

Eco Impact Checklist

Title of report: Temple Island				
Report author: John Hurlock				
Anticipated date of key decision: 2nd July 2019				
Summary of proposals:				
<p>The proposal is to continue discussions relating to the development of Temple Island for a mixed use scheme, This will involve the provision of funding to support the continued development of proposals and approval to enter in to a Strategic Partnership with a funding and development partner and give in-principle approval to key aspects of the proposed disposal.</p> <p>This assessment considers the anticipated impacts associated with the mixed use development at Temple island. Given the stage of development of the scheme, this review is at a high-level and a more detailed EIA will be developed to accompany a future Cabinet report which will contain more detail relating to the development proposed for Temple Island, at a stage when such information is available.</p>				
Will the proposal impact on...	Yes/No	+ve or -ve	If Yes...	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	-ve	<p>During construction there will be direct emissions from construction vehicles and indirect emissions through energy consumption and staff travel.</p> <p>During operation: indirect emissions from energy consumption and staff travel, visitor travel, generation of waste to landfill.</p>	<p>A Construction Environment Management Plan (CEMP) is expected to be developed for the project, which will take account of all mitigation measures identified within the Environmental Impact Assessment which will be submitted alongside the Temple Island Planning Submission.</p> <p>The Developer will set out commitments to local employment within a Skills and Employment Plan, The Council will encourage the developer to achieve a high BREEAM standard. This will seek to place the development at an equal or higher than comparable schemes of a similar nature. The assessment includes consideration of construction materials used and the energy efficiency of the building.</p>

				<p>The site is well connected to the existing public transport network, located next to Temple Meads train station and close to bus routes – although opportunities to enhance this connectivity do exist.</p> <p>The scheme will be expected to seek to encourage and maximise use of public transport for staff and visitors to the Development.</p> <p>The site is expected to be connected to Bristol heat network and that the developer will work with BCC in order to realise this objective.</p> <p>A Waste Management Scheme will be submitted in accordance with respective planning condition.</p> <p>Any landscaping measures, including tree and low ground level planting may have some positive benefit for air and built-environment quality.</p>
Bristol's resilience to the effects of climate change?	Y	+ve & -ve	<p>The site's main access route is within flood zone 3.</p> <p>The proposal may increase the risk of flooding through increased impermeable surfaces.</p> <p>The proposal will increase mains water and energy consumption.</p>	<p>A full flood risk assessment will be undertaken for the project. Improvements are currently proposed to the A4 slip road to create an emergency vehicular access and service road; in addition to the main access. This access is located to the south of the site outside of the flood zone.</p> <p>The site is located in the city centre, within cycling and walking distance of many residential areas of Bristol. The design is expected to be developed to maximise water efficiency and minimise energy and resource</p>

				<p>consumption.</p> <p>With its city centre location, the Conference Facility could be included in BCC's civil contingency plans and could therefore be used in a severe public crisis situation.</p>
Consumption of non-renewable resources?	Y	-ve	<p>In the short-term, there is potential for the consumption of fossil fuels and other non-renewable materials arising through the use of energy and materials during the construction works.</p> <p>In the long-term, there will be consumption of fossil fuels for heating and power, and also for travel to and from the site.</p>	<p>Sustainability of building materials will be considered in the design and reflected in the BREEAM assessment.</p> <p>Reduction in consumption of non-renewable resources through on-site renewable energy generation.</p>
Production, recycling or disposal of waste	Y	-ve	<p>Waste will arise from construction works.</p> <p>Waste will arise from the normal operation of the site.</p>	<p>A Site Waste Management Plan will be prepared to minimise the level of waste produced and maximise the amount of waste that is recycled and diverted from landfill. The plan will be submitted alongside the CEMP under the respective planning condition</p>
The appearance of the city?	Y	+ve	<p>The site is currently derelict / vacant and inaccessible to the public. The proposal will alter the appearance of the city, creating a new destination and public realm on a prominent gateway site in the city.</p>	<p>A full assessment of the landscape and visual impact of the project will be undertaken as part of the Environmental Impact Assessment submitted alongside the respective planning application.</p>
Pollution to land, water, or air?	Y	+ve	<p>The development is located on a</p>	<p>A thorough Remediation Strategy will need to be</p>

