

**WARD:** Ashley **CONTACT OFFICER:** David Grattan  
**SITE ADDRESS:** Plot B Wilson Street Bristol

**APPLICATION NO:** 17/06678/M Reserved Matters

**DETERMINATION DEADLINE:** 30 March 2018

*Reserved Matters application Full description of reserved matters are detailed in the Planning Statement and Design and Access Statement which accompany the application. Plot B.*

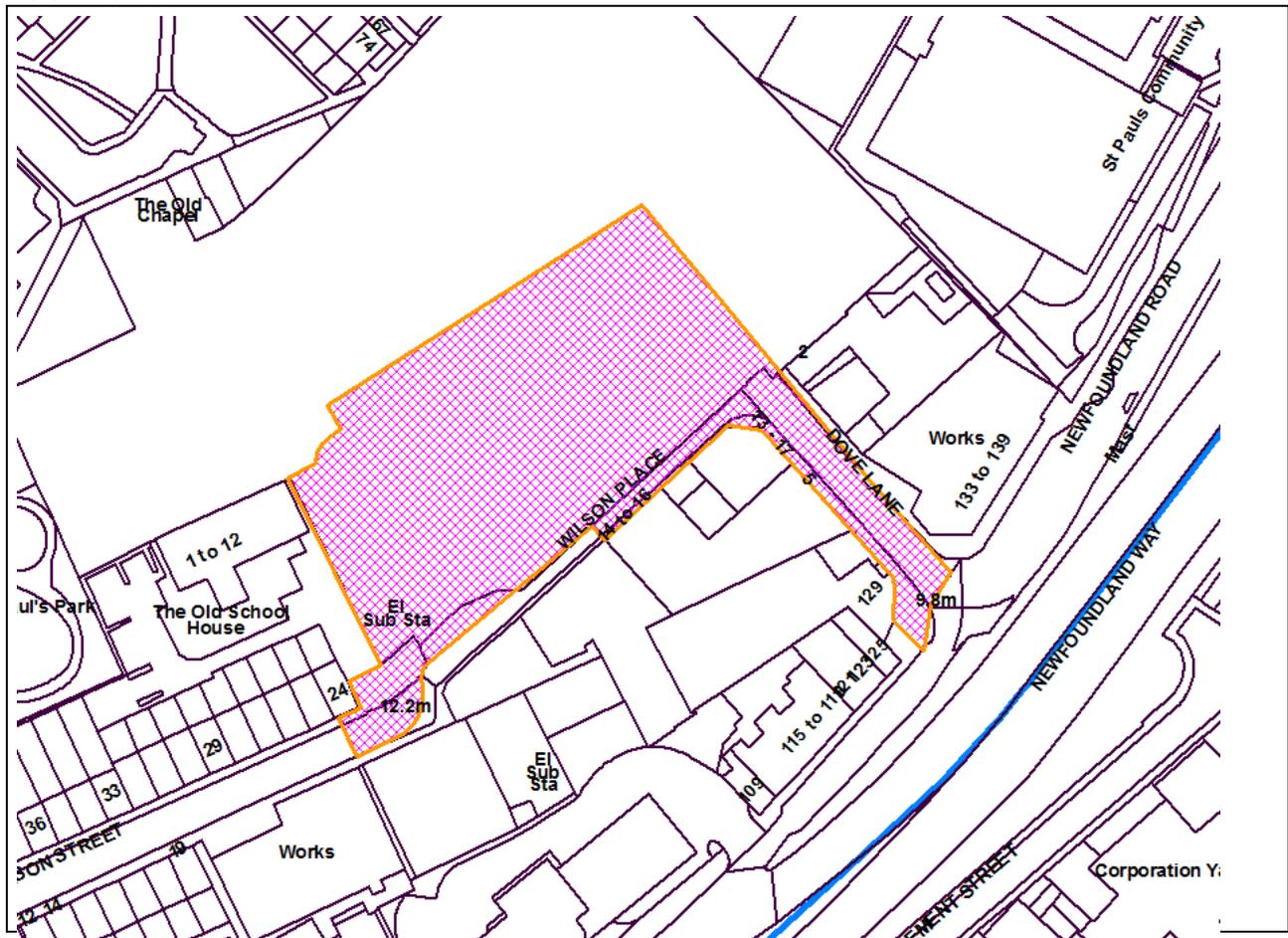
**RECOMMENDATION:** Approve details of Reserved Matters

**AGENT:** Savills  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

**APPLICANT:** Places For People Group Ltd  
4th Floor Maybrook House  
27 Grainger Street  
Newcastle Upon Tyne  
Tyne And Wear  
NE1 5JE

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

**LOCATION PLAN:**



WARD: Ashley CONTACT OFFICER: David Grattan  
SITE ADDRESS: Plot C Dove Lane St Pauls Bristol

APPLICATION NO: 17/06679/M Reserved Matters

DETERMINATION DEADLINE: 30 March 2018

*Reserved Matters Application Full description of reserved matters are detailed in the Planning Statement and Design and Access Statement which accompany the application. Plot C.*

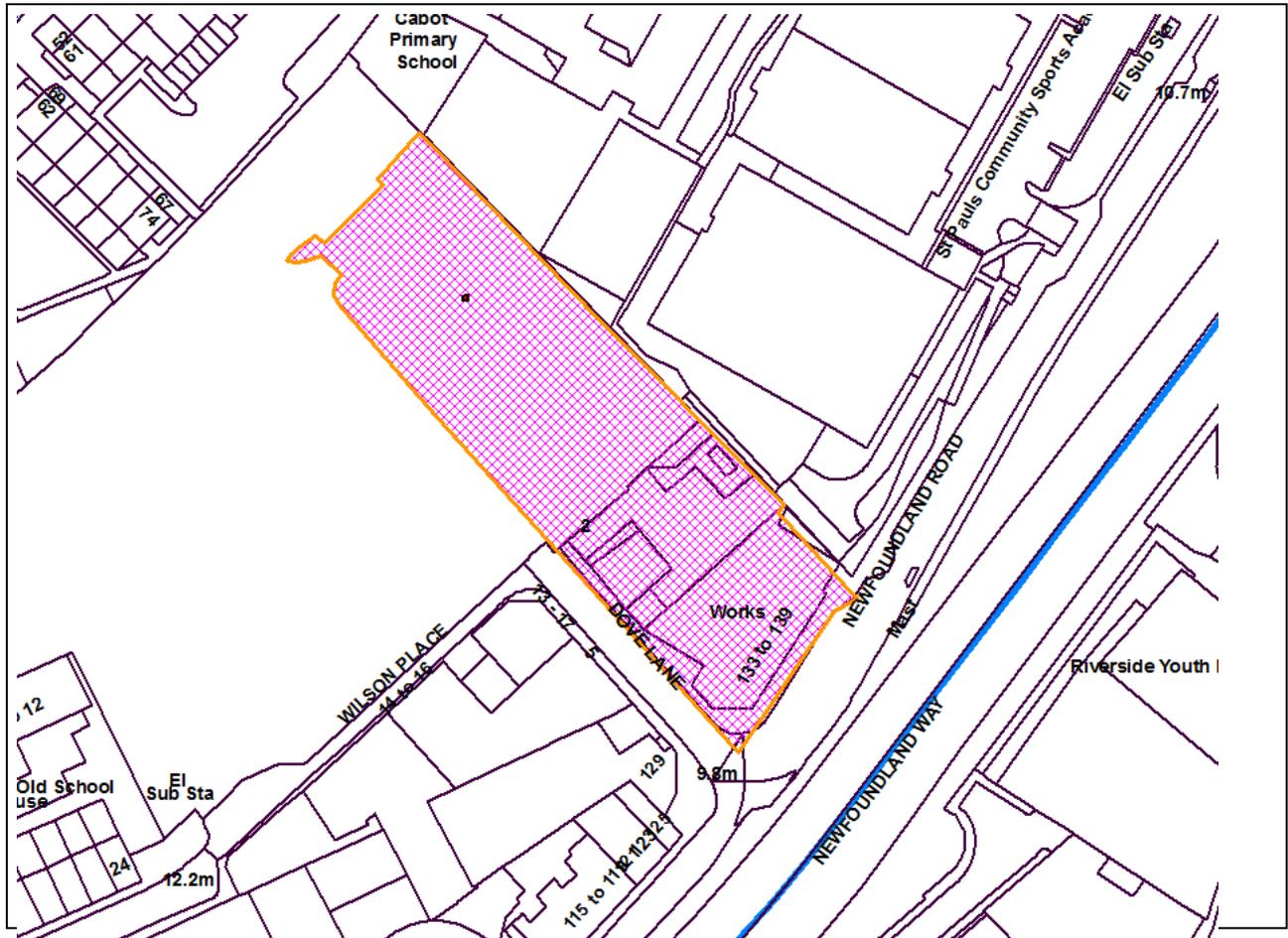
RECOMMENDATION: Approve details of Reserved Matters

AGENT: Savills (L&P) Plc  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

APPLICANT: Places For People Group Ltd  
4th Floor Maybrook House  
27 Grainger Street  
Newcastle Upon Tyne  
NE1 5JE

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

LOCATION PLAN:



**WARD:** Ashley **CONTACT OFFICER:** David Grattan  
**SITE ADDRESS:** Plot D Dove Lane St Pauls Bristol

**APPLICATION NO:** 17/06683/M Reserved Matters

**DETERMINATION DEADLINE:** 30 March 2018

*Full description of reserved matters are detailed in the Planning Statement and Design and Access Statement which accompany the application. Plot D.*

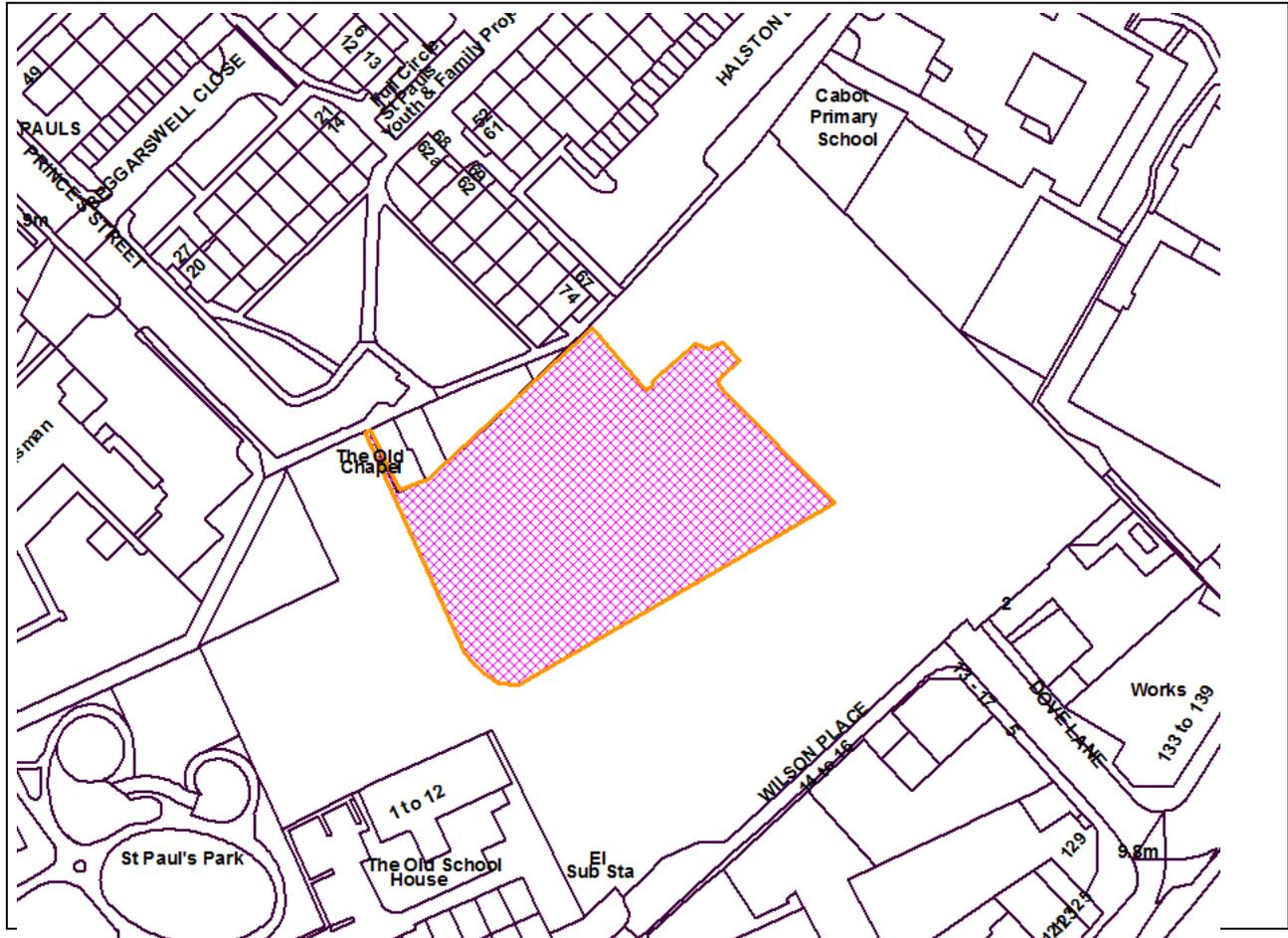
**RECOMMENDATION:** Approve details of Reserved Matters

**AGENT:** Savills (L&P) Plc  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

**APPLICANT:** Places For People Group Ltd  
4th Floor, Maybrook House  
27 Grainger Street  
Newcastle upon Tyne  
NE1 5JE  
Tyne And Wear

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

**LOCATION PLAN:**



**WARD:** Ashley **CONTACT OFFICER:** David Grattan  
**SITE ADDRESS:** Plot E Wilson Street Bristol

**APPLICATION NO:** 17/06684/M Reserved Matters

**DETERMINATION DEADLINE:** 30 March 2018

*Full description of reserved matters are detailed in the Planning Statement and Design and Access Statement which accompany the application. Plot E.*

