance allowed from 39 to 45 children. Approved on 30/06/1999.

08/02355/X: Variation of Condition no. 3 attached to planning consent 93/02632/F to increase the number of children allowed in the garden at any one time to no more than 12 children. Approved on 16/10/2009 for a temporary year period.

10/03735/X: Variation of condition no. 3 attached to planning consent 93/02632/F, to increase the number of children allowed in the garden area at any one time to no more than 16 children. Refused on 15/11/2011

20/03468/X: Application for variation of condition 1 (no. children) 2 (restriction of children in garden) and 3 (hours of operation) of permission 97/00616/X. Withdrawn

EQUALITY ASSESSMENT

The public sector equalities duty is a material planning consideration as the duty is engaged through the public body decision making process.

"S149 of the Equality Act 2010 provides that a public authority must in the exercise of its functions have due regard to:-

- a) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- c) foster good relationships between persons who share a relevant characteristic and those who do not share it."

During the determination of this application due regard has been given to the impact of the scheme upon people who share the protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The LPA consider the proposal raises no conflicts with S149 of the Equality Act.

STATEMENT OF COMMUNITY INVOLVEMENT

There is no requirement for the applicant to demonstrate community engagement prior to submitting the application, as this is not a 'major' planning application.

PUBLICITY AND CONSULTATION

The application has been advertised by way of neighbour notifications. Two rounds of neighbour consultations have taken place. A total of 27 objections and 56 representations in support of the proposal have been received.

The main concerns outlined in the objections are summarised below -

- Concerns about noise and disturbance nuisance from increased numbers of children at the site
- Concerns about the appearance and construction of the cycle storage
- Concerns that the cycle and refuse storage is unsympathetic to the street
- Concerns about potential for reduced local parking availability
- Concerns about highway safety arising from drop off and pick up traffic
- Concerns about potential intensification of use of the rear garden area
- Concerns that the support comments are from users of the nursery rather than local residents

Case Officer notes -

It is noted that a number of objectors believe the nursery wishes to increase numbers in addition to its current operating capacity and have not understood that the application seeks to regularise the existing operating arrangements in terms of children on the premises at any one time.

It is noted that the nursery is not seeking to amend current restrictions on the amount of children using the garden area at any one time, or permissible hours of use of the garden.

The comments in support are predominantly from users of the nursery, many of which are said to be

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local residents confirming the convenience of having a nursery in walking distance. The comments in support also emphasise the nursery is a high quality facility that is vital to supporting working parents.

All representations are available for review via the Council's planning online record.

INTERNAL CONSULTATIONS

BCC Pollution Control comments -

14.07.2023

I understand that this application is to regularise the current use of the nursery. I have checked our records and can't see that any complaints of noise have been made against this nursery. I also note that there are no objections to this application. I therefore have no objection to the application

09.11.2023

I refer to my previous comments of 14 July. I have now looked at the application again, including objections from residents in close proximity of the nursery. Some of these objections mention already being affected by noise from the nursery. Noise appears to predominantly from the garden but noise from within the nursery, from nursery staff, from music and at picking up time.

I note that the planning statement says that the increase in numbers of children attending the nursery has been taking place for a significant period of time, with no significant complaints from local residents. However it is unclear how many children have been attending the nursery and no information, such as a noise impact assessment or management plan, has been provided to show that noise from the increase in numbers of children would not cause harm to nearby residents and or how any noise would be suitably controlled. In light of the above I would now have to object to this application.

22.08.2024

I have looked through the submitted Noise Management Plan and I am satisfied that compliance with it should not lead to any significant harm to nearby residents with the proposed increase in numbers at the nursery. I therefore no longer have any objection to this application.