		-ve	<p>brownfield site, previously occupied by a diesel depot. The proposals will help treat residual contamination.</p> <p>Activities such as piling have the potential to disturb and create new pathways for the movement of residual contamination.</p> <p>There is a risk of hazardous materials (e.g. fuels or paints) being accidentally released during construction works.</p> <p>Construction works may generate mud, dust and noise.</p> <p>The site is adjacent to a watercourse.</p> <p>Once operational, the site will be connected to the sewage network.</p> <p>An increase in traffic will potentially impact on air quality within the city.</p>	<p>prepared as part of the development of proposals for the site and agreed with the Environment Agency. Some useful information will exist as a result of the previous proposals for the Arena project – and this will be utilised wherever possible.</p> <p>It is expected that a CEMP will be produced and submitted in accordance with respective planning requirement. The CEMP includes detailed controls and measures for the Control Of Substances Hazardous to Health (COSHH); and for minimising and mitigating the resulting effects of construction activity, such as the generation of mud, dust and noise.</p> <p>During the construction phase the site(s) is expected to be registered to the Considerate Constructors Scheme.</p> <p>Measures for engagement with local community and stakeholders will ensure that any arising issues are quickly identified and dealt with.</p> <p>The site is well connected to the existing public transport network, located next to Temple Meads train station and on multiple bus routes.</p>
Wildlife and habitats?	Y	-ve & +ve	<p>The site is derelict and sparsely vegetated. The on-site vegetation will be cleared prior to construction. It is expected that this will be replaced with new planting as an integral part of any</p>	<p>An ecological survey has been completed for previous proposals, however this will need to be reviewed and updated in line with latest development proposal, as they become available. Retention of habitats and clearance of vegetation will be controlled through respective planning</p>

			<p>redevelopment scheme.</p> <p>Potential for disturbance of protected species: wild birds' nests within and on the site boundaries. No bats were recorded as roosting during the last ecological survey, however there is evidence of foraging activity, which could be impacted by the development.</p>	<p>conditions.</p> <p>Landscape designs will be expected to enhance and preserve existing habitats in accordance with BCAP 22. Scrub corridors along the riverbanks will be retained.</p> <p>Works to structures or vegetation which birds use to nest on or in, will be scheduled in line with the Ecological Calendar.</p> <p>Engagement is expected to take place with the BCC Planning Nature Conservation Officer on ecological enhancement and mitigation measures in any forthcoming design</p>
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Consulted with: Nicola Hares- Environmental Project Manager.

Summary of impacts and Mitigation - to go into the main Cabinet/ Council Report

This proposal will create short term negative impacts from construction, and long term negative impacts from travel to and use of the development. A range of effective mitigation measures are expected to be proposed as part of the scheme development and planning permission process. This will see to address issues relating to construction, energy and travel, and ensure positive impacts will arise from bringing a currently derelict area into the public realm.

The significant impacts of this proposal are:

Short-term increase in environmental impacts are expected through the consumption of fossil fuels and raw materials in constructing the Development and pollution from potential release of residual contamination into the adjacent watercourse. Longer term, there scheme is expected to generate impacts through the on-going consumption of energy for heat and power, generation of waste and travel to the site. An increase in traffic may reduce air quality within the city.

Significant potential exists for mitigating the negative impacts of this proposal, and also for positive effects.

The proposals will also have positive impacts. The currently inaccessible and derelict site will be opened up and a new destination and public realm created on a prominent gateway site into the city. The Development may also have scope to provide an addition to BCC's civil contingency plans and will provide considerable direct local employment opportunities. Landscape design will preserve and enhance existing habitats and tailored

remediation work will reduce contamination and improve the site.

The proposals are also expected to include opportunities for low carbon energy generation via connection to the Bristol heat network and have the scope to contribute towards the City's Carbon Neutral agenda

The proposals include the following measures to mitigate the impacts:

Mitigation measures will be considered throughout the design and planning process and will include a full Environmental Impact Assessment. The planning process will involve thorough consultation with internal BCC teams including transport, planning, contamination, flood risk, economic development and ecology as well as external organisations such as the Environment Agency. This consultation and engagement will be fundamental in shaping the mitigation proposed.

The site is located adjacent to Temple Meads train station and is served by multiple bus routes that link both the north and south of the city. Although scope for improvement of these services exists, this provides for significantly reduced travel impacts, maximising sustainable travel options and reducing reliance on private car use. To further mitigate air pollution and traffic congestion impacts from staff and visitor travel, a Full Travel Plan is anticipated to be developed to support the scheme.

The site is located within walking and cycling distance from numerous residential areas of the city, improving its resilience, making it less vulnerable to disruption from bad weather and accessible via sustainable means of transport from the central, south and northern areas of the city. Staff-travel to the site during construction and operation could be minimised by focusing on opportunities to maximise local employment. This may also offer scope to maximise skills and training opportunities for local residents

To mitigate the potential pollution impacts from residual diesel depot contamination on the site from entering the adjacent watercourse, a comprehensive remediation strategy will be prepared and implemented during the construction phase by the Developer subject to BCC and Environmental Agency satisfaction. During the construction phase, it is expected that the site will be registered to the Considerate Constructors Scheme and a Construction Environment Management Plan (CEMP) produced to control other potential pollution sources such as noise and dust.

Waste generation would be managed and minimised during construction via the CEMP and during operation by a Waste Management Scheme.

To help mitigate impacts from consumption of non-renewable resources, it is expected that the site will be connected to the Bristol heat network, providing resilience to any future resource scarcity and supporting local energy centres, thus contributing towards Bristol's target to become carbon neutral by 2050.

The net effects of the proposals are: Positive: as negative impacts can be mitigated and the proposals provide multiple opportunities for positive impacts.

Checklist completed by:

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Date:	11 th June 2019
Verified by Environmental Performance Team	13 th June 2019 – Nicola Hares – Environmental Project Manager