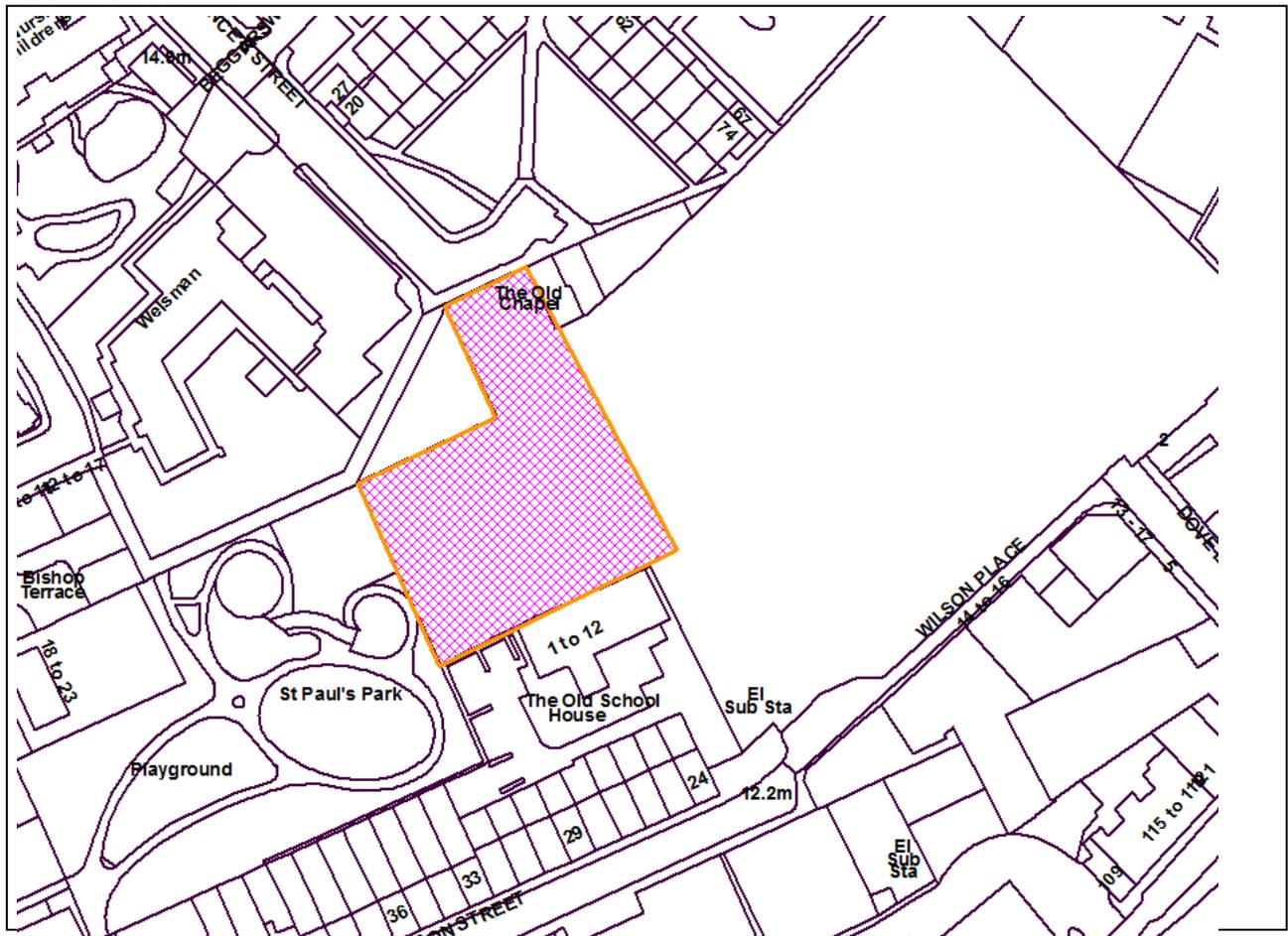
**RECOMMENDATION:** Approve details of Reserved Matters

**AGENT:** Savills (L&P) Plc  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB

**APPLICANT:** Places For People Group Ltd  
4th Floor, Maybrook House  
27 Grainger Street  
Newcastle upon Tyne  
NE1 5JE  
Tyne And Wear

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

**LOCATION PLAN:**



**WARD:** Ashley **CONTACT OFFICER:** David Grattan  
**SITE ADDRESS:** Dove Lane St Pauls Bristol

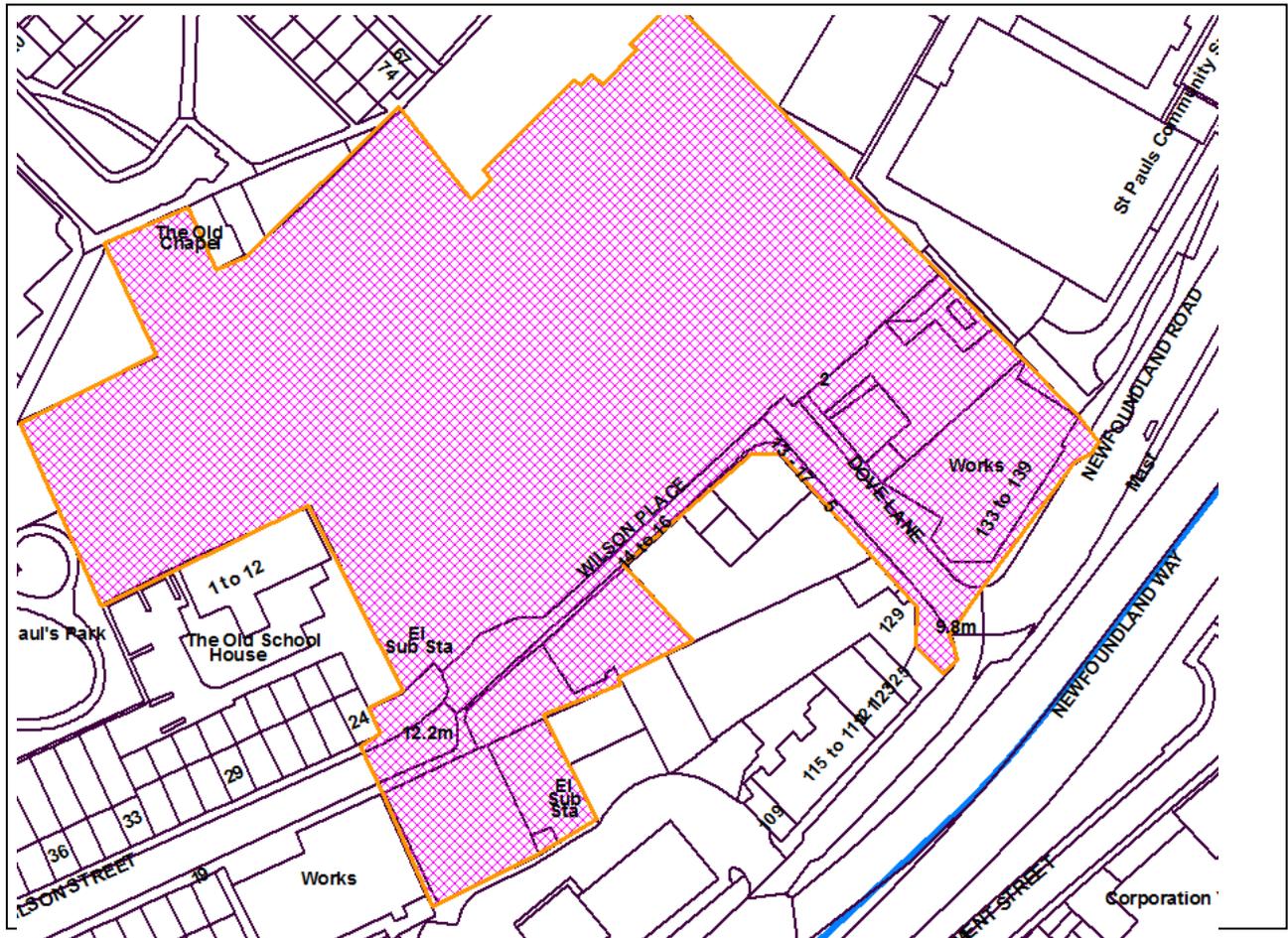
**APPLICATION NO:** 17/06812/M Reserved Matters  
**DETERMINATION DEADLINE:** 30 March 2018  
**Reserved Matters Application - Landscaping details for the site.**

**RECOMMENDATION:** Approve details of Reserved Matters

**AGENT:** Savills (L&P) Plc  
Embassy House  
Queens Avenue  
Bristol  
BS8 1SB  
**APPLICANT:** Places For People Group Ltd  
Maybrook House 4th Floor  
27 Grainger Street  
Newcastle Upon Tyne  
NE1 5JE

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

**LOCATION PLAN:**



**Development Control Committee A – 16 May 2018**

**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M  
Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

**INTRODUCTION**

There are five applications submitted for the approval of reserved matters by Places for People for the redevelopment of land at Dove Lane / Ervine Terrace / Wilson Place / Cheapside.

Four of the applications for the approval of reserved matters relate to individual building plots (Plot B, C, D and E) and one application for the approval of reserved matters relates to the landscaping and public realm for the site as a whole (Site Wide Landscaping). In total, the reserved matter applications submitted by Places for People comprise 230 residential dwellings, 893 square metres of retail floorspace and 1,218 square metres of office floorspace.

The applications are being brought to Committee as they relate to the delivery of an important city centre site that is allocated in the Bristol Central Area Plan for a mix of housing and employment uses.

The reserved matter applications follow an outline consent for the redevelopment of the site (11/00034/P) subject to minor amendments by section 73 applications to vary previously approved plans (13/05896/X and 17/02066/X).

**DESCRIPTION OF THE SITE AND SURROUNDING AREA**

The site comprises circa 1.6 hectares of previously developed land at the south eastern edge of the St. Paul's area of Bristol in the Ashley Ward, close to the end of the M32 motorway and to the city centre. The site is immediately bounded by St Paul's Gardens to the north; Wilson Street and St. Paul's Park to the west; the Cabot Primary School and St. Paul's Community Sports Centre to the east and a fuel garage and adjoining small business premises to the south.

In terms of wider surrounding land use, Newfoundland Road and the A4032, which connects with the M32, fall to the south. To the west lies the Portland and Brunswick Squares Conservation Area (including the Grade I listed former church building, the curtilage of which includes St Paul's Park), and the listed Georgian residential terrace fronting onto Wilson Street. To the north are residential blocks on Halston Drive, Beggarswell Close and Burnell Drive. Further to the east beyond the Cabot Primary School site, to the north of Newfoundland Road, the area comprises residential terraces arranged back-to-back with similar development grouped to the north on the streets running south from City Road.

The application sites comprise the premises of the former English Corrugated Paper Company, and a number of small adjoining land parcels. The English Corrugated Paper Factory was constructed following bombing of the area during the Second World War, which obliterated terraced housing in the Dove Lane area and the associated grid street pattern. The factory buildings were constructed after the bomb clearance, introducing a loop road around the buildings, with no pedestrian or vehicular routes through the site into the wider St Paul's area. It is now cleared and is predominantly vacant.

**Development Control Committee A – 16 May 2018****Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M****Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

The main change in circumstances since the previous applications for the site is that more buildings have been demolished, leaving a cleared site.

Plot B is centrally located within the site, with Dove Lane to the East, Wilson Place to the South, New Windsor Terrace to the West and the New Ervine Terrace to the North which forms the East/West axis of the development and aligns with St Paul's Park Church to the West.

Plot C is located at the eastern part of the site. It is framed by: Dove Lane to the south-west, Newfoundland Street to the south-east, a fence boundary with St. Paul's Community Sports Academy and Cabot Primary School to the north-east, and a surface car park lot to the north-west. This site will be visible from Newfoundland Way / the M32.

Plot D is the northern plot. To the north of Plot D is the Old Chapel, and to the east is Dove Lane. It is bound by New Windsor Terrace to the west and New Ervine Terrace to the south.

Plot E is the western plot of the site and is bordered by New Windsor Terrace to the east. To the north east is the Old Chapel building. To the south is the Old School House. To the west of Plot E is St Paul's Park with St Paul's Church beyond.

**DETAILS OF THE APPLICATIONS**

The applications comprise four building plots (Plots B – E) and the public realm and highways (Site Wide Landscaping). The table below sets out the schedule of accommodation for Plots B – E.

PROPOSED ACCOMMODATION SCHEDULE					
PLOT	B	C	D	E	TOTAL
APPLICATION REFERENCE	17/06678/M	17/06679/M	17/06683/M	17/06684/M	
LOCATION ON SITE	Triangular plot in the centre of the site	Eastern part of the site closest to the M32	To the north of the site	To the west of the site adjoining St Paul's Park	
BUILDING HEIGHT (STOREYS)	4 – 7	5 – 7	3 – 7	3	-
RETAIL FLOOR SPACE (SQ M)	128	597	168	-	893
OFFICE FLOOR SPACE (SQ M)	-	1,218	-	-	1,218
RESIDENTIAL DWELLINGS	68	92	60	10	230
DWELLING TYPES					
1B2P apartment	28	35	25	-	88
2B4P apartment	33	43	30	-	106
3B5P apartment	1	1	5	-	7
3B6P apartment	6	13	-	-	19
3B6P townhouses	-	-	-	10	10

**Development Control Committee A – 16 May 2018****Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M****Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

INDICATIVE AFFORDABLE PROVISION					
10.5% requirement	7	10	7	1	25 10.9%

The application for the approval of landscaping (17/06812/M) provides a site wide approach to landscape and public realm. This seeks to establish street typologies and character areas; shared spaces; street character areas; as well as strategies for materials, furniture, trees, planting and biodiversity. given the variety of surrounding uses, this application also proposes a variety of boundary treatments.

In terms of parking:

- Plot B includes for residential parking of 10 cars, 1 of which is a disabled space, as well as covered secure parking for 89 bicycles. In addition, 4 on-street cycle spaces are provided for parking associated with the retail unit on Dove Lane through two Sheffield stands. Additional car parking provision for Plot B is located on the private allocated parking bays on New Windsor Terrace.
- Plot C includes for residential parking of 44 cars, within a basement. Three of these parking spaces are disabled spaces. In addition, secure parking for 92 bicycles will be provided for future residents as well as 5 cycle spaces for the office employees. In addition, space for 4 bicycles will be provided on-street for parking associated with the retail floorspace on Dove Lane.
- Plot D includes for residential parking of 13 cars, 2 of which are disabled spaces, as well as covered secure parking for 60 bicycles. In addition, Sheffield stands on Dove Lane provide on-street cycle spaces to accommodate 2 bicycles.
- Plot E include residential parking for 10 cars, as well as covered secure parking for 10 bicycles.
- In addition to the above there is public parking provision through 21 on-street short stay parking spaces.

**RESERVED MATTERS FOR APPROVAL**

For all of the applications, approval is sought for the following Reserved Matters only:

- Layout;
- Appearance;
- Landscaping; and
- Scale.

Members consideration of the reserved matter applications should focus on these matters.

The applications for the approval of reserved matters are supported by an extensive suite of information to enable the discharge of Conditions, thus enabling commencement of development on site at the earliest opportunity. It is understood that the applicant's decision to discharge a large number of pre-commencement conditions in parallel with the submission of reserved matters is driven by a desire to commence development on site promptly.

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

A large number of conditions attached to the outline planning permission have been submitted for approval concurrently with the reserved matters proposals as detailed below.

Plot B: 17/06678/M

The application for Plot B also seeks to respond to Conditions attached to the outline permission:

- Approval of Details (Condition 3);
- Phasing Plan (Condition 4);
- Development Parameters Plot B (Condition 10);
- Disabled Access (Condition 27);
- Cycle Parking (Condition 28);
- On Street Cycle Parking (Condition 29);
- Parking Framework (Condition 37);
- Energy Strategy (Condition 48);
- Assessment of Impact of Heritage Assets at Reserved Matters (Condition 54);
- Dove Lane Character Study (Condition 56);
- Sound Insulation - Plots A, B and C (Condition 42);
- Landscape and Public Realm Strategy (Condition 55); and
- Screening (Condition 61).