TRANSPORT DEVELOPMENT MANAGEMENT

25.07.2023

Principle / Property History

This application seeks approval for the variation of a condition (1) of permission 99/01187/X for Variation of Condition (1) attached to consent no. 0616X/97C (Appeal decision 25.2.98) to increase the attendance allowed from 39 to 45 children - now proposed to increase the attendance allowed to 60 children. Two other applications have also been submitted for the site in 2008 and 2010, although these applications relate to the number of children allowed in the nursery's garden at a single time.

Highway Network

The site is located on Walsingham Road which is an unclassified adopted highway, subject to a 20mph speed limit. The road connects to Norfolk Avenue and Leopold Road, which are also both adopted highways with 20mph speed limits. No traffic accidents have taken place on Walsingham Road, although there has been 1 recorded traffic incident on the Leopold Road/Chesterfield Road Junction, which took place on 18/07/2019 and involved 2 vehicles and a single casualty. Another incident has also been recorded to have taken place on the Maurice Road/Sommerville Road Junction, which involved 2 vehicles and 1 casualty. The nearest bus stops can be located on Balmoral Road, including a N-bound bus stop which is approximately 210m from the site, as well as a SW-Bound Bus Stop which is estimated to be at a distance of 280m from the site. The bus stops host the service number 70 which includes routes to Frenchay, Horfield, Gloucester Road, Bristol City Centre and Temple Meads, with buses arriving within regular 20-minute intervals. A cycle network can be found near the site, as well as the Montpellier Railway Station which is approximately an 8-minute walk from the site, accessed via Cromwell Road. There is also the option to walk to nearby destinations such as

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Bristol City Centre, which is estimated to be a 22-minute walk from the site.

Staff Numbers

The Transport Statement noted that Zebedees Nursery employs eleven members of staff for the nursery, which currently accommodates up to 60 children over a day. The House of Commons library (Child to Staff Ratios) outlines a requirement of one adult staff member for every three children under two years old, one adult staff member for every four children aged two, and one adult staff member for every eight children aged three and over (the ratio is 1:13 if led by a teacher). TDM query the Child to Staff Ratios at Zebedees Nursey and would therefore like confirmation on the existing and proposed numbers of staff at the Nursery. TDM finds this information necessary as it could potentially impact the recommendations on the site's cycle storage, waste storage and parking. The applicant should visit the House of Commons Library for further guidance on Child to Staff Ratios for early years childcare.

Cycle Storage / Buggy Storage / Scooter Storage

The applicant has not provided any information on the number of existing/proposed cycle spaces, as well as buggy and scooter storage space. As outlined in the SADMP a minimum of 1 cycle space per 5 staff is required for nurseries, in addition to 1 cycle space per 10 children for visitors. These are the minimum standards outlined within the Bristol Local Plan, and TDM will be expecting an increase in the number of cycle spaces provided on-site, due to the required increase in the numbers of staff at the Nursery. The applicant is also required to provide further information on the number of cycle spaces provided for staff, children, and visitors and to also provide detail on the precise location and design of the cycle store (usually Sheffield stand). The requested plans will need to demonstrate the location of the buggy and scooter storage and ensure the provided storage space is adequate. The applicant should note that the cycle store should be enclosed, secure and weatherproofed in accordance with Policy DM23. For further guidance on cycle storage the applicant should refer to Bristol City Council's Parking Schedule Standards.

Waste Storage

As outlined in Bristol City Council's Waste Guidance (for commercial buildings) there must be sufficient space for waste storage on the site, to enable multiple types of bins to be stored within the space (general waste, dry recyclables, food and other streams). The storage must also be easily accessible and bins must be returned to the bin store between collection days. The applicant should ensure that the waste containers are collected directly from the bin store or a suitable hardstanding adjacent to the adopted highway or private road. It should also be noted that waste containers should only be left on the adopted highway for collection and only where there is at least 1.5 metres of clear space for pedestrians to be able to pass.

To demonstrate that there is sufficient space within the bin store, the applicant will be required to provide plans demonstrating the waste storage for this site. The applicant should refer to Bristol City Council's Waste Guidance for further guidance on waste storage.

