

**BRISTOL CITY COUNCIL
PUBLIC SAFETY AND PROTECTION COMMITTEE
27 November 2018**

Report to consider applications for the Grant of Street Trading Consent(s) at a number of locations within the Bristol City Council administrative area.

Applicants: Bristol City Council

Report of the Service Manager – Regulatory Services

Purpose of Report

1. To consider applications for the grant of a Street Trading Consent in principle at the following locations:
 - a. Near The Cottage Inn, Baltic Wharf Footpaths

Background

2. This application is made by the Bristol City Council Parks and Markets Teams.
3. The Parks and Markets Teams are responsible for managing land on behalf of the authority. These are premium locations whereby it is anticipated market value can be achieved by way of a concession process. This will be achieved via a tender process, whereby applicants bid for the site. These bids are assessed against specific criteria for each site, to ensure the successful applicant has a suitable offer for the relevant site.
4. The successful applicant for each site would be subject to a contract with the relevant team, issued for up to three years.
5. This location falls within the street trading policy as consent streets for the purpose of street trading legislation. Any street trading at that location other than under a street trading consent issued by the Council would constitute a criminal offence.
6. In order to streamline the process for the successful applicant, the Parks and Markets Teams have submitted “in principle”, or provisional, applications for the identified sites to the Licensing Team, in order to establish whether the sites may be suitable for

a concession site, and whether there are any issues with them. Therefore these concession sites are treated in exactly the same way as any other street trading application, which has the advantage of enabling other teams within the council and relevant persons to be consulted as to their suitability, or raise other concerns they may have.

7. If granted this site would be put out to tender, and the successful applicant would be required to submit a fresh application for street trading. The licensing manager may then dispense with the need for a full consultation if appropriate. The applicant would still be required to demonstrate that they were a suitable person to hold a street trading consent, and complete the other steps such as demonstrating the appropriate food hygiene level, and provision of a basic disclosure.
8. Details of the application is shown in the Appendix A along with a location map.

Consultation

9. The Council's policy states that normally consultation will take place with the following interested parties:-
 - a. Local Residents
 - b. Local businesses
 - c. Bristol City Council – Highways officer
 - d. Bristol City Council – Planning Team
 - e. Bristol City Council – Food Safety Team
 - f. Bristol City Council – Pollution Control Team
 - g. Bristol City Council – Councillor
 - h. Avon and Somerset Police

The application is also advertised on the Council's website, and the applicant is required to place a notice of the application at the site for 21 days.

Standard consultation was undertaken in respect of all applications.

Consultation Responses

10. A number of responses were received which are attached at Appendix B

Officer Considerations

11. If the sub-committee were minded to grant this application officers would recommend a number of conditions be attached in addition to the standard conditions normally attached:

- The consent holder shall not be permitted to use either a diesel or petrol generator. The unit may be powered by an alternative energy source, however it must be of a 'silent running' nature.
- The consent holder will not be permitted to trade on occasions when other events, or festivals take place at the site, or which encompass the site, without the explicit written permission of the event or festival organiser.

12. Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982 deals with street trading consents. Subject to certain exemptions that do not apply to this application, Paragraph 7 enables the council to grant a licence if they think fit. The council may attach such conditions as they consider necessary, which may include among other things conditions to prevent obstruction of the street or danger to persons using it, nuisance or annoyance etc. Consent may include permission for its holder to trade in a consent street from to trade from a stationery van, car, barrow or other vehicle, or from a portable stall. Unless such permission is included the act prohibits a consent holder trading from a van or other vehicle or from a stall, barrow or cart.

- a. If such a permission is included then the council may include conditions
 - as to where the holder of the street trading consent may trade by virtue of the permission; and
 - as to the times between which or periods for which he may so trade.

13. Representatives from the Parks and Markets Teams will be in attendance to answer any questions or provide further detail where required.

RECOMMENDED The committee is asked to determine the applications.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985
Background papers

Contact Officer: Ms A Holman, Senior Licensing Officer

Ext: Telephone 01173 574 900

Appendices:

Appendix A Details of application and location map

Appendix B Representations

RP1

We are writing to you because we are deeply distressed to hear of the proposal for an ice cream van on the harbourside walkway alongside Baltic Wharf.