Plot C: 17/06679/M

The application for Plot C also seeks to respond to Conditions attached to the outline permission:

- Approval of Details (Condition 3);
- Phasing Plan (Condition 4);
- Development Parameters Plot C (Condition 11);
- Disabled Access (Condition 27);
- Cycle Parking (Condition 28);
- On Street Cycle Parking (Condition 29);
- Parking Framework (Condition 37);
- Energy Strategy (Condition 48);
- Assessment of Impact of Heritage Assets at Reserved Matters (Condition 54);
- Dove Lane Character Study (Condition 56);
- Sound Insulation - Plots A, B and C (Condition 42);
- Landscape and Public Realm Strategy (Condition 55); and
- Screening (Condition 61).

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

Plot D: 17/06683/M

The application for Plot D also seeks to respond to Conditions attached to the outline permission:

- Approval of Details (Condition 3);
- Phasing Plan (Condition 4);
- Development Parameters Plot D (Condition 12);
- Disabled Access (Condition 27);
- Cycle Parking (Condition 28);
- On Street Cycle Parking (Condition 29);
- Parking Framework (Condition 37);
- Assessment of Impact of Heritage Assets at Reserved Matters (Condition 54);
- Dove Lane Character Study (Condition 56); and
- Landscape and Public Realm Strategy (Condition 55).

Plot E: 17/06684/M

The application for Plot E also seeks to respond to Conditions attached to the outline permission:

- Approval of Details (Condition 3);
- Phasing Plan (Condition 4);
- Development Parameters Plot E (Condition 13);
- Disabled Access (Condition 27);
- Cycle Parking (Condition 28);
- On Street Cycle Parking (Condition 29);
- Parking Framework (Condition 37);
- Assessment of Impact of Heritage Assets at Reserved Matters (Condition 54);
- Dove Lane Character Study (Condition 56); and
- Landscape and Public Realm Strategy (Condition 55).

Site Wide Landscaping: 17/06812/M

The application for site wide landscaping also seeks to respond to Condition 55 (Landscape and Public Realm Strategy).

**PREVIOUSLY APPROVED DETAILS – NOT FOR CONSIDERATION/DETERMINATION**

The site has the benefit of outline planning permission for mixed use development:

*“Mixed use redevelopment of land to comprise a maximum of 32,442 sqm of floorspace; up to 21,892 sq m residential floorspace (a maximum of 250 separate units); up to 8,400 sqm of commercial floorspace (B1 Class); up to 2,000 sqm of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sqm (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural landscaping and formation of public open spaces and associated infrastructure and public realm works”.*

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

The following matters have been assessed and secured via conditions on the outline planning permission (and associated section 73 applications) and/or legal agreements (s.106 Agreement and subsequent Deeds of Variation). The following matters are approved and provided for information only. They are NOT for consideration/determination by Members.

**HOUSING MIX:** Condition 6 of the outline permission requires that the reserved matter applications should include at least 15% of the total number of residential units to be family sized dwellings with 3 or more bedrooms and no more than 50% of the total number of residential units shall be one bedroom units.

**AFFORDABLE HOUSING PROVISION:** The s.106 Agreement for the original application contains a Schedule specific to Affordable Housing. This secures a 10.5% provision of affordable housing for the application site. Affordable housing provision will remain at 10.5%. An indicative accommodation schedule provided with the reserved matter application shows the provision of 25 out of the 230 residential dwellings are to be provided (10.9%) in line with the 10.5% requirement.

**VIABILITY REVIEW:** The first viability review (with up to date cost and values) will be undertaken after the practical completion of both Plots D and E or the date of practical completion of 70 units. This earlier review will help the Council understand whether more than 10.5% secured via the existing s.106 Agreement could be secured as affordable housing on site. This earlier review has previously been agreed to by the applicant and has been secured via the Deed of Variation to the original s.106 Agreement.

Therefore, the position on affordable housing for this site is established and agreed via the existing s.106 Agreement and associated Deed of Variation which has secured an earlier review. Affordable housing is NOT a consideration for Members as part of the determination of the reserved matter applications.

**TRANSPORT:** Access and layout details were approved with the outline planning permission which set the formation of a highway network that links the site into the existing network to establish the five separate development plots (Plots A – E) within the application site. The highways layout and level of parking provision across the site have been assessed and agreed. Parking ratios for cars, cycles as well as requirements for disabled access are secured by way of condition. As part of the most recent application, Residential Travel Plan Strategy and Employment Travel Plan Strategy documents were approved, the s.106 Agreement for the original outline application secured over £600,000 of contributions necessary for highways, cycle infrastructure and public transport initiatives. Again, this is NOT a consideration for Members as part of the determination of the reserved matter applications.

**PLOT A:** Plot A was subject to an application for the approval of reserved matters under delegated authority in 2014. Consent was granted for 3,987 sq m GEA over four floors for a Doctors surgery with the remainder for office space. Plot A does not form part of the applications that have been submitted for the approval of reserved matters. Plot A is shown on plans for context and information purposes only. This is NOT a consideration for Members as part of the determination of the reserved matter applications.

**Development Control Committee A – 16 May 2018**

**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M  
Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

RECENT PLANNING HISTORY

The following recent applications are relevant.

Ref. No. 11/00034/P - Outline application for mixed use redevelopment of land to comprise a maximum of 32,442 sq. m of floorspace; up to 21,892 sq. m residential floorspace (a maximum of 250 separate units); up to 8,400sq m of commercial floorspace (B1 Class); up to 2,000sq m of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sq. m (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural landscaping and formation of public open spaces and associated infrastructure and public realm works.

Granted subject to condition(s) and s.106 Agreement on 25 January 2012

Since the granting of outline consent, several subsequent applications have been made in relation to the scheme, including discharge of conditions, variation of conditions and the submission of reserved matters:

Ref. No: 13/05299/COND - Application for approval of details reserved by condition 50 (Energy Statement) attached to outline planning permission 11/00034/P, which approved a mixed use redevelopment of land to comprise a maximum of 32,442 sqm of floorspace; up to 21,892 sqm residential floorspace (a maximum of 250 separate units); up to 8,400 sqm of commercial floorspace (B1 Class); up to 2,000 sqm of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sqm (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural landscaping and formation of public open spaces and associated infrastructure and public realm works.

Details approved on 11 March 2014

Ref. No: 13/05896/X - Application for variation of condition nos. 5 (permitted floor space), 10 (development parameters Plot A), 58 (design & architectural framework), 64 (list of approved plans & drawings) of planning permission 11/00034/P for outline application for mixed use redevelopment of land to comprise a maximum of 32,442 sq. m of floorspace; up to 21,892 sq. m residential floorspace (a maximum of 250 separate units); up to 8,400sq m of commercial floorspace (B1 Class); up to 2,000sq m of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sq. m (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural landscaping and formation of public open spaces and associated infrastructure and public realm works. (Major application)

Granted subject to condition(s) and a Deed of Variation on 9 September 2014

Ref. No: 14/00418/COND - Application to approve details in relation to condition 58 (Design and Architectural Framework/Character Study) of permission numbers 11/00034/P / 13/05896/X) - Outline application for mixed use redevelopment of land to comprise a maximum of 32,442 sqm of floorspace; up to 21,892 sqm residential floorspace (a maximum of 250 separate units); up to 8,400 sqm of commercial floorspace (B1 Class); up to 2,000 sqm of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sqm (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

landscaping and formation of public open spaces and associated infrastructure and public realm works.

Application Withdrawn, 17 September 2014

Ref. No: 14/00623/M - Reserved Matters Application for Plot A following Outline planning permission 13/05896/X - (Variation to outline permission 11/00034/P - mixed use redevelopment of land to comprise a maximum of 32,442 sq. m of floorspace; up to 21,892 sq. m residential floorspace (a maximum of 250 separate units); up to 8,400sq m of commercial floorspace (B1 Class); up to 2,000sq m of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sq. m (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural landscaping and formation of public open spaces and associated infrastructure and public realm works. (Major application)

Approve details of Reserved Matters, 18 September 2014

Ref. No: 14/00894/COND - Application to approve details in relation to condition Nos 28 (Additional Information) 44 (External Noise) and 52 (BREEAM) for planning permission 11/00034/P - Outline application for mixed use redevelopment of land to comprise a maximum of 32,442 sqm of floorspace; up to 21,892 sqm residential floorspace (a maximum of 250 separate units); up to 8,400 sqm of commercial floorspace (B1 Class); up to 2,000 sqm of commercial floorspace (A1, A2, A3, A4 or A5); a doctors surgery of up to 150 sqm (D1); and car and cycle parking, associated ancillary uses and infrastructure, structural landscaping and formation of public open spaces and associated infrastructure and public realm works.

Split Decision, 11 January 2016

17/02066/X - Application for variation of conditions 5 (permitted floor space), 10 (development parameters Plot A), 58 (design and architectural framework), 64 (list of approved plans) attached to Outline planning permission 11/00034/P (as amended by 13/05896/X).

Granted subject to condition(s) and a Deed of Variation on 14 December 2017

## PRE-APPLICATION CONSULTATION

Pre-application consultation was carried out by Places for People prior to the submission of the reserved matter applications. As detailed in the application documentation, this included:

- Workshops with the St Paul's Planning Group and Bristol Civic Society (July and October 2017).
- A letter to neighbouring businesses and residents notifying them of the public exhibition.
- A letter to local Councillors from the Ashley Ward, and adjacent Wards of Lawrence Hill and Central, notifying them of the public exhibition.
- Public Notice placed in Bristol Evening Post advertising the upcoming public exhibition.

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

- Public Exhibition held in October 2017.
- A website to provide further information on the development proposals and public exhibition.

In addition to the consultation activities above, Places for People has engaged positively with Council Officers during the preparation of the reserved matter applications. There has been a continuous and positive dialogue regarding the emerging proposals between August – November 2017 as well as ongoing engagement throughout the determination of the application.

## RESPONSES TO PUBLICITY AND CONSULTATION

A total of 184 neighbouring business and residential properties were consulted on each reserved matter application on the details as originally submitted for a 21-day period from 3 January 2018 and subsequent amended details for a 14-day period from 14 March 2018.

In total, in response to all of the reserved matter applications there were fourteen public comments. Of the fourteen public comments, thirteen comments were in objection with one comment in support of the proposed development. A breakdown of the public comments provided for each reserved matter application and the main points raised are set out below.

In relation to Plot B, there was four public comments (from three individuals). All four comments were in objection to the application.

The main points of objection to Plot B are:

- The proposed screening to a neighbouring commercial property (FC Hammonds), particularly its open yard.
- The proposed solution of putting opaque film over the windows facing the yard as a temporary fix.
- Disagree that the layouts have been developed to ensure that all apartments have obscured views out of primary living spaces
- The previous planning permission was that there would be no residential units overlooking the neighbouring commercial property.
- Only commercial and retail use would be allowed in terms of overlooking neighbouring commercial property.
- Object to the use of the term "if the welding yard were to be decommissioned" being repeated throughout the application.
- Support the site being used for housing, preference for an affordable housing scheme where young disadvantaged people could live.
- Lack of parking and the impact this would have on the residents of Wilson Street.
- Issues relating to non-resident parking despite the introduction of the RPZ.
- Future development and additional housing within Wilson Street and Portland Square with increased pressure on Wilson Street and no other parking provision.

In relation to Plot C, there was five public comments (from four individuals). All five comments were in objection to the application.

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

The main points of objection to Plot C are:

- Similar comments as raised above.
- This block should be fitted with obscured glass windows as per Plot B.
- Noise and pollution from Newfoundland Road and Newfoundland Way.
- Pavements and the associated pavement width.
- Set back from the pavement from the Dove Lane boundary.
- Parking provision for local businesses.
- Parking for contractors during construction of the development without disrupting local business.
- Arrangements to keep Dove Lane open during construction.

In relation to Plot D, there was two public comments. Both comments were in objection to the application.

The main points of objection to Plot D are:

- Similar comments as raised above.
- Preference for an affordable housing scheme where young disadvantaged people can live.

In relation to Plot E, there was two public comments. Both comments were in objection to the application.

The main points of objection to Plot E are:

- Similar comments as raised above.

In relation to the Site Wide Landscaping, there has been one public comment. This comment was in support of the application.

The main point in support of the Site Wide Landscaping application is:

- Support the use of the land to build houses.

#### EXTERNAL CONSULTEES

HISTORIC ENGLAND – No objection.

Application Nos. 17/06678/M, 17/06679/M, 17/06683/M & 17/06684/M

In response to the applications as submitted Historic England expressed concerns regarding the application on heritage grounds. They raised issues and safeguards outlined in their advice that they wanted to be addressed in order for the application to meet the requirements of paragraphs 61, 131, 132 and 137 of the NPPF.

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

The applicant reviewed the comments and provided further information. In response to the further information submitted Historic England responded as follows:

Thank you for your letter of 13 March 2018 regarding further information on the above applications for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

CRIME REDUCTION UNIT – No objection.

The Crime Reduction Unit commented on Plot C (17/06679/M) only:

- The rear open space of the proposed development should be secured by a gate (electric) operated by either fob or card (the west side of the development). This will help to mitigate against the risk of unauthorised access being gained through the rear doors where there will be little natural surveillance.
- There appears to be an area between the proposed offices (facing Newfoundland Road) and the sports hall which would allow access to members of the public when it would ideally be private. An electronic gate (as above) should be fitted at the building line to restrict access.
- I understand that there will not be any parking in the basement car park for those using or working in the retail units. If this is not the case and retail users are permitted access, this could create vulnerability through the car park to residential areas and would require robust access control to any doors located here.
- Once tenants/owners of the retail units have been decided, a robust management plan should be put in place to ensure that the open and seating areas at the front of the proposed retail units are well maintained, lighting is adequate and CCTV is installed.

[Case Officer Note: The applicant met with the Crime Reduction Officer to go through the scheme as a whole and to discuss the points above, which satisfactorily addressed points raised.]

THE COAL AUTHORITY – No objection.

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This reserved matters application site falls partly within the defined Development High Risk Area; therefore, within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to development at the site, specifically recorded underground coal mining at shallow depth.

We note that coal mining legacy matters have been addressed through the inclusion of Condition 19 on the outline planning permission. As such, and in light of the fact that underground coal mine workings would not ordinarily affect the spatial layout of development, I can confirm that The Coal Authority wishes to raise no objection to this Reserved Matters application.

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INTERNAL CONSULTTEES

CITY DESIGN GROUP – In support.

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The current reserved matters details have been broken into 5 individual applications covering the landscape/public realm overview and 4 individual building plots. In broad terms the diversity generated by the approach to work up these aspects of the wider scheme using different design teams responding to the principles contained within the approved masterplan is welcomed as this has contributed toward an overall picture that is rich in terms of the grain likely to result, and the avoidance of a monolithic and homogeneous quarter that have been seen in the past in other parts of the city.

In broad terms there is a high level of design support for these applications in principle and as such the comments deal with refinements to what has been proposed.

Detailed comments are incorporated into the relevant Key Issues.