Car Parking

There are currently 2 drop-off parking spaces on the site which the applicant will be retaining, and no additional parking spaces have been proposed. SADMP outlines that there should be a maximum of one parking space per two full-time staff for schools, and 10% of the total no. of parking spaces should be allocated to visitors. As demonstrated within the provided Transport Statement, there are typically between 10 - 19 on-street car parking spaces which are accessible on surrounding roads during the pick-up and drop off times of the site. The applicant has also noted that only 4 members of staff use their private car to travel to and from the site, and only 25% of the children attending the nursery travel to and from the nursery via car. TDM finds it acceptable that no additional parking has been proposed for the site, as there seems to be a sufficient number of on-street parking nearby and the vehicles will typically be parked in these spaces for no longer than 10 minutes.

However, the applicant has not provided any floor plans showing the design of the 2 drop off parking spaces. TDM would require the applicant to provide a floor plan of the 2 parking spaces,

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demonstrating the location and design (including measurements) of the existing parking spaces. TDM will then be able to comment on whether the drop-off parking spaces are acceptable, depending on whether the measurements of the spaces comply with SADMP guidance. SADMP also sets out the requirement for a minimum of one parking space for disabled people. If required, the applicant should show this parking space on the requested floor plans.

Recommendation

TDM is unable to make a recommendation without the provision of the requested information on cycle storage, buggy and scooter storage, waste storage, parking, and the existing/proposed numbers of staff. The applicant must therefore provide:

- Floor plans showing the location and design of the cycle storage.
- Floor plans showing the location of the buggy and scooter storage (must be to adequate standards).
- Floor plans showing the bin store (must demonstrate sufficient space for bins).
- Floors plans showing the 2 existing drop-off parking spaces, including the location and design (also including a parking space for disabled people, if required).
- Clarification on the existing and proposed numbers of staff at Zebedees Nursery.

TDM will only be able to make a recommendation once the applicant has provided the requested information

09.09.2024

On 25th July 2023, our comments requiring floor plans showing cycle storage, buggy and scooter storage, refuse storage and car parking spaces, along with clarification on staff numbers, were published. The applicants have since responded.

Access, visibility, and highway safety

Adequate access has been afforded to the cycle and refuse stores. Visibility of the parking spaces is adequate. Existing vehicle crossover should be improved.

Motor Vehicle Parking, Clubs, and Controls

Car parking spaces of adequate dimensions but require a minimum 0.45m buffer to any vertical structure, such as the wall of the Zebedees Nursery to the back of the parking space. Without this it is likely users will block the footway. Further information is required on this as TDM would not object to a lack of car parking provided on-site due to the sustainable transport options and travel trends of the nursery, stated in our previous response.

Cycle Parking

A nursery for 60no. children and 14no. staff would mean a minimum of 8 cycle parking spaces. The proposed 9no. spaces are an adequate capacity but not nature. The spaces are circa 0.6m wide which does not nearly meet our minimum parking space width of 1m. Further information is required on this.

Maintenance, Servicing, and Utilities

TDM makes no comment on this aspect.

Refuse Storage

Refuse store is of adequate capacity and nature.

Wider compatibility - Construction Management, Travel Planning, and Projects

TDM makes no comment on this aspect.

Recommendation

Further information is required on the following aspects before a recommendation is made:

- Car parking alteration for buffer provision
- Cycle parking compliance improvements

12.09.2024

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On receiving clarification from the applicant and reviewing the plans again we can say that we would raise no objection to the cycle parking, as Sheffield stands will be included, or possibility of the removal of car parking, as long as the space is replaced by something that safeguards the space against dangerous car parking.

15.01.2025

On receipt of revised plans, TDM maintains its recommendation of approval.

RELEVANT POLICIES

National Planning Policy Framework – December 2024

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

(A) IS THE PROPOSED VARIATION OF CONDITION 1 OF PERMISSION 99/01187/X TO REGULARISE THE INCREASE IN AMOUNT OF CHILDREN ATTENDING THE NURSERY TO 60 AT ANY ONE TIME CONSIDERED ACCEPTABLE?