We are residents in xxxxxxxx and our property faces out onto the floating harbour. We have lived here for two years and very much enjoy the quieter aspect of this part of the harbourside. We derive a great deal of pleasure from sitting outside and enjoying the peace and tranquillity, whilst watching the various activities such as sailing and the numerous ducks, swans and cormorants which are resident here too.

We feel that an ice cream van in this area of the floating harbour would be wholly inappropriate and would destroy the character of this neighbourhood, including everything we hold precious in our quality of life here. This proposal would be a massive invasion of privacy with people congregating outside our windows, as well as the additional noise, litter and an increase in vermin such as seagulls and rats

There are already ice cream vans at Cargo, Princes Street Bridge, College Green, Central Quay, Millenium Square and a number of other shops such as McColls and Spa to name but a few.

There must be more appropriate sites for an ice cream van that would not have a negative impact on residential properties. We implore you to please turn down this application without any hesitation and to seek out an alternative venue, if indeed there is actually a need?

RP2

No thanks don't want it – there's enough litter around here – if people want a Ice Cream they can visit shop in Cumberland Road.

RP3

I understand that a licence has been applied for an ice cream van to be permitted to trade outside Baltic Wharf from the hours of 7.00am - 8.00pm, everyday throughout the year.

I object to this on the following grounds:

The length of time permitted is too long. If permitted it should be for afternoons only and during school holidays. There is a school nearby and its not fair on pupils or their parents to have such temptation close by. We have a severe obesity problem in this country and this would not benefit the health of the local children.

The nuisance a van may cause to those living nearby. Noise - not only the repetitive jingles, the constant running engine (for the freezers) adding to the pollution levels but also the additional litter. This in turn will encourage seagulls and vermin.

A permanent ice cream van may have a detrimental effect on the local shop.

RP4

I am a resident at Baltic Wharf and would like to object strongly on the following grounds:

1, There will be an inevitable increase in littering (the council is already unable to cope with the existing problem and increasingly relying on sporadic volunteering

groups in this area).

2, Increase in vehicle pollution within an area that the council is attempting to reduce the pollution (or is this van all electric?)

3. There is already a major problem with gulls eating food left outside the Cottage Inn (or, in fact still in the process of being consumed by customers) - dropped ice creams and wrappers will add to this.

4, There is an all day cafe in the Underfall Yard nearby and a shop within two minutes walk at the estate entrance, both of which can provide ice cream and other cold refreshments in abundance thus making an additional outlet unnecessary.

This is a residential area within a Bristol Council Conservation Zone which should not be blighted by permanent street trading despite the temptation to obtain income from the licensee.

RP5

We wish to object to the proposal for the pitch for an ice cream van in Baltic Wharf. The area is already well served with ice cream....the cafe at Underfall Yard (Pickles), by the SS Great Britain and Wapping Wharf also.

To be permitted to trade from 07.00 to 20.00 could be disruptive to local residents - also surely the van's engine will have to be run to keep the ice cream from melting. As Bristol keeps saying it is a green city this seems to contravene this idea and will add to the pollution in an already polluted city. Children use the water for watersports....fumes from the van will affect everyone. Cannot see why Bristol City Council will allow this in an area which already is well served with refreshments and at the same time try and bring in congestion charges for drivers to try and limit pollution in the area.

We feel very strongly that this should be rejected.

RP6

I understand that the Street Markets department of Bristol City Council have applied to the Licensing department for permission to site an ice cream van on the harbourside walkway alongside Baltic Wharf. I understand that, if successful, this would enable an ice cream van to trade from 0700 until 2000 every day of the year.

I am writing to express my strong objection to this. Ice creams can already be bought from Pickles in Underfall Yard, or from the cafe, and its extension, by the Great Britain. Surely there is no need for yet another place to buy them. And from 7 o'clock in the morning! There will be noise from the generator/motor, litter (there are already insufficient bins).

RP7

Re your proposal to site an ice cream van adjacent to Baltic Wharf I am writing, as the owner of xxxxxxxx immediately facing the waterside to voice my objection. This is the one residential area between Underfall Yard and the SS Great Britain and there are numerous points on that whole stretch of the waterside for a van to be sited, the least appropriate and most disruptive being adjacent to Baltic Wharf flats and houses. This seems to be an extraordinarily ill- conceived proposal and I would respectfully request that you reconsider this proposal and instead opt for the much more appropriate sites at Underfall Yard or by the marina.