PLOT B (17/06678/M)

The design provides a good solution to what is potentially a difficult triangular plot. The use of a tight central space overlooked by double aspect apartments with deck access provides a solution that is preferable to the more complex arrangement of duplex and double stacked apartments illustrated within the outline approval. The proposed arrangement provides better street front definition on all sides of the block whilst establishing a good degree of outlook, light and amenity for all of the residential units. The massing of the proposed scheme is within the parameter envelope and the more intimate scale of buildings opposite the historic school house is sensitively handled. The same is true of the relationship with the welding yard to the south of Wilson Street by locating the main core and secondary windows with options for screening. The inclusion of set-back individual residential entrances, as well as larger communal entrances and the commercial unit to Dove Street are likely to provide a good level of activity and interest at street level.

PLOT C (17/06679/M)

Plot C provides the most visible aspect of the overall development with its prominence from the M32. In many ways the proposal is the most radical with regard to its architectural approach and external treatment, and is therefore likely to receive both positive and negative responses. However, the organisation of the block, mix of uses and arrangement of apartments and common areas respond well to a number of ongoing urban design issues around higher density urban living.

The use of non-residential ground floor uses facing the M32 and the new plaza terminating New Ervine Terrace are welcomed. The efforts to incorporate private amenity space for residents as well as reduce internal corridor length and maximise the number of double aspect apartments is also positively noted. The distinctive architectural approach to upper floors potentially provides an exciting and iconic form of development to change the character of the M32 corridor and provide a prominent front door to the wider development.

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In assessing the design proposal the nature of the scheme demands close attention to the building form, street elevations, the use and longevity of materials, the quality of landscape treatments and the amenity of individual apartments particularly those overlooking the busy road corridor.

With regard to building form the scale and massing of the proposed block is within the development envelope agreed at the outline stage and as such should allow for the retention of some longer views of St Paul's Church from the M32 corridor.

**PLOT D (17/06684/M)**

The organisation of residential units within Plot D is a potential improvement on the illustrative scheme within the outline application, with regard to the pulling apart of the u-shaped plan to introduce a separation between units onto Dove Lane and New Windsor Terrace introducing a form of double aspect apartments onto a naturally lit and open walk up 'corridor space'. Whilst the proposed apartment building resolves these relationships in an effective way the overall appearance of the block is the one which most emphasises its modular building approach, and as such the key design issue is related to the articulation and materiality of the modular elements onto the street elevations.

**PLOT E (17/06684/M)**

The layout of Plot E provides an untraditional back to front relationship of the proposed blocks in order to resolve a number of site planning issues related to aspect, topography, access and providing a much needed direct route into St Paul's Park. Although the layout is compromised in broad terms it provides an acceptable solution to what may well have resulted in a block of flats rather than the more engaging terraces of town houses. The townhouse solution works particularly well on the approach to the Park and opposite the listed building in a wider context where the terraced form helps to define the wider character of the area.

**TRANSPORT DEVELOPMENT MANAGEMENT – No objection.**

Further to TDM's initial observations on the reserved matter applications for Dove Lane the applicant provided additional information/clarifications to address the points raised.

Broadly speaking the additional information is considered to be acceptable, subject to the Approval in Principle (AIP) Structures Report being provided by way of a condition to the reserved matter application for Plot C.

**PLOT B**

The applicant has amended the Design and Access Statement so that it states the right level of accessible cycle spaces 23. This is accepted and I understand that a revised DAS will be submitted to reflect this. [Case Officer note: this has been provided.]

With regards to parking being located on the lower ground level the applicant has argued that its construction would not interfere with the adopted highway. Therefore, an AIP Structural Report is not required. TDM would not agree with this statement the walls of the

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parking area will be supporting walls for the highway therefore they should provide a Structural Report to show that they are fit for purpose. With regards to the point of access the applicant has confirmed that this will be at grade. But again there must be some level change as the parking is located below ground level.

**PLOT C**

With regards to the parking provision the applicant has now provided the ratios of residential and employment parking. The applicant has stated that there will be 21 vehicle spaces and 5 employment spaces. This has been calculated using the parking ratios agreed under condition 38 of the outline permission. Based on these calculations TDM is satisfied with the ratio of parking proposed.

The applicant has stated that the original submission showed that all parking spaces had been tracked. TDM accept the details shown on Drawing No. 60546215-ACM-XX-B1-SK-CE-01 Rev P03.

Finally, in terms of the Approval In Principle (AIP) the applicant's comments are noted that they will submit an AIP Structure Report to allow TDM to assess whether the proposed construction is sufficient to support what will be the adopted highway. This will be secured by way of condition.

**PLOT D**

The applicant has indicated that the tracking drawing shows that all the parking spaces can be accessed. TDM accept the tracking shown on the submitted plans.

Its noted that the applicant has amended the car park entrance gates to a roller shutter arrangement. This is considered to be acceptable.

In terms of refuse collection, the applicant has clarified the location and walking distances. These are noted and therefore TDM have no further comments to make.

**PLOT E**

The comments on Plot E relate to Bristol Waste and therefore TDM has no further comment on this.

Detailed comments are incorporated into the relevant Key Issues.

**ARCHAEOLOGY – No objection.**

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Archaeological works have already taken place and fieldwork completed on this site. We are awaiting a scope of post excavation works and agreement on the content of a final report. This was subject to conditions on the outline consent.

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In order to avoid the need for an archaeological condition on the reserved matters application it will be necessary for the applicant to submit a statement confirming the intended outcome from the excavations for our approval. This will be done via the discharge of the relevant archaeology conditions attached to the outline planning permission.

NATURE CONSERVATION – No objection.

PLOT C (17/06679/M)

Living roofs which employ local substrates with a depth of at least 10 cm, features for invertebrates and wildflower seeding and which do not use Sedum would have greater wildlife benefits than the communal roof terrace which is proposed in Plot C. Both living roofs and roof terraces could be provided. Policy DM29 in the Local Plan states that 'proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks.'

Further guidance on the design of living roofs is as follows. Living roofs can be integrated with photovoltaic panels and also contribute towards Sustainable Urban Drainage Systems (SuDS), air pollution mitigation and reducing the urban heat island effect. Living roofs can be provided on buildings, as well as on bin stores and cycle shelters. The roofs should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilised sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roofs should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ Sedum (stonecrop) because this has limited benefits for wildlife. To benefit certain invertebrates the roofs should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 – 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects. Please see [www.thegreenroofcentre.co.uk](http://www.thegreenroofcentre.co.uk) and <http://livingroofs.org/> for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4

The planting strategy includes Montbretia (*Crococsmia x crocosmifolia*). This plant should be omitted from the planting proposals because it is included on Schedule 9 of the Wildlife and Countryside Act 1981. It is an offence under section 14(2) of the Wildlife and Countryside Act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule 9 Part 2 of the Act.

Lavender is attractive to pollinating insects and is recommended as part of the planting palette.

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PLOT D 17/06683/M

The inclusion of the proposed wildlife garden in Plot D is noted. Further details of the ecological features which are proposed in the wildlife garden should be provided.

Living roofs which employ local substrates with a depth of at least 10 cm, features for invertebrates and wildflower seeding and which do not use Sedum would have greater wildlife benefits than the communal roof terraces which are proposed for plots B and but not plots D and E. Both living roofs and roof terraces could be provided. Policy DM29 in the Local Plan states that 'proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks.'

Further guidance on the design of living roofs is as follows. Living roofs can be integrated with photovoltaic panels and also contribute towards Sustainable Urban Drainage Systems (SuDS), air pollution mitigation and reducing the urban heat island effect. Living roofs can be provided on buildings, as well as on bin stores and cycle shelters. The roofs should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilised sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roofs should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ Sedum (stonecrop) because this has limited benefits for wildlife. To benefit certain invertebrates, the roofs should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 – 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects. Please see [www.thegreenroofcentre.co.uk](http://www.thegreenroofcentre.co.uk) and <http://livingroofs.org/> for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4

The potential green wall boundary treatment referred to on page 16 (section 14.0 of the Landscape and Public Realm Strategy) should be confirmed.

FLOOD RISK MANAGER – No objection.

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No comment. Foul and surface water drainage details to be submitted in relation to Conditions 19 and 23.

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BRISTOL WASTE COMPANY – No objection.

Plot B: 17/06678/M

- Several updates have been made to the plans, in line with our previous comments.
- Individual bin stores have been identified for the 4 flats with separate access from New Irvine Terrace.
- For the remaining 64 flats with shared bin store the Design and Access Statement has been updated to reflect the bin numbers shown below, as detailed in our previous comment
- We are also pleased to see that the plans now identify a dedicated bin store for the retail unit, which is separate from the residential bin store area.

Plot C: 17/06679/M

- We are pleased to confirm that the plans have been updated in accordance with our recommendations.
- The bin types and quantities are in line with our service methodology and requirements based on number of residents.
- The bin store locations have also been amended to reflect the maximum travel distances for both residents and crews.

Plot D: 17/06683/M

- Following a review of the revised documentation for the development at Dove Lane, Bristol Waste has considered the waste and recycling provision for this development.
- Original comments regarding bin types/quantities, ventilation and the storage of bulky waste have been addressed.

Plot E: 17/06683/M

- Recommend that a dedicated area of hardstanding is allocated adjacent to New Windsor Terrace.

## EQUALITIES IMPACT ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities 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. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010. In this case the design and access to the development have been assessed with particular regard to disability, age and pregnancy and maternity issues.

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RELEVANT POLICIES

National Planning Policy Framework (2012)  
Planning Practice Guidance (2014)

BCS2 Bristol City Centre  
BCS3 Northern Arc and Inner East Bristol - Regeneration Areas  
BCS5 Housing Provision  
BCS7 Centres and Retailing  
BCS8 Delivering a Thriving Economy  
BCS10 Transport and Access Improvements  
BCS11 Infrastructure and Developer Contributions  
BCS12 Community Facilities  
BCS13 Climate Change  
BCS14 Sustainable Energy  
BCS15 Sustainable Design and Construction  
BCS16 Flood Risk and Water Management  
BCS17 Affordable Housing Provision  
BCS18 Housing Type  
BCS20 Effective and Efficient Use of Land  
BCS21 Quality Urban Design  
BCS22 Conservation and the Historic Environment  
BCS23 Pollution

Bristol Site Allocations and Development Management Policies (2014)

DM1 Presumption in Favour of Sustainable Development  
DM7 Town Centre Uses  
DM10 Food and Drink Uses and the Evening Economy  
DM12 Retaining Valuable Employment Sites  
DM15 Green Infrastructure Provision  
DM17 Development Involving Existing Green Infrastructure  
DM19 Development and Nature Conservation  
DM23 Transport Development Management  
DM26 Local Character and Distinctiveness  
DM27 Layout and Form  
DM28 Public Realm  
DM29 Design of New Buildings  
DM31 Heritage Assets  
DM32 Recycling and Refuse Provision in New Development  
DM33 Pollution Control, Air Quality and Water Quality  
DM34 Contaminated Land  
DM35 Noise Mitigation

Bristol Central Area Plan (2015)

BCAP1 Mixed-Use Development in Bristol City Centre  
BCAP3 Family Sized Homes  
BCAP6 Delivery of Employment Space in Bristol City Centre

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BCAP14 Small Scale Retail Developments and Other Related Uses in Bristol City Centre  
BCAP20 Sustainable Design Standards  
BCAP21 Connection to Heat Networks  
BCAP24 The St Paul's Green Link  
BCAP25 Green Infrastructure in City Centre Development  
BCAP29 Car and Cycle Parking in Bristol City Centre  
BCAP31 Active Ground Floor Uses and Active Frontages in Bristol City Centre  
BCAP34 Coordinating Major Development in Bristol City Centre  
BCAP45 The Approach to St Paul's and Stokes Croft

Other relevant documents include:

SPD10 Planning a sustainable future for St Paul's (2006)

Portland and Brunswick Square Conservation Area Character Appraisal (2008)

**KEY ISSUES**

The outline planning permission was subject to a Condition (Condition 3) reserving the following matters for later consideration:

- a) The position of individual buildings
- b) The external appearance of the buildings
- c) The scale of the individual buildings
- d) Landscaping

Therefore, the applications are for the consideration of these matters.

- (A) IS THE PRINCIPLE OF THE PROPOSED USES ACCEPTABLE, AND ARE THESE USES (AND THEIR QUANTUM) COMPLIANT WITH THE OUTLINE PLANNING PERMISSION?

The site is allocated in the Bristol Central Area Plan, Site Reference: SA510. The site is allocated for a mix of housing and employment uses. The reserved matter applications are submitted for a mix of residential (230 residential dwellings) and employment (retail and office) uses in line with the site allocation.

The approved outline permission provides 'Development Parameters' for Plots B – E. The parameters for the development of each Plot have been assessed against the criteria as established by the outline consent.

PLOT B (Condition 10 of the outline permission)

- a) The proposed development falls within the maximum envelope for Plot B.
- b) On the ground floor 128 sqm of retail floorspace (Class A1, A2, A3, A4 or A5) is provided within Plot B.
- c) The reserved matter proposals for Plot B do not include office floorspace (Class B1a) on the upper floors. A Noise Assessment was submitted in support of this reserved matters

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application to demonstrate that the provision of residential accommodation in this zone within the plot to replace the office floorspace is acceptable (See Key Issue E for further detail on this).

Plot B will comprise the development of 68 residential dwellings with a mix of 1, 2 and 3 bed dwellings, the majority of which are 1 and 2 bed apartments. The other parameters (building height/footprint) are in accordance with the parameter plan submitted in respect of application no. 17/02066/X. As such, Plot B is considered to be in compliance with the outline permission.

PLOT C (Condition 11 of the outline permission)

- a) The proposed development falls within the maximum envelope for Plot C.
- b) The reserved matters proposals for Plot C comprise the development 597 sqm of retail floorspace (Class A1, A2, A3, A4 or A5) on the ground floor.
- c) The reserved matters proposals for Plot C comprise 1,218 sqm of office floorspace (Class B1a).

Plot C will comprise the development of 92 residential dwellings, with a proposed mix of 1, 2 and 3 bed dwellings, the majority of which are 1 and 2 bed apartments. The other parameters (building height/footprint) are in accordance with the parameter plan submitted in respect of application no. 17/02066/X. As such, Plot C is considered to be in compliance with the outline permission.

PLOT D (Condition 12 of the outline permission)

- a) The proposed development falls within the maximum envelope for Plot D.
- b) The reserved matter proposal for Plot D include 168 sqm of retail floorspace (Class A1, A2, A3, A4 or A5).

Plot D will comprise the development of 60 residential dwellings with a mix of 1, 2 and 3 bed dwellings, the majority of which are 1 and 2 bed apartments. The other parameters (building height/footprint) are in accordance with the parameter plan submitted in respect of application no. 17/02066/X. As such, Plot D is considered to be in compliance with the outline permission.

PLOT E (Condition 13 of the outline permission)

- a) The proposed development falls within the maximum envelope for Plot E.
- b) Only residential dwellings are proposed as part of the reserved matter application. Plot E comprise the development of 10 residential dwellings, all of which will be 3-bed townhouses.

The other parameters (building height/footprint) are in accordance with the parameter plan submitted in respect of application no. 17/02066/X. As such, Plot E is considered to be in compliance with the outline permission.