The application seeks to vary condition 1 attached to the operating consent (99/01187/X) to regularise the attendance of 60 children at the nursery at any one time. It is understood that the nursery has provided additional places in excess of its operating conditions for over three years.

Bristol Core Strategy Policy BCS8 'Delivering a Thriving Economy' identifies the need to address barriers to employment. The supporting text to Core Strategy Policy BCS12 particularly identifies childcare facilities as community infrastructure and promotes the importance of the provision of such facilities in a community, which provide a focus for local people and provide a sense of place and community spirit. The particular need is generated by the nature of working patterns and rise of parents returning to work following the birth of their children. Policy BCS12 also states that community infrastructure should be located where there is a choice of travel patterns and should be accessible to all members of the community.

The nursery has operated from the current premises for over 30 years. When assessed against the above policies, formalising the increase in children at the premises (restricted to 60) maintains the support that provision of childcare facilities in this part of the city offers local parents. The nursery is a popular well established facility, in a location which is highly sustainable and easily accessible. The site is located within easy walking distance for parents living and/or working in the Bishopston and Ashley wards. The site is also located in close proximity to public transport facilities (bus and rail).

AMENITY ISSUES

Relevant local plan policies include policies Bristol Core Strategy BCS23 'Pollution', Site Allocations and Development Management Policies DM33 and DM35.

The application has attracted objections from some local residents who are concerned that there will be an unacceptable increase in noise nuisance arising from increased attendance at the nursery. A number of residents cite existing problems and noise nuisance from children playing and crying in the rear garden and noise during drop off and pick ups.

It is important to note that no changes are sought to existing controls on the amount of children using

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the rear garden at any one time or the hours of use of the garden play areas.

A Noise Management Plan has been submitted in response to the concerns raised. The submissions detail arrangements including commitment to general noise management, communications with parents about noise at drop off and pick up times, outdoor play restrictions, access and access, signage, staff responsibilities, monitoring and management and complaints procedures. The Noise Management Plan has been reviewed by the Pollution Control Officer who is satisfied that compliance with it should not lead to any significant harm to nearby residents with the proposed increase in numbers at the nursery.

Taking the above into account, officers consider that regularising the increased numbers of children attending, via the proposed variation of condition as proposed to be limited at 60 children in attendance at any one time, is considered acceptable. Compliance with the Noise Management Plan is recommended attached as a condition of any consent.

VISUAL IMPACT

Relevant local plan policies include Bristol Core Strategy policies BCS21, Site Allocations and Development Management Policies DM26, DM27, DM28.

The application has been amended since submission and now includes removal of two off-street carparking spaces fronting Walsingham Road and replacement installation of timber storage units for refuse cycles and buggies. In visual terms, the replacement of carparking from the frontage with an area allowing for accessible storage units is on balance, considered acceptable. The frontage is already open and the proposals would retain the existing raised areas that provide some planting and short-stay cycle parking. The appearance of the frontage would benefit from removal of cars to the street. Whilst the two timber structures for refuse and cycle/buggy storage are not ideal, there are clear benefits to improving the former ad-hoc arrangements for refuse and buggies at the site. The storage units would be set back from the pavement edge of Walsingham Road, with the refuse units screened by the cycle provision.

In this instance, taking account of the varied property frontages and boundary treatments on Walsingham Road and the surrounding area, it is not considered that introduction of the refuse and cycle/buggy storage units would unduly harm the character of the area. The timber materials are considered suitable and the storage is considered a pragmatic appropriate solution given the existing land use and movement patterns around the nursery at pick up and drop off. On balance, no objections are raised to the visual impact of the storage sheds within the existing property frontage.