RP8

The Street Markets department within Bristol City Council have applied to the Licensing department within Bristol City Council for permission to site an ice cream

van on the harbourside walkway alongside Baltic Wharf. If the application is successful, the pitch will then be rented by the Council to the highest bidder and the van will be permitted to trade from 07:00 until 20:00 every day of the year.

I feel that the time scale is too long, why start so early for an ice cream van unless it also intends to sell bacon rolls or breakfasts. I assume that they will have the responsibility for cleaning any litter dropped locally every day as part of their contract as that is a no-brainer. The other issue is of course that ice cream vans leave their engines running to power the freezer. I would suggest a more appropriate time scale to be 10:00 - 20:00 and of course not to be allowed to play their extremely irritating music. The local residents at Baltic Wharf should be listened to also

RP9

I wish to object to the proposed plan to site an ice-cream van, or indeed any other food sales van, on the walkway at Baltic Wharf.

The increased litter, pests including urban foxes, seagulls and pigeons, and other anti-social effects are already demonstrated during waterside events such as dragon-boat racing and rowing boat races on existing permitted dates. The revenues from such a site would be outweighed by the cost of cleaning and repairs for the damage caused by increased bird and animal activity in the close and surrounding areas.

The addition of an all-year-round sales site for any sort of food or other sales van is an unwarranted intrusion in a densely populated residential area.

I trust that all objections to the proposed site will meet with full consideration.

RP10

Can you please inform me of the propose site for the van, i wouldnt have thought ice cream and cold drinks would be popular at 0700hrs especially in the winter months. Why not re open the van which was in the marina area prior to the revamp of the toilet block. Also their is a cafe and two public houses within 150 metres and a shop on Cumberland road selling drinks both hot and cold together with all manner of snacks.I await your comments.

RP11

I wish to object to the council's proposal to site an ice cream van pitch on Baltic Wharf.

My grounds for objecting are as follows:

- 1 The noise and disturbance of the proposed van, and customers, so close to residential flats.
- 2 The likelihood of litter and pollution emanating from the sale of ice creams.
- 3 The likelihood that Seagulls will be encouraged into the area as they seek to feed on discarded waste.
- 4 The spoiling of the peaceful and picturesque atmosphere of Baltic Wharf.

I believe this will impact on the quality of life of myself and other residents of Baltic Wharf.

RP12

I wish to protest about the proposed siting of the above-mentioned.

I am aware of the Council's need for additional funds but this statued section of the Harbourside has been designed to represent the historic and artistic heritage of the area. A garish ice-cream van, possibly sited by one of these statues (exact

position not stated) would do nothing but detract from one of Bristol's most iconic sites.

There already exist many places where refreshments can be bought, including soft drinks and ice-cream, and the inevitable litter plus the exhaust fumes from a constantly running engine would certainly affect the homes in this residential area. I also note the way in which this application was displayed. One notice wrapped around a post and missed by all but one sharp-eyed resident. Hardly a way to disseminate information.

I hope that in the interests of preserving the character of this area you will reject this purely commercial and totally unnecessary proposal.

RP13

Our management company has advised the following and to write to you if any comments or objections. Please see my comments and objections below:

The Street Markets department within Bristol City Council have applied to the Licensing department within Bristol City Council for permission to site an ice cream van on the harbourside walkway alongside Baltic Wharf. If the application is successful, the pitch will then be rented by the Council to the highest bidder and the van will be permitted to trade from 07:00 until 20:00 every day of the year. The corner of the path where it faces onto the colourful housing of Cliftonwood is a very popular tourist and photo opportunity point and should not be blocked as a result.

This is a residential area and ice cream vans make noise. The licence should not be granted before 9am. A 7am start for an ice cream van is inappropriate. Furthermore, if parked outside any residential part of Baltic wharf this would cause noise from the van and customers and may impact their quality of life and also impact a sale or lease price. I am a resident.

There is a perfectly good spot where the grills to fill van used to be with space for benches, this is located by the old public toilets near the banksy girl with a pearl ear ring. Why would this not be a preferred place as a non residential areas and on the same round the harbour walk.

There is also a good pitch by the cottage pub, a non residential spot.

There is a good pitch near the city of bristol rowing club, again non residential.

RP14

Being a resident at Baltic Wharf, can I please state my disagreement with the proposal for siting an ice cream van at Baltic Wharf. If we don't get enough rubbish left by passers by, let alone having Ice lolly wrappers etc left behind and to continuously have an ice cream van parked in front of such a beautiful view of the harbourside would spoil the effect. If they want to provide an Ice cream van then it should go into the industrial section Where David Abels Used to be located.