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SITE WIDE LANDSCAPING (17/06812/M)

No parameters are set for the site wide public realm proposals. The submitted Landscaping Plans add detail to the layout and highway network approved as part of the outline permission. As such, the landscaping proposals are considered to be in compliance with the outline permission.

SUMMARY

Overall, the reserved matter applications are provided in accordance with development parameters set as part of the outline planning permission. As such all of the reserved matter applications and the proposed uses are considered to be in compliance with the outline permission.

(B) ARE THE DESIGN AND LANDSCAPING ASPECTS OF THE RESERVED MATTER APPLICATIONS ACCEPTABLE?

Policy BCS21 of the Core Strategy promotes high quality design, requiring development to contribute positively to an area's character, promote accessibility and permeability, promote legibility, clearly define public and private space, deliver a safe, healthy and attractive environment and public realm, deliver public art, safeguard the amenity of existing development and future occupiers, promote diversity through the delivery of mixed developments and create buildings and spaces that are adaptable to change.

The adopted development management policies reinforce this requirement, with reference to Local Character and Distinctiveness (DM26), Layout and Form (DM27), Public Realm (DM28) and the Design of New Buildings (DM29).

The City Design Group has welcomed the diversity generated by the approach to work up Plots B – E and the wider landscaping scheme using different design teams responding to the principles contained within the approved masterplan. Design Officers consider that this has contributed toward an overall picture that is rich in terms of the grain likely to result, and the avoidance of a monolithic and homogeneous quarter that have been seen in the past in other parts of the city.

There is a high level of design support for these applications in principle and as such the comments deal with refinements to what has been proposed. A number of minor refinements have been made during the determination process in response to comments from Design Officers:

- Plot B – the relationship with the cycle store has been updated with a secure route provided between the cycle store and the entrance lobby.
- Plot C – the use of street trees along Dove Lane in a single alignment, changes to the entrance and apartment layout with emphasis of the entrance from Dove Lane, giving greater emphasis and scale and design of this communal entrance to better reflect its importance and provide a good visual feature of the building from New Irvine Terrace.
- Plot D – subtle changes to the east and south elevations have been undertaken which resolve previous concerns with regards to the elevation onto New Windsor

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Terrace, particularly with regard to the ground floor space and landscape. For the base material and the coloured elements, samples will be conditioned.

- Plot E – City Design Group expressed concerns around Plot E, and the way the scheme addressed New Ervine Terrace. The increased overlooking is welcomed. A more defensible space in front of the building is now proposed by enclosing the green areas with railings to protect the landscape and use of the semi-private garden space and protect the building facades from tagging and anti-social activity. The use of an artist blacksmith to procure metalwork would also add a contemporary feel and contribute toward the public art contribution of the wider scheme.
- Site Wide Landscape – the main amends have been in relation to the introduction of street planting on Dove Lane (Plot C) and the boundary treatment on New Windsor Terrace (Plot E).

Condition 56 requires that Reserved Matters applications should be informed by the approved Dove Lane Character Study (May 2014 Revision 5). Each Reserved Matters application should demonstrate how and where the proposed development relates to the surrounding Character areas.

To address the requirements of this condition, the Design and Access Statement for each Plot sets out how each reserved matter application has taken into account the Dove Lane Character Study and how the designs respond to the identified surrounding character areas. Information presented within the Design and Access Statement illustrate the key themes from the surrounding Character Areas which have influenced the proposals, and how scale, massing, materials and colour have all been influenced by these character areas.

Condition 55 of the outline planning permission requires the submission Landscape and Public Realm Strategy as a pre-commencement condition. During the pre-application stage it was agreed with the Council that this Strategy is highly relevant to the reserved matters proposals. The application is supported by Landscape and Public Realm Strategy to outline the site wide strategy, including the landscape and public realm proposals for each Plot. This provides an overview of the details required particularly materials, pavement treatment, street furniture, lighting, and planting. This Strategy has been reviewed by Officers and updated to take on board comments relating to each Plot (as outlined above).

In conclusion, it is considered the reserved matter applications have given careful consideration to the position of individual buildings, the external appearance, the scale of individual buildings and landscaping across the whole Dove Lane site, and therefore all of the reserved matter applications are considered to accord with Policy BCS21 and Policies DM26-29.

**(C) IS THE IMPACT UPON DESIGNATED HERITAGE ASSETS ACCEPTABLE?**

Applications should be considered in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 66(1) that local authorities shall have 'special regard to the desirability of preserving the building or its setting' when considering proposals affecting listed buildings or their settings. Section 72 of the same Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

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The NPPF defines 'designated' heritage assets as being: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas. There are no heritage assets within the site, but the site does border onto the Portland and Brunswick Square Conservation Area, which contains a number of listed buildings, including Grade I listed buildings surrounding Portland Square.

With regard to the assessment of heritage assets during the outline application stage a Protocol was agreed with and endorsed by English Heritage. The Protocol establishes which heritage assets need to be considered as part of each reserved matters application.

In addition to the above, the outline permission requires development requires consideration of heritage assets as part of any reserved matters application (Condition 54), so the application also needs to be considered against Policy BCS22 of the Core Strategy, which requires that development safeguard or enhance heritage assets.

In respect of each reserved matter application the key heritage assets are the Portland and Brunswick Square Conservation Area, Portland Square, St Paul's Church (Grade I listed), the listed terrace on Wilson Street (1-2 Wilson Street and 24 – 42 Wilson Street: Grade II listed), and the Old School House on Wilson Street (Grade II listed).

In support of the each reserved matters application a detailed Assessment has been submitted, which has assessed the potential effects of the proposed development of each Plot on the setting and significance upon the heritage assets. The findings of each assessment upon these heritage assets are set out below on a plot by plot basis.

**PLOT B**

**Portland and Brunswick Square Conservation Area:** The Assessment confirms that the proposed development is considered to result in a low beneficial impact to the setting of Brunswick and Portland Square Conservation Area where high-rise buildings are already present within the surrounding landscape of the Conservation Area.

**St Paul's Church and St Paul's Park:** Plot B is located c.190m east-north-east of the Grade I Listed Building of St Paul's Church and c.68m east-north-east of the curtilage Listed boundary walls of its former graveyard (now St Paul's Park). The proposed development will introduce another multi-storey building to the St Paul's district, which may partially screen or compete with the dominance and status of St Paul's Church in certain long ranging views across the city. However, the key views of the asset from the adjacent streetscapes and its former graveyard of St Pauls Park will not be obscured. The impact of the proposed development upon St Paul's Church and St Paul's Park is considered to be Neutral.

**Wilson Street:** Plot B is located c.17m north-east of the Grade II Listed Buildings at Wilson Street. There may also be glimpses of the upper storeys and roofline of the proposed development from the junction of Wilson Street with Lemon Street; but the entire building will be visible only from the eastern end of Wilson Street (i.e. looking east from outside Nos. 42 Wilson Street). The impact of the proposed development upon the Listed Buildings at Wilson Street is considered to be Neutral.

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The Old School House: Plot B is located c.10m east of The Old School House. The proposed development will reduce the extent of the cleared Dove Lane site and introduce new built form that may enhance the setting of The Old School House, however it has the potential to reduce or remove westerly facing vantage points at which to appreciate the architectural and historical interest of the Listed Building. The impact of the proposed development upon The Old School House is considered overall to be Neutral.

**PLOT C**

Portland and Brunswick Square Conservation Area: Plot C is located c.100m north-east of the eastern boundary of the Conservation Area. Redevelopment of the Dove Lane site presents the opportunity to introduce built form that enhances part of the wider townscape setting of the Conservation Area, which has otherwise suffered decline. The overall impact of the proposed development upon the Portland and Brunswick Square Conservation Area is considered to be Low Beneficial.

Portland Square: Plot C is located c.260m east-north-east of the six Grade II Listed Buildings at Portland Square. The impact of the proposed development upon the Listed Buildings at Portland Square is considered to be Neutral.

St Paul's Church and St Paul's Park: Plot C is located c.220m east-north-east of the Grade I Listed Building of St Paul's Church and c.125m east-north-east of the curtilage Listed boundary walls of the former graveyard (now St Paul's Park). Plot C will introduce another multi-storey building to the St Paul's district, which may partially screen or compete with the dominance and status of St Paul's Church in certain long ranging views across the city. However, the key views of the asset from the adjacent streetscapes will not be obscured and there may be new vistas of the asset from the windows of the proposed development itself. The impact of the proposed development upon St Paul's Church and St Paul's Park is considered to be Neutral.

Wilson Street: Plot C is located c.100m north-east of the Grade II Listed Buildings at Wilson Street. The proposed development will reintroduce buildings (albeit of a different scale and design) to an area that in the 19th century was occupied by terraced housing, thereby restoring an element of the wider historic setting. The impact of the proposed development upon the Listed Buildings at Wilson Street is considered to be Low Beneficial.

The Old School House: Plot C is located c.90m east-north-east of The Old School House. The proposed development will reduce the extent of the cleared Dove Lane site and introduce new built form that may enhance the setting of The Old School House. The impact of the proposed development upon The Old School House is considered to be Low Beneficial.

St Agnes's Church: Plot C is located c.310m south-west of the Grade II Listed Building of St Agnes's Church. A glimpse of St Agnes's Church from St Paul's Park may be obscured by the proposed development, but as this is only an incidental view, this is not considered to result in harm to the significance of either asset. The impact of the proposed development upon St Agnes's Church is considered to be Neutral.

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PLOT D

Portland and Brunswick Square Conservation Area: The proposed development will result in the construction of a six-storey mixed use building to the c. 55m to the north-east of the Conservation Area. It is not considered that the proposed development will alter the character of the streetscapes (e.g the 'important building line' along Wilson Street) or detract from an appreciation of landmark and other historic buildings within the Conservation Area. Considering the proposed rejuvenation of existing waste land, the overall effect of the proposed development upon the Portland and Brunswick Square Conservation Area is considered to be Low Beneficial.

Wilson Street Listed Buildings: Plot D is located c. 50m. to the north-east of the Grade II Listed Buildings on Wilson Street. The proposed development will reintroduce building (albeit of a different scale and design) to an area that in the 19th century was occupied by terraced housing and later by an industrial building. The impact of the proposed development upon the Listed Buildings at Wilson Street is considered to be Low Beneficial.

The Old School House: The Old School House Plot D is located c. 18m to the north-east of The Old School House. The proposed development will reduce the extent of the cleared Dove Lane site and introduce new built form into an area of current derelict waste ground that with sympathetic design may enhance the setting of The Old School House. The impact of the proposed development upon The Old School House is considered to be Low Beneficial.

PLOT E

Portland and Brunswick Square Conservation Area: Plot E abuts the eastern boundary of the Conservation Area. Any glimpses of the proposed development are not considered to alter the character of the 'important building line' along Wilson Street or detract from an appreciation of landmark and other historic buildings within the Conservation Area. The overall impact of the proposed development upon the Portland and Brunswick Square Conservation Area is considered to be Low Beneficial.

St Paul's Church and St Paul's Park: Plot E is located c.90m north-east of the Grade I Listed Building of St Paul's Church with the northern boundary of Plot E defined by an extension to the curtilage Listed northern boundary wall of the former graveyard (now St Paul's Park). The proposed development and St Paul's Church are located at opposite sides of St Paul's Park. The proposed development is not anticipated to obscure or notably alter any key views of St Paul's and there may be new vistas of the asset from the windows of the proposed development itself. The impact of the proposed development upon St Paul's Church and St Paul's Park is considered to be Neutral.

The Old School House: Plot E abuts the plot of The Old School House; the southern boundary of Plot E is defined by the curtilage-Listed northern boundary wall of The Old School House. The proposed development will reduce the extent of the cleared Dove Lane site, introduce new built form that may enhance the setting of The Old School House, and perhaps present opportunities to appreciate its curtilage-Listed wall. Pending sympathetic design, the impact of the proposed development upon The Old School House is considered to be Low Beneficial.

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SUMMARY

In summary, the Statement concludes that the Plots would have mainly neutral and low beneficial impacts upon the significance of the considered designated heritage assets.

Overall, each reserved matter application has given careful consideration to the section 66(1) in terms of the 'special regard to the desirability of preserving the listed building or its setting' and section 72 in terms of the special attention given to the desirability of preserving or enhancing the character or appearance of the conservation area. As such, the reserved matter applications are considered meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as Policies BCS22 and DM31 of the Local Plan.

(D) WOULD THE RESERVED MATTER PROPOSALS HAVE AN ADVERSE IMPACT ON THE AMENITY OF SURROUNDING RESIDENTS?

As referred to above (Key Issue B), amongst the criteria referred to in policy BCS21 of the Core Strategy is that development should safeguard the amenity of existing development and future occupiers. In this case, the neighbouring land uses are predominantly commercial, industrial, education and leisure - therefore the impact on the residential environment will be limited.

A Daylight & Sunlight Amenity Assessment was prepared and submitted with the application in support of Plots B -E. This considered the Daylight & Sunlight amenity together with the scope for shadowing on 15 properties containing some 425 windows believed to belong to circa 248 rooms.

Of the 15 properties analysed, 12 meet or in some instances exceed the guidelines and will receive good levels of Daylight & Sunlight Amenity following the construction of the proposed development. Of the 15 properties assessed, 2 of the properties are regarded as being very close to meeting the guidelines for Daylight Amenity and meet the Sunlight Amenity requirements. Exercising a degree of flexibility, as recommended within the BRE Report, the results are considered as acceptable.

In the one instance (14 – 16 Wilson Place) which does not meet the guidelines for some of the windows and rooms, there are some degrees of mitigation ranging from the non-habitable usage of the property (this property comprises a two storey light industrial and office site), the use of artificial supplementary lighting and unusually deep rooms.

Overall, the Plots have been designed in such a way to maximise the development potential of the site whilst respecting the levels of Daylight & Sunlight Amenity received by the relevant neighbouring properties. Notwithstanding that the proposal will have some impact in terms of access to daylight and privacy on an industrial use, as stated above the proposal is within the parameters set out in the outline permission.

The outline permission also seeks to replace large scale industrial units with uses with less of an impact on residential amenity. Therefore, the relatively minimal impacts of the development have to be balanced against the wider benefits to the residential environment. On balance, therefore, it is considered that the proposal will not have an overall negative impact, and therefore complies with the relevant policies.

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It is noted that concerns have been raised in public comments about the potential impact of construction on neighbouring residential properties. The original outline permission is subject to a condition requiring the submission of a Construction Management Plan and therefore there is no requirement for any additional controls to be attached to this permission.

(E) **WOULD THE PROPOSED DEVELOPMENT IMPACT ON THE VIABILITY OF NEIGHBOURING COMMERCIAL USES?**

Policy BCS23 of the Core Strategy requires that account should be taken of the impact of new development on the viability of existing uses by reasons to sensitivity to noise or other pollutions. The application site is located in a position adjacent to commercial uses, including a petrol station to the south and industrial uses to the south east and west. The site is also close to a busy road, such that the environment is generally noisy and subject to pollution.