HIGHWAYS AND MOVEMENT ISSUES

Relevant local plan policies include Bristol Core Strategy policies BCS10, Site Allocations and Development Management Policies DM23. Following site visits at morning and afternoon pick up times, it is evident that many families walk or cycle to the nursery. At the varied times of case officer visits to the nursery there was ample on-street parking availability on Walsingham Road and surrounding streets.

Transport Development Management Officers have reviewed the frontage alterations and have raised no objections to the loss of two off-street parking spaces. The refuse and cycle/buggy storage provision has also been reviewed and found to be acceptable.

It is noted that concerns have been raised regarding additional traffic movements. Noting that the nursery is already used year-round and taking into account that the premises is sited in a dense residential neighbourhood and many nursery users already walk and cycle to the site, it is not considered that the proposal would be likely to lead to a significant increase in traffic as to adversely impact highway safety or the surrounding highway users. Further, the proposal will increase the availability of on-street parking on Walsingham Road for residents, visitors and deliveries.

Taking the above into account it is considered that the highways and movement impacts of the proposal are considered acceptable.

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Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

This report has set out justification for regularising the increase in the number of children on the premises to 60 at any one time. The accompanying frontage works are considered necessary and on balance, in accordance with the relevant Development Plan policies. The assessment has sought to adopt a pragmatic approach, given the operation of the nursery from the premises for over 30 years. Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the application is recommended for approval, subject to conditions.

EQUALITY ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equality Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation to this particular proposed development. Overall, it is considered that this application would not have any significant adverse impact upon different groups or implications for the Equality Act 2010.

RECOMMENDED GRANT subject to condition(s)**Post occupation management**

1. Nursery Hours of Operation
Nursery activities within the building shall be restricted to between the hours of 0800 and 1800 Monday to Fridays and shall not take place on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers.
2. The property shall be used as a pre-school nursery to be attended by no more than 60 children at any one time.

Reason: To safeguard the amenities of nearby occupiers.
3. The rear garden shall not be used by children except between the hours of 09:00 and 11:30 and 13:30 and 16:00 Monday to Fridays and not at any time at weekends or Bank Holidays. No more than 8 children shall use the garden at any one time.

Reason: SR21 - To safeguard the residential amenity of nearby occupiers.
4. The provisions of the Noise Management Plan shall be adhered to during the operation of the nursery.

Reason: SR21 - To safeguard the residential amenity of nearby occupiers.
5. Reinstatement of Redundant Accessways

Within six months of the date of this notice the public footway must be reinstated to full kerb

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height, in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety.

6. Implementation/Installation of Refuse Storage and Recycling Facilities - Shown on Approved Plans

The refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans must be installed within two month of the date of this notice.

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.

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.

7. Implementation/Installation of Cycle/buggy Storage - Shown on Approved Plans

The cycle store as shown on the approved plans must be installed within two months of the date of this notice and kept available for cycle/buggy storage

Reason: To prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the cycle and buggy storage.

List of approved plans

8. List of approved plans and drawings

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

H6808/100D Existing Site Plan and Proposed Works, received 22 September 2023
Noise management plan, received 11 December 2023

Reason: For the avoidance of doubt.