RP15

I have a flat at Baltic Wharf and write to strongly object to the prospect of an ice cream van trading from the dock side walk adjacent the Baltic Wharf residential properties.

Surely there's somewhere else a vendor could be located away from peoples homes.

RP16

As residents we have sufficient to put up with - increasing number of road closures, illegal parking, tents and gazebos blocking windows, inability to open windows in hot weather due to excessive noise, increased litter and dog fouling.

So no, I don't want more wrappers and rubbish stuffed into my hedge or left on the floor. There are sufficient cafes all along the harbourside - 90% of which sell ice creams.

RP17

I have been informed that there is an application to place an ice cream van at Baltic Wharf, and to license it for all year round use.

As the owner of a flat in the development I would regard this as an intrusion into our privacy. The harbour is busy enough anyway, without further attractions creating more noise and bringing more people into what is a residential area.

Do the proposals give exact details about where the council would like to place the van? Clearly most of the harbour-side within the development is immediately outside the windows of the flats, and this would be especially damaging to the privacy and quiet of the residents.

RP18

I would like to place on record my objection to the siting of an ice cream van at Baltic Wharf. I am concerned about the obesity crisis particularly childhood obesity. I therefore do not think this is the most appropriate way for Bristol City council to raise revenue.

RP19

I own xxxxxxxx and in that position wish to object to the above Permission request.

I feel that there is already

- enough noise
- sufficient provision for ice creams and the like

In general no licences should be granted from 7.00 am which is far too early.

RP20

I have noticed an application for permission to site an ice cream van on the harbourside walkway alongside Baltic Wharf.

As a resident living adjacent to the proposed site, I would like to object for a number of reasons :

This will cause a noise problem in an area which is currently relatively quiet. Noise both from customers queuing and potential noise from the stall/van itself.

Potential litter problems.

Potential for queues and crowds around the stall/van which could block the harbourside walkway which already can become congested in peak season.

Other than raising more revenue, I am struggling to find any good reason to have an ice cream van situated in this part of the harbourside.

RP21

I am writing with regards to the Street Markets department of the City Council

having applied to the Council's Licensing department for permission to site an ice cream van on the harbourside walkway alongside Baltic Wharf.

Please may you confirm if, in the event that the license is given, that the van's location will be restricted at all? For instance there are areas of the walkway alongside Baltic Wharf that are situated in between the residential buildings and which offer a wider area for the van's potential customers. I would consider this to be a suitable location for such an enterprise.

On the other hand, if the van is to have unrestricted access and locates itself in front of the residential buildings, I am very concerned as to the impact this will have on Baltic Wharf's residents whose homes are situated overlooking the walkway. For example, has the Council considered the fumes and noise pollution created by an ice cream van's generator? Given the proposed trading hours of 'every day between the hours of 07:00 and 20:00' I would consider this to have a detrimental impact on the quality of health of Baltic Wharf's residents whose property front on to the harbourside walkway.

I expect the Council to give careful consideration to these points and place sensible restrictions on the location of said van, such as restricting it to areas that are not outside the front of Baltic Wharf homes.

RP22

In response to your notice application for a vendors licence for Ice Cream Cold drinks etc dated 21/7/2018. As a resident I am strongly opposed to the granting of this or similar proposals of this nature. The area is already well served with restaurants, bars and coffee shops late shop and pub near by. I feel that further vendors in the area would be in detriment to the residents and spoil the area. I also protest that the notice was not clearly displayed and turned away from the foot path difficult to see not being properly displayed. It would seem an application by stealth with minimal consultation or regard for local inhabitants views. Suggest you site the Ice Cream van on your doorstep or maybe we could interest you in some Sunday Dragon Boat drummers or even close your road 6 times each year.

RP23

I recently noticed a sign suggesting that The Street Markets department within Bristol City Council have applied to the Licensing department within Bristol City Council for permission to site an ice cream van on the Harbourside Walkway alongside Baltic Wharf.