However, the outline permission partly takes this into account, given that the office use is located to the south of the site, where it forms a buffer between the noisy environment and the residential development to the north of this. Notwithstanding this, Condition 42 of the outline planning permission requires details of sound insulation to be submitted with the reserved matters for plots A, B and C, and such a report has been submitted in respect of the applications for Plot B and Plot C.

The Noise Report submitted provide results of an environmental noise survey, and recommends specifications for façade sound insulation for the residential areas within Plot B and Plot C. The reports confirm that in order to provide an acceptable acoustic environment within habitable spaces, façade elements should comply with the minimum sound reduction indices specified in the Assessment for Plot B and Plot C. In addition, noise levels within outdoor amenity spaces are considered to be acceptable. Subject to these details being secured by way of condition, it is reasonable to consider that the proposal would not result in any additional pressure on the viability of the neighbouring uses in respect of noise created.

Concern has been raised about how the access will be maintained during construction. The original outline permission is subject to a condition requiring the submission of a Construction Management Plan, details of this would be secured through this, and therefore there is no requirement for any additional controls to be attached to this permission.

(F) **DOES THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

Transport and movement objectives of the Bristol Local Plan include promoting means of travel other than by the private motorcar. This includes promoting cycling, walking and public transport. Policy DM23 is instrumental in delivering these objectives.

As stated above, the principle of development and the surrounding highway network are approved by the outline permission. The approved plans also provide an indication of the position of the access for the individual plots, and the proposed reserved matters application is in accordance with this, and the design of the accesses is considered appropriate.

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**DISABLED ACCESS**

Condition 27 requires a scheme indicating provision for disabled access for each of the Plots.

Plots B has been designed in accordance with the guidance set out in Approved Document M of the Building Regulations. This has been achieved through all entrances to the building being accessible from the street via a level threshold, all entrance doors to apartments accessed via a level threshold and the parking provision including one accessible parking space located adjacent to the main lift core.

Plot C has been designed in accordance with the guidance set out in Approved Document M of the Building Regulations. This has been achieved through a number of provisions, including all entrances to the building being accessible from the street via a level threshold, all entrance doors to apartments accessed via a level threshold and the parking provision including three accessible parking spaces located in the basement.

Plot D has been designed in accordance with the guidance set out in Approved Document M of the Building Regulations. This has been achieved through a number of provisions, including all entrances to the building being accessible from the street via a level threshold, all entrance doors to apartments accessed via a level threshold and the parking provision including 2 accessible parking spaces.

Plot E has been designed in accordance with the guidance set out in Approved Document M of the Building Regulations. This has been achieved through a number of provisions, including all entrances to the building being accessible from the street via a level threshold and all entrance doors to apartments accessed via a level threshold.

**CYCLE PARKING**

Condition 28 requires details of cycle parking facilities and Condition 29 requires details of on-street cycle parking.

Plot B: A total number of 89 secure and covered cycle spaces are provided on Plot B. Cycle storage is also provided on the pavement along New Ervine Terrace in the form of Sheffield stands, with capacity for 4 bicycles.

Plot C: Secure parking for 92 bicycles will be provided for future residents as well as 5 cycle spaces for the office employees. In addition, space for 4 bicycles will be provided on-street for parking associated with the retail floorspace on Dove Lane.

Plot D: A total number of 62 cycle spaces are provided on Plot D, 60 of which are located within the building and 2 of which are located in the public realm on Dove Lane.

Plot E: A total number of 10 cycle spaces are provided within Plot E. On-street cycle parking is provided within the wider site for visitors.

In terms of cycle provision both secure and on-street has been reviewed (and amended in places) and complies with the requirements of Condition 28 and Condition 29.

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**PARKING FRAMEWORK**

The car parking requirements across the site are covered by Condition 37 which provides a car parking ratio to be delivered on a plot by plot basis. The parking ratios have been fixed as part of the outline permission, so that car parking is provided in accordance with the following ratios across the site:

Residential – 1 space per 4.3 dwellings

Employment – 1 space per 250 square metres

Plot B: The Plot B application proposals provide 10 car parking spaces for future residents within the plot, through at-grade undercroft parking, accessed from Wilson Place. In addition, on-street car parking is provided to serve the retail floorspace provided.

Plot C: The Plot C application proposals provide 44 car parking spaces for future residents within the plot, within a basement accessed from Newfoundland Way. In addition, on-street car parking is provided to serve the retail floorspace.

Plot D: The Plot D application proposals provide 13 car parking spaces for future residents within the plot. In addition, on-street car parking is provided to serve the retail floorspace within the wider site.

Plot E: The Plot E application proposals provide 10 car parking spaces for future residents within the plot.

**SUMMARY**

In terms of parking provision for 230 residential dwellings, the application of a minimum of one space per 4.3 dwellings would result in 53 spaces being provided. The reserved matter applications provide for 87 spaces and as such it is considered to be in compliance with the parking ratios approved through the outline permission.

In terms of parking provision for the employment uses (retail and office) the application of a minimum of one space per 250 square metres would result in a minimum of 8.4 spaces being provided. The application proposes 21 spaces for the employment uses and as such it is considered to be in compliance with the parking ratios approved through the outline permission.

It is considered that the overall provision of parking is within the Parking Framework approved at outline stage, and would not be harmful to highway safety. In addition, 253 cycle parking spaces (secure and on-street) are to be provided.

As such, the proposals are considered to be in accordance with the outline permission, BCS10 (Transport and Access Improvements), DM23 (Transport Development Management) and BCAP29 (Car and Cycle Parking in Bristol City Centre).

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(G) DOES THE PROPOSED DEVELOPMENT ADOPT AN APPROPRIATE APPROACH TO SUSTAINABLE DESIGN AND CONSTRUCTION?

Policies BCS13, BCS14, BCS15 and BCS16 of the adopted Core Strategy give guidance on sustainability standards to be achieved in any development, and what measures to be included to ensure that development meets the climate change goals of the development plan. Applicants are expected to demonstrate that a development would meet those standards by means of a sustainability statement.

A sustainability and energy strategy was submitted with the outline permission which stated that BREEAM Communities 'Very Good' could be achieved for the development. It also suggested a number of strategies for improving the performance of the individual buildings, to be secured through each individual reserved matters application. In accordance with the original statement this would achieve a 15% saving on CO2 emissions over and above the building regulations requirement.

Condition 48 of the outline planning permission states that:

*“The development shall be constructed in accordance with the 'Dove Lane Site-Wide Energy Statement' dated 30th October 2013, and the supplement with the same name dated 31st January 2014, approved in respect of Condition 50 of the planning permission no. 11/00034/P, unless this is superseded by an energy statement submitted in support of any reserved matter. Each reserved matters application shall be accompanied by a statement of conformity with this document and shall be future proofed to enable retrospective connection to any district heat network. The works required to meet this strategy shall be retained as operational thereafter”.*

Each plot specific Energy Strategy outlines how the proposals comply with the requirement of the condition that each plot on the site achieves a minimum 15% reduction in residual CO2 emissions across the whole site. Each Energy Strategy confirms that the requirements will be achieved through the provision of solar photovoltaics (PV). The PV array is to be accommodated on allocated roof areas.

The Sustainable Cities Team reviewed the details submitted with the application; the Energy Strategy proposed was a change in approach in relation to previously approved details. A site wide district heating scheme was previously approved under this condition. No justification for the variation was provided with the initial Energy Strategies submitted. It is suggested it was on cost grounds. A cost comparison between the previously approved site wide district heating scheme and the use of solar photovoltaics was requested.

A technical note on the Pros and Cons of District Heating vs. the standalone solution (solar PV) was provided to explain and justify the change in approach to the energy strategy for the site. This included a cost comparison between the approaches. This outlines the significant difference in cost between delivering the standalone Solar PV solution (approx. cost. £600k) and a district heating / combined heat power alternative (£1.65m).

Notwithstanding the significant cost difference, Places for People has also outlined that the primary reason for the change in approach and seeking to deliver solar PV's is to ensure the development can be delivered as soon as possible, avoiding unnecessary delays.

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Each Energy Strategy provides a commitment that whilst it is not proposed to install a site wide district heat network solution at this stage; Places for People would like to ensure that future connection to such a network is possible. In line with this the space heating and hot water services plant for each building will be compatible with possible future connection to any district heating system. This will comprise riser space and incoming ducts for future district heating pipework and provision for a plate heat exchanger to enable the heat network to supply heat into the existing heating systems within the building.

Whilst the future proofing for a connection to district heat network is limited to each building, the reserved matter proposals do not limit the ability to connect to or for a district heat network to be progressed in the wider city centre although the costs of laying extra pipework and disruption to future residents would likely result.

The Energy Strategy for each plot meets the minimum 15% reduction in residual CO2 emissions, in order to support the requirement for an overall 15% reduction across the whole site. The approach of a standalone solar PV with the option of later connection to a future district heating system was also used on the consented reserved matter application on Plot A, as such it is considered to be an acceptable approach with evidence on the cost and the imperative for delivery from the applicant noted.

The outline permission includes a condition (Condition 51) requiring a biodiversity enhancement scheme. The Nature Conservation Officer comments relate largely to proposed enhancements, and therefore these issues should be fully considered at the application to discharge condition stage (this condition was not submitted for approval concurrently with the reserved matters applications for these plots).

## CONCLUSION

The applications submitted for approval of reserved matters for Plots B – E further to the outline planning permission for the redevelopment of the Dove Lane site (11/00034/P) subject to minor amendments by section 73 applications to vary previously approved plans (13/05896/X and 17/02066/X).

The reserved matters applications are compliant with the parameters set in the original outline permission, including the position of individual buildings; the external appearance of the buildings; the scale of the individual buildings; and the site wide landscaping.

This report has considered a number of key issues in detail for each Plot, covering the assessment of impact on heritage assets (and their setting), residential amenity, neighbouring commercial uses, transport and movement (namely the detail of what is being provided and previously agreed ratios), and aspects of sustainability.

There is a high level of design support for these applications. The diversity generated by the approach to work up these aspects of the wider scheme using different design teams responding to the principles contained within the approved masterplan is welcomed as this has contributed toward an overall picture that is rich in terms of the quality of the development likely to result, and the avoidance of a monolithic and homogeneous quarter that have been seen in the past in other parts of the city.

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It is considered that the design of the buildings will enhance the appearance of the area, and help progress the delivery of an important city centre site that is allocated for a mix of housing and employment uses.

As such, each reserved matter application is considered to be in accordance with the outline permission and relevant planning policies. Each reserved matter application is recommended for approval.

Plot B (17/06678/M): The development of 68 residential dwellings and 128 sqm of retail floorspace (Class A1, A2, A3, A4 or A5).

Recommendation: Approve details of Reserved Matters.

Plot C (17/06679/M): The development of 92 residential dwellings, 597 sqm of retail floorspace (Class A1, A2, A3, A4 or A5), and 1,218 sqm of office floorspace (Class B1a).

Recommendation: Approve details of Reserved Matters.

Plot D (17/06683/M): The development of 60 residential dwellings and 168 sqm of retail floorspace (Class A1, A2, A3, A4 or A5).

Recommendation: Approve details of Reserved Matters.

Plot E (17/06684/M): The development of 10 residential dwellings

Recommendation: Approve details of Reserved Matters.

Landscaping (17/06812/M): Public realm, hard and soft landscaping proposals across the site.

Recommendation: Approve details of Reserved Matters.

The applications for the approval of reserved matters are supported by an extensive suite of information that have been assessed and are also recommended for approval to enable the discharge of Conditions, thus enabling commencement of development on site at the earliest opportunity.

## COMMUNITY INFRASTRUCTURE LEVY

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

The original planning permission to which this application relates was granted prior to the implementation of CIL and therefore no CIL is payable.

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**CONDITIONS FOR PLOT B (17/06678/M)**

RECOMMENDED Approve details of Reserved Matters

Pre commencement condition(s)

1. Sample panels before specified elements started

Sample panels of the materials for the public realm works 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.

Reason: In order that the external appearance of the building is satisfactory.

2. Noise Mitigation Measures

No development shall take place until a scheme of noise insulation measures in accordance with the recommendations of the Environmental Noise Assessment report submitted by MACH (dated 30.11.2017) is submitted and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the development is provided with an acceptable environment and the proposal does not impact on the viability of neighbouring commercial uses.

3. Highway to be adopted

No development shall take place until construction details of the new road network shown in drawing no. 1101-P Rev 3 Landscape General Arrangement Plan, to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans.

Reason: To ensure the road network is constructed to a satisfactory standard for use by the public and are completed prior to occupation.

Pre occupation condition(s)

4. Sustainability

The development shall be constructed in accordance with the Dove Lane, Bristol, Energy Strategy submitted by AECOM in support of the application. All measures included in the statement, including the provision of Photovoltaic panels, shall be provided and be operational, prior to the occupation of the development hereby approved.

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Reason: To ensure that the development complies with the sustainability aims of the development plan.

5. Completion of vehicular access - Shown on approved plans

No building or use hereby permitted shall be occupied or the 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.

Reason: In the interests of highway safety.

6. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area 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

Reason: To ensure that there are adequate parking facilities to serve the development.

7. Completion and maintenance of cycle provision – shown on approved plans

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.

Reason: To ensure the provision and availability of adequate cycle parking.

8. Implementation of hard landscape works - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory.

List of approved plans

9. 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.

0110 A Proposed Site Layout Plan

0111 A Proposed Site Layout Roof Plan

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- 0201 A Proposed Lower Ground Floor
- 0202 A Proposed Ground Floor Plan
- 0203 A Proposed First Floor Plan
- 0204 A Proposed Second Floor Plan
- 0205 A Proposed Third Floor Plan
- 0206 A Proposed Fourth Floor Plan
- 0207 A Proposed Fifth Floor Plan
- 0208 A Proposed Sixth Floor Plan
- 0209 A Proposed Roof Plan
- 0300 A Proposed Context Elevations sheet 1 of 2
- 0301 A Proposed Context Elevations sheet 2 of 2
- 0302 A Proposed New Ervine Terrace Elevation
- 0303 A Proposed New Windsor Terrace Elevation
- 0304 A Proposed Wilson Place Elevation
- 0305 A Proposed Dove Lane Elevation
- 0310 A Proposed Site Sections

Reason: For the avoidance of doubt.

**CONDITIONS FOR PLOT C (17/06679/M)**

RECOMMENDED Approve details of Reserved Matters

Pre commencement condition(s)

1. Further details before relevant element started – basement walls

An Approval in Principle Structural Report for the basement walls 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.

Reason: To ensure the structural integrity of the basement walls to support what will become adopted highway.

2. Sample panels before specified elements started

Sample panels of the materials for the public realm works 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.

Reason: In order that the external appearance of the building is satisfactory.

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3. Noise Mitigation Measures

No development shall take place until a scheme of noise insulation measures in accordance with the recommendations of the Environmental Noise Assessment report submitted by MACH (dated 30.11.2017) is submitted and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the development is provided with an acceptable environment and the proposal does not impact on the viability of neighbouring commercial uses.

4. Highway to be adopted

No development shall take place until construction details of the new road network shown in drawing no. 1101-P Rev 3 Landscape General Arrangement Plan, to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans.

Reason: To ensure the road network is constructed to a satisfactory standard for use by the public and are completed prior to occupation.