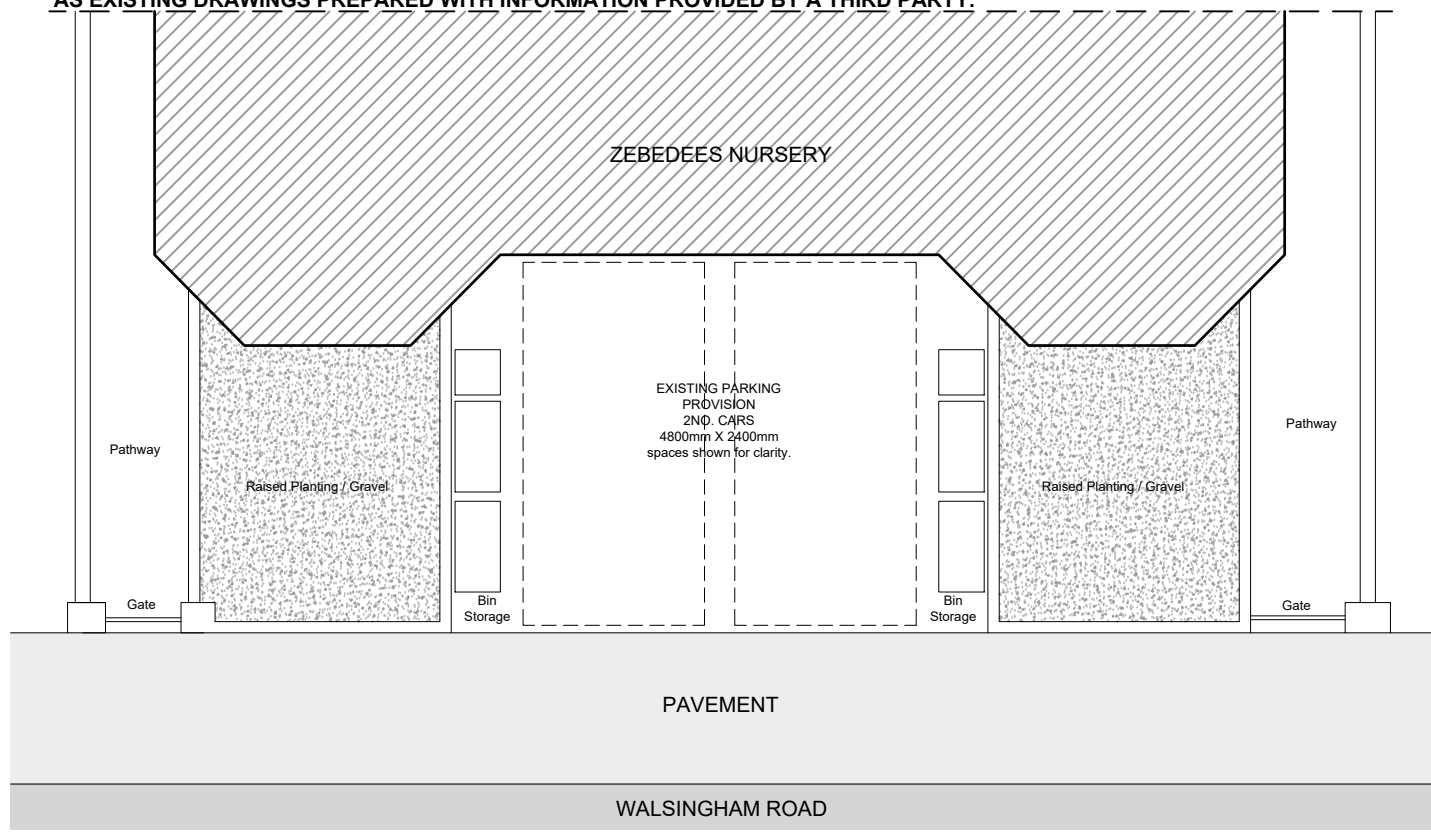
Supporting Documents sheet

1. Existing site plan and proposed works

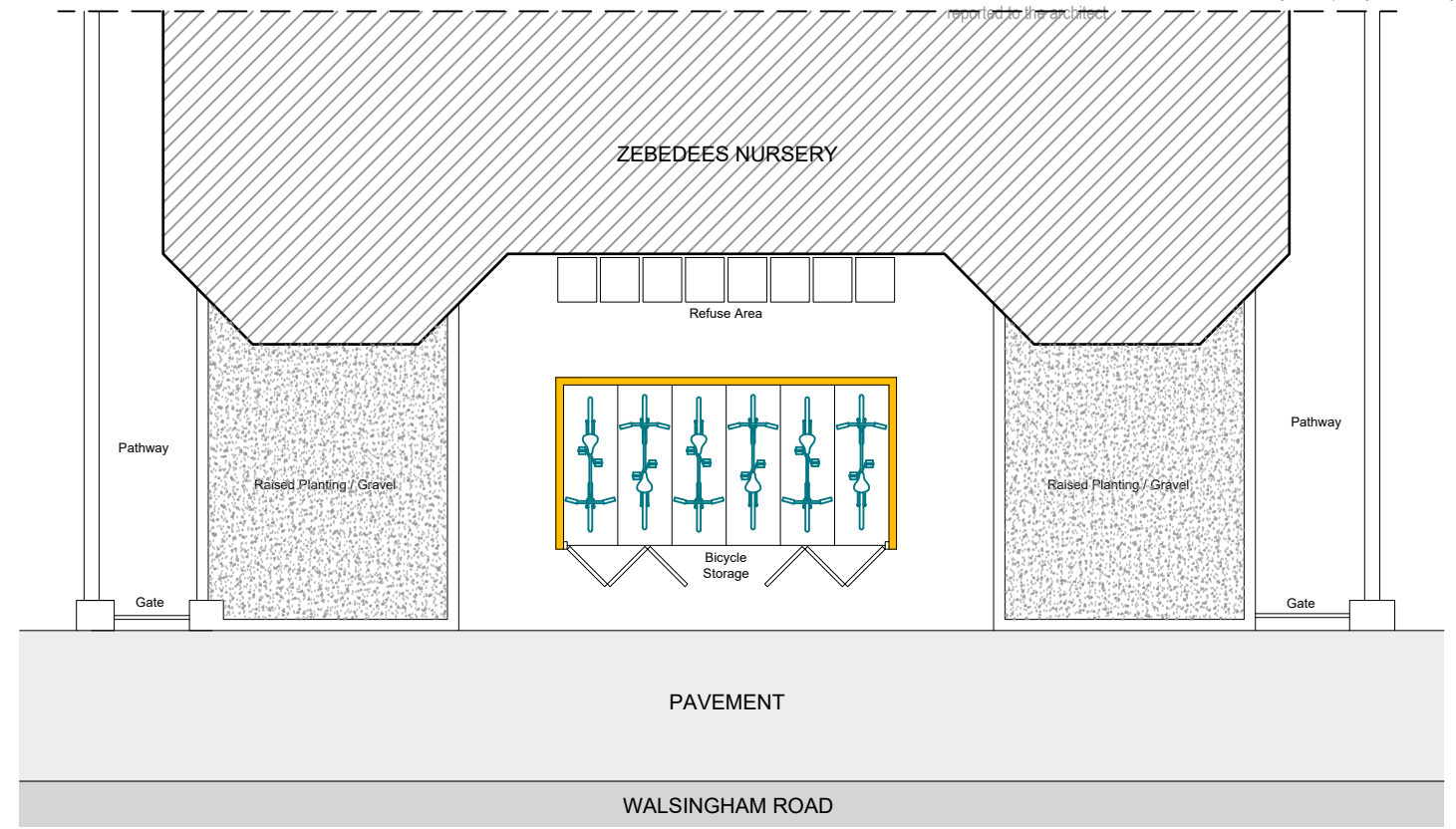
1. © COPYRIGHT
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2. All dimensions to be checked on site and any discrepancy immediately reported to the architect