I was very concerned to see this notice and strongly object the following reasons:

- Baltic Wharf is a private estate . This is not in line with your current practices. For example, there is an ice cream van nearer the centre of the docks but this is located just outside the industrial museum and not on a private estate.
- Baltic Wharf is also a conservation area. This has meant that I am unable to hang washing, change windows, paint my house or cut my tree in the absence of rigid planning permission to ensure that the area remains unchanged. This seems to be in direct contradiction with this current planning application which would bring increased noise, litter and damage to the area.
- There is already a mobile site which is used for coffee and breakfasts in the winter. This site is just outside the Dockyard and Force 4 Chandlery offices. It is also out of sight of the main walkway. It would therefore seem to make far more sense to simply switch this operation to ice creams and cold drinks during the summer months.

RP24

We are writing to object to the grant of a concession at Baltic Wharf. We own a property there and are frequently users of the area as we greatly enjoy walking around the docks.

We have the following objections to a concession selling ice creams:-

1 Noise - this is a peaceful area and a diesel engine will be very unwelcome, especially later within the permitted hours

2 Rubbish - we are all aware that if the council makes a condition that there must be adequate provision for bins next to the concession people will in fact wish to disclose of wrappers, coffee cups elsewhere on their walk. There are too few and infrequent bins already

3 Smell - see diesel engine above

4 There are already a great many opportunities to purchase ice creams around the docks, so why do we need another one?

5 Blocking walking routes - either on the main concourse or in one of the routes through the flats. This is a very popular thoroughfare and becomes far more popular during the dragon boat races, harbour festival etc. It is also narrow for instance in comparison with the area between the M Shed and SS Great Britain.

6 Blocking the view of the docks for residents.

It will be entirely out of keeping with the area and we would ask that you please reconsider matters.

RP25

We are writing to object to the grant of a concession at Baltic Wharf. We are residence at a property there and enjoy using the area as we greatly enjoy walking around the docks.

We have the following objections to a concession selling ice creams:-

1 Noise - this is a peaceful area and a diesel engine will be very unwelcome, especially later within the permitted hours.

2 Rubbish - we are all aware that if the council makes a condition that there must be adequate provision for bins next to the concession people will in fact wish to disclose of wrappers, coffee cups elsewhere on their walk. There are too few and infrequent bins already

3 Smell - see diesel engine above

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5 Blocking walking routes - either on the main concourse or in one of the routes through the flats. This is a very popular thoroughfare and becomes far more popular during the dragon boat races, harbour festival etc. It is also narrow for instance in comparison with the area between the M Shed and SS Great Britain.

6 Blocking the view of the docks for residents.

It will be entirely out of keeping with the area and we would ask that you please reconsider matters.

RP26

I would like to express a strong objection to the proposed siting of an ice cream van within the Baltic Wharf estate.

I am a retired resident who has been living close to the waterfront at Baltic Wharf for many years and am concerned about the disruption to my daily life. On previous occasions when an ice cream van has been situated within metres of my flat, the constant noise from the generator has been very disturbing; this has been for one day at a time only during the Dragon Boat Race charity festivals so it has been tolerated but having this every day all year round - or even just for the summer months - would be too much to bear.

If it is important to provide this opportunity along the harbour walk (which I would question, given the number of cafes and pubs already in existence along the route) there is ample space away from major residential accommodation, for example near the Marina - where a burger van used to be until recently - or further along by the Underfall yard.

I ask the licensing authority to consider my strong objection to this proposal as well as my alternative suggestions.

RP27

I have written to my councillor about this – this should not be going ahead. This is my email – we live on Baltic Wharf:

Dear Mark,

Please can you vote against this for us.

It seems to me this is totally inappropriate:

- Bristol Council have a policy of reducing vehicles in the city – e.g. McArthur's Wharf redevelopment with only 40 or so parking spaces and P+RIDE
- Air quality will not be improved with an Ice Cream van running continuously on the harbour side at weekends and other times
- Quality of life for existing residents at Baltic Wharf will be impaired
- Rubbish – where are the wrappers, sticks, cartons, plastics, going to be disposed
- What of McColls on Cumberland Road just 100 yards away

Is enjoyment of the city docks only possible with an ice cream in your hand?

Have we got to the point that we can't walk but a few yards before we need some sort of refreshment? There is the café at the pumping station on Underfall Yard, the Cottage pub on Baltic Wharf, McColls on Cumberland Road, the Orchard pub near McArthur's Wharf, and Brunel's dockside café.

Surely a trading licence can't be that valuable to the City?

RP28

Re Ice cream van.