Pre occupation condition(s)

5. Sustainability

The development shall be constructed in accordance with the Dove Lane, Bristol, Energy Strategy submitted by AECOM in support of the application. All measures included in the statement, including the provision of Photovoltaic panels, shall be provided and be operational, prior to the occupation of the development hereby approved.

Reason: To ensure that the development complies with the sustainability aims of the development plan.

6. Completion of vehicular access - Shown on approved plans

No building or use hereby permitted shall be occupied or the 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.

Reason: In the interests of highway safety.

**Development Control Committee A – 16 May 2018**

**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M  
Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

7. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area 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

Reason: To ensure that there are adequate parking facilities to serve the development.

8. Completion and maintenance of cycle provision – shown on approved plans

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.

Reason: To ensure the provision and availability of adequate cycle parking.

9. Implementation of hard landscape works - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory.

List of approved plans

10. 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.

2000 A Proposed Site Layout Ground Floor Plan  
2010 A Proposed Site Layout Roof Plan  
1999 A Proposed Plan - Lower Ground Floor  
2000 A Proposed Plan - Ground Floor  
2001 A Proposed Plan – Level 1 and 2  
2003 A Proposed Plan – Level 3 and 4  
2005 A Proposed Plan – Level 5  
2006 A Proposed Plan – Level 6  
2010 A Proposed Plan - Roof  
3000 A Proposed Site Sections  
0400 A Proposed Context Elevations  
4001 B Proposed Elevation West  
4002 B Proposed Elevation South  
4003 A Proposed Elevation East

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

4004 A Proposed Elevation North  
1100-P REV 01 Landscape Plan – Plot C

Reason: For the avoidance of doubt.

**CONDITIONS FOR PLOT D (17/06683/M)**

RECOMMENDED Approve details of Reserved Matters

Pre commencement condition(s)

1. Sample panels before specified elements started

Sample panels of the materials for the public realm works 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.

Reason: In order that the external appearance of the building is satisfactory.

2. Highway to be adopted

No development shall take place until construction details of the new road network shown in drawing no. 1101-P Rev 3 Landscape General Arrangement Plan, to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans.

Reason: To ensure the road network is constructed to a satisfactory standard for use by the public and are completed prior to occupation.

Pre occupation condition(s)

3. Sustainability

The development shall be constructed in accordance with the Dove Lane, Bristol, Energy Strategy submitted by AECOM in support of the application. All measures included in the statement, including the provision of Photovoltaic panels, shall be provided and be operational, prior to the occupation of the development hereby approved.

Reason: To ensure that the development complies with the sustainability aims of the development plan.

**Development Control Committee A – 16 May 2018**

**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**

**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

4. Completion of vehicular access - Shown on approved plans

No building or use hereby permitted shall be occupied or the 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.

Reason: In the interests of highway safety.

5. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area 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

Reason: To ensure that there are adequate parking facilities to serve the development.

6. Completion and maintenance of cycle provision – shown on approved plans

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.

Reason: To ensure the provision and availability of adequate cycle parking.

7. Implementation of hard landscape works - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory.

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.

0002 B Proposed Site Layout Plan  
0003 A Proposed Site Layout Plan Roof  
0100 C Proposed Ground Floor Plan  
0100 A Proposed First Floor Plan  
0100 A Proposed Second Floor Plan

**Development Control Committee A – 16 May 2018**

**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M  
Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

0100 A Proposed Third Floor Plan  
0100 A Proposed Fourth Floor Plan  
0100 A Proposed Fifth Floor Plan  
0100 A Proposed Sixth Floor Plan  
0100 A Proposed Roof Plan  
0200 B Proposed South Elevation  
0201 B Proposed East Elevation  
0202 B Proposed West Elevation  
0203 A Proposed North Elevation  
0204 A Proposed Sectional Elevation AA  
0205 A Proposed Sectional Elevation BB  
0206 A Proposed Sectional Elevation CC  
0207 A Proposed Sectional Elevation DD  
0208 A Proposed Sectional Elevation EE  
0209 A Proposed Sectional Elevation FF  
0300 A Proposed Sections AA & BB  
0301 A Proposed Sections CC & DD  
0302 A Proposed Section EE & FF  
0400 B Proposed Context Elevations 1 of 2  
0400 B Proposed Context Elevations 2 of 2  
0500 A Proposed bin store layout

Reason: For the avoidance of doubt.

**CONDITIONS FOR PLOT E (17/06684/M)**

RECOMMENDED Approve details of Reserved Matters

Pre commencement condition(s)

1. Further details before relevant element started - design

Further details (including detailed drawings at the scale of no less than 1:10 where relevant) 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.

- a) The boundary treatment of Plot E with New Windsor Terrace.

Reason: To ensure that the appearance of the development is satisfactory.

2. Sample panels before specified elements started

Sample panels of the materials for the public realm works 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.

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

Reason: In order that the external appearance of the building is satisfactory.

3. Highway to be adopted

No development shall take place until construction details of the new road network shown in drawing no. 1101-P Rev 3 Landscape General Arrangement Plan, to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans.

Reason: To ensure the road network is constructed to a satisfactory standard for use by the public and are completed prior to occupation.

Pre occupation condition(s)

4. Sustainability

The development shall be constructed in accordance with the Dove Lane, Bristol, Energy Strategy submitted by AECOM in support of the application. All measures included in the statement, including the provision of Photovoltaic panels, shall be provided and be operational, prior to the occupation of the development hereby approved.

Reason: To ensure that the development complies with the sustainability aims of the development plan.

5. Completion of vehicular access - Shown on approved plans

No building or use hereby permitted shall be occupied or the 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.

Reason: In the interests of highway safety.

6. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area 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

Reason: To ensure that there are adequate parking facilities to serve the development.

**Development Control Committee A – 16 May 2018**

**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M  
Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

7. Completion and maintenance of cycle provision – shown on approved plans

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.

Reason: To ensure the provision and availability of adequate cycle parking.

8. Implementation of hard landscape works - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory.

List of approved plans

9. 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.

0002 B Proposed Site Layout Plan  
0003 A Proposed Site Layout Plan Roof  
0100 D Proposed Ground Floor Plan  
0100 B Proposed First Floor Plan  
0100 B Proposed Second Floor Plan  
0100 A Proposed Third Floor Plan  
0100 A Proposed Roof Plan  
0200 B Proposed South Elevation and Sectional Elevation AA  
0201 B Proposed North Elevation and Sectional Elevation BB  
0202 C Proposed East and West Elevations  
0203 B Proposed Sectional Elevation CC  
0300 B Proposed Sections AA, BB, CC & DD  
0400 C Proposed Context Elevations

Reason: For the avoidance of doubt.

**Development Control Committee A – 16 May 2018**  
**Application Nos. 17/06678/M, 17/06679/M, 17/06683/M, 17/06684/M & 17/06812/M**  
**Land Surrounding Dove Lane St Pauls Bristol BS2 9JE**

**CONDITIONS FOR SITE WIDE LANDSCAPING (17/06812/M)**

RECOMMENDED Approve details of Reserved Matters

1. Sample panels before specified elements started

Sample panels of the materials for the public realm works 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.

Reason: In order that the external appearance of the building is satisfactory.

2. Highway to be adopted

No development shall take place until construction details of the new road network shown in drawing no. 1101-P Rev 3 Landscape General Arrangement Plan, to achieve an adoptable standard have been submitted to and been approved in writing by the Local Planning Authority. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans.

Reason: To ensure the road network is constructed to a satisfactory standard for use by the public and are completed prior to occupation.

3. Implementation of hard landscape works - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the landscaping proposals hereby approved have been carried out in accordance with the approved plans, unless a revised programme is agreed in writing with the Local Planning Authority.

4. 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.

1101-P Rev 3 Landscape General Arrangement Plan  
1102-P Rev 2 Landscape Masterplan  
RP-L-01 Rev 1 Landscape and Public Realm Strategy (March 2018)

Reason: For the avoidance of doubt.

## Supporting Documents

### **2. Plot B, Plot C, Plot D, Plot E Dove Lane/Wilson Street**

1. Character areas
2. Outline parameters sheet
3. Site wide landscape plan
4. Plot B
5. Plot C
6. Plot D
7. Plot E

## 2.2 Context Character

### Site Surroundings

The site had most recently been occupied with derelict industrial buildings which have now all been demolished. Some industrial buildings of a low grade still remain along the periphery of the site adjacent to Newfoundland Way. The Plot B site is within close proximity to the Grade 2 listed Old School House and Wilson Street terrace, also Grade 2 Listed as well as the Portland and Brunswick Square conservation area.

### Character Area Study

Condition 59 of the outline planning application states that all reserve matters applications for all plots are to show how the proposals have been informed by the approved Dove Lane Character Area Study (for more detail refer to section 8.8 ). The study illustrates that the boundaries of 3 separate character areas run through the site, including the character areas of Portland and Brunswick Square, St Paul's and Newfoundland Way.

"The Portland & Brunswick Square conservation area forms one character area; adjoining this is a character area that is defined as the Newfoundland Way character area which encompasses the commercial gateway into Bristol and is extended to Cabot Circus and by it's nature overlaps in part with the Portland & Brunswick Square character area. The third area identified is predominantly residential use and identified for the purposes of this study as the St Paul's character area."

(Extract from The Dove Lane Character Area Study, 2014, Rev 5)

As shown in the adjacent Site Context Plan the Plot B site lies within the predominantly residential St Paul's Character Area as defined by the aforementioned study. However, due to the close proximity and high visibility of the site to the other 2 character areas defined in the study the formation of the site's own distinct identity could be informed as much by its boundaries as it is by its centre. The sites character is more akin to a diverse blend as a result of the juxtaposition of the historic with the industrial urban fabric.

Key

- |  |                                    |                  |
|--|------------------------------------|------------------|
| Newfoundland Way Character Area                                  | Existing landscaped area           | Location House   |
| Portland and Brunswick Square Character Area / Conservation Area | Approved Outline Planning Boundary | Hammonds Yard    |
| St Pauls Character Area  | Wilson Street terrace              | Dove Lane Plot A |
| Existing Buildings   | The Old School House               | Dove Lane Plot C |
| Grade 2 listed building  | The Old Chapel                     | Dove Lane Plot D |
|  | Potters House                      | Dove Lane Plot E |

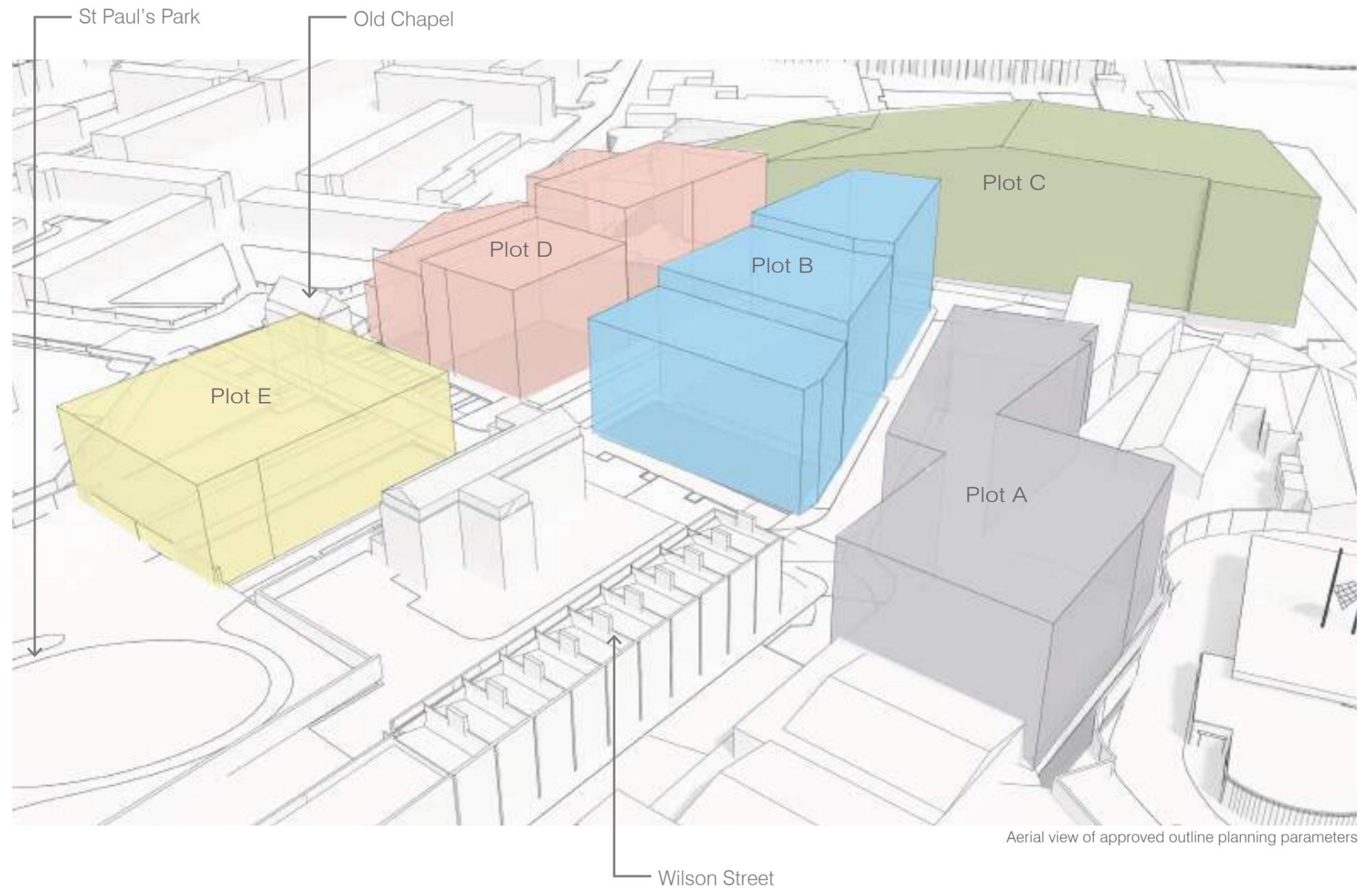


Site Context Plan - Permitted Masterplan Layout

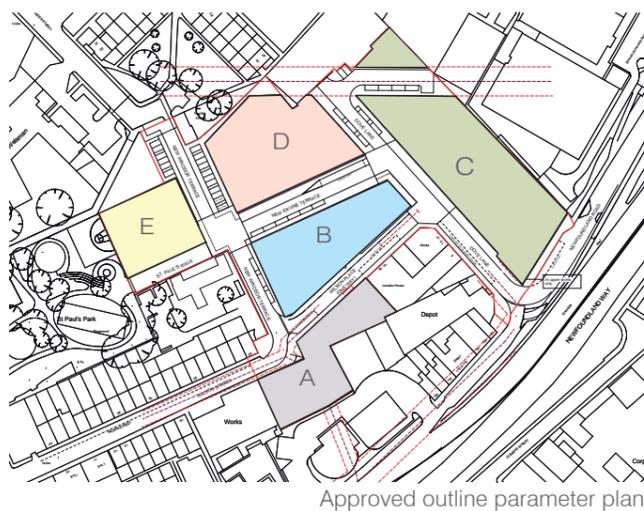
## 1.5 Background

Outline Planning Permission was approved for the Dove Lane site on 25 January 2012 with a minor variation approved on 9 September 2014. The Reserved Matters applications for Plots B, C, D and E are intended to be submitted in unison, which will ensure a coherent understanding of how each individual plot has been designed to integrate into the overall vision.