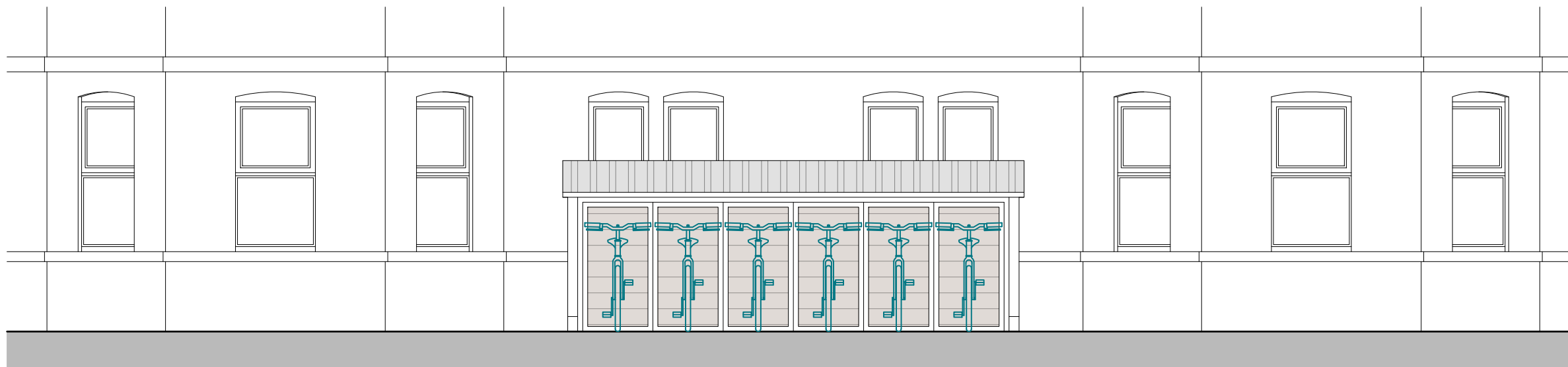
AS EXISTING DRAWINGS PREPARED WITH INFORMATION PROVIDED BY A THIRD PARTY.



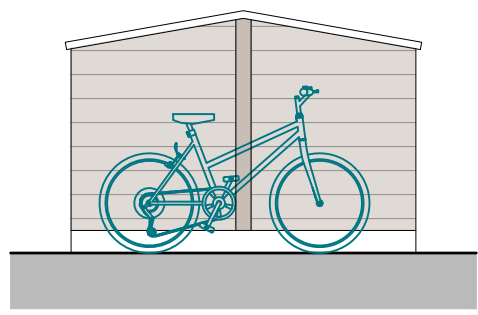
EXISTING SITE PLAN [SCALE 1:100]



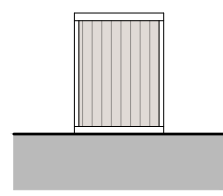
PROPOSED SITE PLAN [SCALE 1:100]



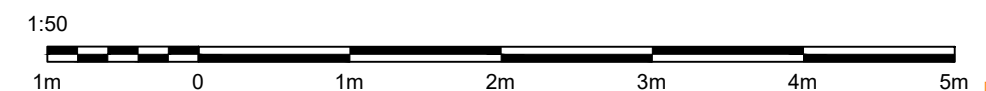
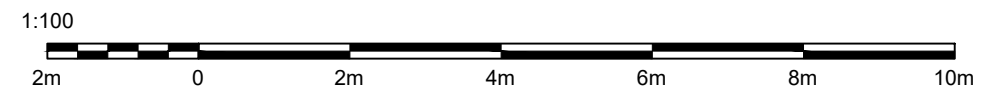
BICYCLE & BIN STORAGE (FRONT) [SCALE 1:50]



BICYCLE STORAGE (SIDE) [SCALE 1:50]



BIN STORAGE (SIDE) [SCALE 1:50]



Revision C: LH, 09/12/2024. (Amendments made following client's comments).
 Revision D: LH, 13/12/2024. (Amendments made following client's comments).

Hill.Reading Architects

Chartered Architects, Coach House Studio, 34A Chamberlain Street, Wells, BA5 2PJ

01749 689060
 mail@hillreading.co.uk

Client: AGM.

Job: Zebedees Nursery
 26-28 Walsingham Road,
 Bristol,
 BS6 5BT

Title: Existing Site Plan
 & Proposed Works.

Scale: 1:100, 1:50 @ A3

Date: September 2023

Drawn: J.O. Checked: O.H.

Org No: H6808 / 100D