2 things: there should be a proviso that engine shouldn't run constantly to provide refrigeration - this is unnecessarily polluting. Consider a mains connection or solar panels / wind generator with battery back up.

If chimes are used, they should be restricted to once an hour max.

Wouldn't the Marina carpark be a better choice?

RP29

We are aware that your Markets/Concessions department has applied for a Street Trading Licence to site an ice cream and cold drink sales pitch at Baltic Wharf.

We are strongly opposed to this idea, for the reasons that are set out below:

The western end of the harbour is a tranquil place, forming part of a peaceful walking route around the city docks. It is a conservation area and there are strict controls to maintain the historic dockside environment and ambience. The lack of commercial activity, traffic, signage, bright lights, bars and restaurants is attractive to residents and visitors who do not want to listen to the noise that emanates from the bars and nightclubs at the other end of the harbour.

Vast numbers of people benefit from the physical exercise provided by the 2.5 mile harbourside walking route. The route is already well served by food and drink outlets and there is no need for any more. This proposal is an unwelcome attempt by the City Council itself to exploit a commercial opportunity and monetise public recreation space at the expense of the amenity of nearby residents and the health of its citizens.

The proposal to create a street trading pitch in a location alongside a housing development is unprecedented. No other street trading pitch within the city centre is positioned within such close proximity to residential buildings.

An ice cream van on the public walkway at Baltic Wharf will be a blot on the landscape and a source of yet more litter. The public walkway is regularly litter-picked by our estate management team for the benefit of our residents and users of the walkway, because the City Council are unable to resource this service due to budget cuts.

There has been much discussion about the air quality in Bristol and the need to reduce the amount of air pollution within the city centre. The noise and pollution caused by a constant diesel engine ice cream van should not ever be allowed anywhere.

Bristol City Council should be promoting exercise and not fuelling the obesity crisis, particularly amongst children, which will cost the council far more in the medium-long term than the revenue generated by street trading pitches.

Finally, it is very concerning that this inter-departmental application has been discreetly advertised without any attempt to properly engage with nearby residents. In view of that, we trust that you will now keep us fully informed about this matter.

RP30

There is Not a requirement for an ice-cream van alongside the residential area of Baltic Wharf. You can already buy ice-cream and cold drinks at the corner shop by the entrance to BW estate. You can buy cold drinks and ice creams a short walk in either direction from the estate. The Cottage pub, Pickle are a couple of minutes walk. You can buy them at the SS Great Britain cafe in the other direction. And there is already an ice cream van a little further along at the M Shed. This quiet

residential area is becoming busier and busier and does not need a noisy ice-cream van's engine running all day long on sunny days.

The council should not be considering this idea as it is an environmentally friendly, inconsiderate to residents, and another unhealthy food option/magnet for children which the council should not be encouraging.

RP31

Having owned a property in Baltic Wharf for over thirty years, we wish to object to the above application relating to an ice cream van, for the following reasons: Baltic Wharf is in a Conversation Area. It represents a unique environment of nature through its gardens and pollution free fresh air next to the harbourside and marina.

It is enjoyed as a recreational area by residents and visitors. Bristol City Council would do a severe disservice to Baltic Wharf by introducing a commercial activity into this tranquil atmosphere.

RP32

I object to the proposal for a Street Trading Licence at Baltic Wharf

It would seem to me that the City Council is not playing its part in protecting the health of children

by the intention to site an ice cream van within an area where children and young adults engage in sporting activities.

This is not helping the focus on reducing sugar intake and the drive to tackle the high rate of childhood obesity.

RP33

I have just become aware of this proposal which I object to in the strongest possible terms.

The extra noise, litter, inconvenience to local residents, pollution and the effect on local businesses should mean that this is rejected outright.

How you can possibly consider allowing an ice cream van to operate there from 07:00 - 20:00, every day with a Diesel engine running continuously is beyond me. Your own council is considering congestion charges and the restriction of diesel powered vehicles in the Spike Island area.

It will be intolerable for local residents and I'm pretty sure must be in breach of health guidelines. There is already a pub selling refreshments; cafe at Underfall Yard and ice cream available at the SS Great Britain.

Please show some constraint; not every square inch of space needs to be developed. Surely people can walk a few hundred yards to satiate their need for ice cream. To blight the lives of local residents and inflict severe diesel pollution on young children in the area is not what the council should be doing, just, presumably, to earn a few dirty pounds of rental income.

Please do not allow this development to happen.