Places for People working alongside a team of consultants have developed a detailed proposal for Plot B that has been designed to augment the overriding vision set out in the outline planning application. Bristol City Council and the wider St Paul's community have been involved as key stakeholders in the emerging proposals through a Pre-application report submitted in September 2017 and following this a public consultation event held in Oct 2017.



Aerial view of approved outline planning parameters



Approved outline parameter plan



GENERAL NOTES  
 1. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.  
 2. ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS.  
 3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.  
 4. ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERRED TO THE CA IMMEDIATELY.  
 5. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.  
 6. ALL LEVELS IN METRES.  
 7. DO NOT SCALE OFF THIS DRAWING.  
 8. EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.  
 9. THE CONTENT OF THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LATEST PROJECT COMB REGISTER.

- LEGEND
- Boundaries
- Outline Planning Permission Boundary
  - Reserve Matters Application Boundary
- (00.00) Existing Levels
- +00.000 Proposed Building finish floor levels by plot architect
- + FFL 00.000 Proposed levels by PBA
1. Short stay on street parking.
  2. St Pauls Park
  3. Neighbourhood Plaza
  4. Office Courtyard (Plot C)
  5. Shrub planting to streetscape
  6. Shared space
  7. Private mews street
  8. Contra flow cycle lane.
  9. Amenity garden
  10. Gateway entrance materiality to Plot A
  11. Wildlife Garden (Plot D)
  12. On street parking
  13. Gateway courtyards into Plot D
  14. Car club parking
  15. Communal Garden (Plot C)
  16. Private gardens to Terrace end units
  17. Podium garden (Plot B)
  18. Roof Terrace (Plot B)
  19. Roof Terrace (Plot B)
  20. Roof Terrace (Plot C)

AMENDMENTS SINCE RMA ISSUE

- a. LOCATION OF TREES ADJUSTED AND BOUNDARY TREATMENT TO PLOT D
- b. LOCATION OF PEDESTRIAN CROSSING POINT ADJUSTED
- c. DROP KERB VEHICLE ACCESS TO PLOTS
- d. 2 NOS OF PROPOSED TREES REMOVED FROM PODIUM GARDEN OF PLOT B
- e. ROOF GARDEN LAYOUT REVISED
- f. LAYOUT OF NEIGHBOURHOOD PLAZA TO PLOT C REVISED
- g. PLANTER LAYOUT EXTENT REVISED AND 3 NOS. OF STREET TREES ADDED
- h. OFFICE COURTYARD LAYOUT REVISED
- i. STEPS ADDED TO PLOT C ENTRANCE
- j. PLOT D WILDLIFE GARDEN LAYOUT REVISED
- k. REMOVAL OF TWO PUBLIC SEATINGS
- l. BOUNDARY TREATMENT TO PLOT E

DRAWING NOTES

1. ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN AND ACCESS STATEMENT DOCUMENTS
3. THE LEVELS SHOWN ON THIS DRAWING HAVE BEEN SET BY CIVILS AND INFRASTRUCTURE ENGINEER (PETER BRETT ASSOCIATES). PLOT LEVELS HAVE BEEN SET BY RESPECTIVE PLOT ARCHITECTS. ALL LEVELS ARE SUBJECT TO ON-GOING DESIGN COORDINATION IN THE FOLLOWING WORK STAGES.

Date	Description	Drawn	Checked	Approved
03/04/2018	FOR PLANNING	LW	OM	OM
02/08/2018	FOR PLANNING	LW	OM	OM
01/06/2017	FOR PLANNING	LW	OM	OM
00/04/2017	FOR PLANNING	LW	OM	OM

**grant associates**  
 Landscape Architecture, Urban Design, Creative Ecology  
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 T: +44 (0) 1225 331664, F: +44 (0) 1225 420803  
 E: info@grant-associates.co.uk

CLIENT  
**PLACES FOR PEOPLE**

PROJECT  
**DOVE LANE, ST. PAULS PUBLIC REALM**

TITLE  
**LANDSCAPE PLAN SITEWIDE MASTERPLAN**

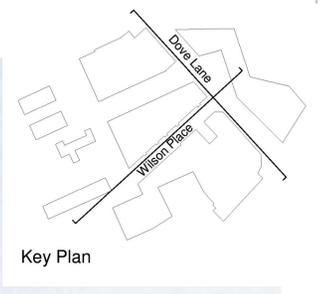
Scale	Date	Drawn	Checked	Approved
1:250 @ A0	04/12/2017	LW	OM	OM

FOR PLANNING

Drawing Number: **DOV496-GR-X-00-DR-L-1102-P**

Rev: **03**





**Wilson Place Elevation**  
1 : 200



**Dove Lane Elevation**  
1 : 200

Rev	Date	Int	Notes	Chkd
A	08.03.18	PW	Revised drawing for Planning Submission amended	JF

Lead Designers

**AWW** inspired environments

London - 7 Birch Lane, London, EC2V 9EW  
 Bristol - Rivergate House, Bristol, BS1 6LS  
 Plymouth - 1st/2nd Quay House, Plymouth, PL4 0JN  
 RIBA Chartered Practice  
 020 7160 6000  
 01792 261292  
 www.aww-uk.com

PLOT C

**simpsonhaugh**

5 - 8 Roberts Place, London, EC1R 0BB  
 020 7549 4000  
 www.simpsonhaugh.com

PLOT D + E

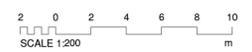
**TDO**

80 Great Suffolk Street, London, SE1 0DE  
 020 7029 8787  
 www.tdoarchitecture.com

LANDSCAPE DESIGN

**grant associates**

22 Milk Street, Bath, BA1 1UT  
 01225 332664  
 www.grant-associates.com



**Notes**

This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.

Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

Client

**places & people**

80 Cheapside, London, EC2V 6EE  
 020 7429 0400

Project Title

Dove Lane, St Pauls  
 Plot B

FCBS Dwg Ref

Drawing Title

Proposed Context Elevations sheet  
 2 of 2

Scale	Sheet	Drawn	Checked	Date
As indicated	A1	PW	DT	28.11.17

Status	Project No.
Planning	3792

Drawing Reference	Drawing No.	Revision
3792- AWW-PB-ZZ-DR-A	0301	A



01 Elevation AA  
Scale 1:200

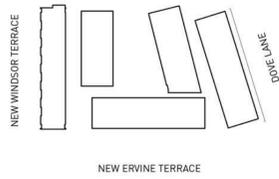


02 Elevation BB  
Scale 1:200



03 Elevation CC  
Scale 1:200

KEY PLAN



KEY

- OUTLINE PLANNING PERMISSION BOUNDARY
- RESERVED MATTERS APPLICATION BOUNDARY
- - - RESERVED MATTERS PARAMETER BOUNDARY
- ① CEMENTACIOUS CLADDING BOARDS
- ② COLOURED METAL BALUSTRADES
- ③ COLOURED METAL CLADDING PANEL
- ④ COLOURED METAL PROFILED FRAMING
- ⑤ BATH STONE CLADDING (OR SIMILAR TO BE AGREED)
- ⑥ DOUBLE GLAZED WINDOWS WITH COLOURED PPC ALUMINIUM FRAMING
- ⑦ LOUVRED METAL DOORS
- ⑧ METAL FENCING
- ⑨ GLAZED SHOPFRONT DOORS
- ⑩ METAL ROLLER SHUTTER DOORS



Rev	Date	Int	Notes	Chkd
-	29.11.17	AJN	Reserved Matters Application Issue	TL
A	16.02.18	AJN	Materials illustrated, carpark doors revised to roller shutter arrangement	TL
B	03.04.18	AJN	Bin store access revised to suit consultee feedback	TL

Lead Designers

**AWW** inspired environments

London - 7 Birchlin Lane, London, EC3V 9BW  
 Bristol - Rivergate House, Bristol, BS1 6LS  
 Plymouth - East Quay House, Plymouth, PL4 0HN

020 7160 8000  
 0117 923 2336  
 01752 281 282

RIBA Chartered Practice  
 www.aww-uk.com

PLOT C

**simpsonhaugh**

5 - 8 Roberts Place, London, EC1R 0BB

020 7549 4000  
 www.simpsonhaugh.com

PLOT D + E

**TDO**

80 Great Suffolk Street, London, SE1 0BE

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 www.tdoarchitecture.com

LANDSCAPE DESIGN

**grant associates**

22 Milk Street, Bath, BA1 1UT

01225 332664  
 www.grants-associates.com

**Notes**

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Client

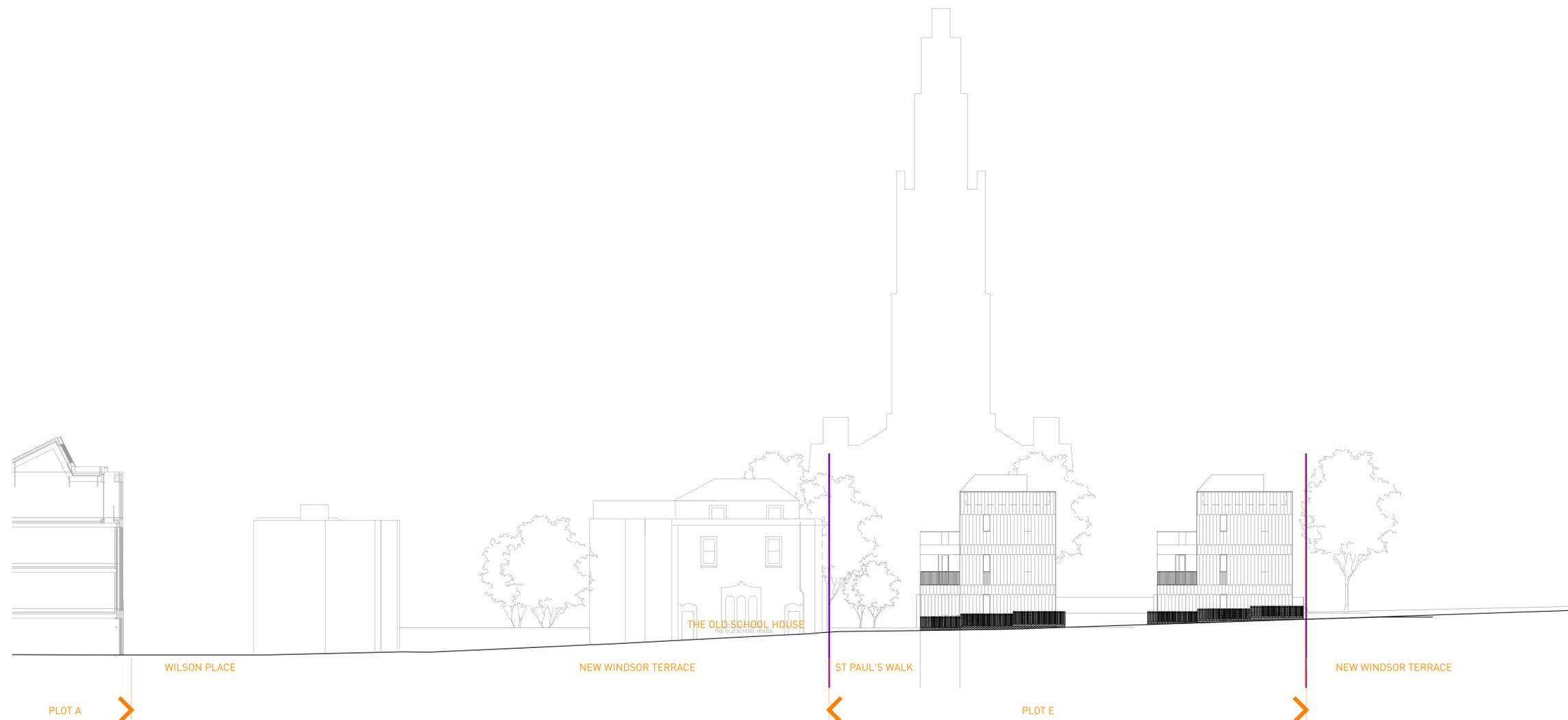
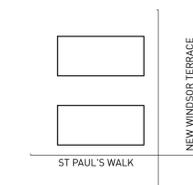
**places for people**

Project Title  
DOVE LANE, ST PAULS  
PLOT D

FCBS Dwg Ref  
Drawing Title  
PROPOSED EAST ELEVATION

Scale	Sheet	Drawn	Checked	Date
1:100	A1	AJN	TL	03.04.18
Status	PLANNING	Project No.	1851	
Drawing No.	TDO-PD-00-DR-A-0201	Revision	B	

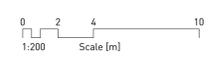
KEY PLAN



PROPOSED STREET ELEVATION NEW WINDSOR TERRACE (WESTSIDE)



PROPOSED STREET ELEVATION ST PAUL'S WALK AND NEW ERVINE TERRACE (NORTHSIDE)



Rev	Date	Int	Notes	Chkd
-	29.11.17	AJN	Reserved Matters Application Issue	TL
A	16.02.18	AJN	Levels revised	TL
B	09.03.18	AJN	Gable fenestration and recesses revised to suit BCC feedback	TL
C	27.04.18	AJN	East boundary to suit BCC comments	TL

**Lead Designers**

**AWW** inspired environments

London - 7 Birchlin Lane, London, EC3V 9EW  
 Bristol - Fillegate House, Bristol, BS1 6LS  
 Plymouth - East Quay House, Plymouth, PL4 4HN

020 7160 6000  
 0117 923 2636  
 01752 261 262

RIBA Chartered Practice  
 www.aww-uk.com

**Plot B**

**simpsonhaugh**

6 - 8 Roberts Place, London, EC1R 0BB

020 7549 4000  
 www.simpsonhaugh.com

**Plot C**

**TDO**

60 Great Suffolk Street, London, SE1 0BE

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 www.tdoarchitecture.com

**Plot D + E**

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**LANDSCAPE DESIGN**

**Notes**

This drawing may be scaled for the purpose of Planning Applications, Land Registry and for larger plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.

Always refer to figured dimensions. All dimensions are to be checked on site. Discrepancies and/or contradictions between this drawing and information given elsewhere must be reported immediately to the office for clarification before proceeding. All drawings are to be read in conjunction with the specification and all works to be carried out in accordance with latest British Standards / Codes of Practice.

**Client**

**places to people**

**Project Title**  
DOVE LANE, ST PAULS  
PLOT E

**FCBS Dwg Ref**  
Drawing Title  
PROPOSED CONTEXT ELEVATIONS

Scale	Sheet	Drawn	Checked	Date
1:200	A1	AJN	TL	27.04.18
<b>Status</b>	<b>PLANNING</b>			<b>Project No.</b> 1851
<b>Drawing No.</b> TDO-PE-00-DR-A-0400				<b>Revision</b> C