

WARD: St George West **CONTACT OFFICER:** Lewis Cook
SITE ADDRESS: Brandwells Construction Co Ltd Park House Church Lane St George Bristol BS5 7AG

APPLICATION NO: 19/00503/F Full Planning
DETERMINATION DEADLINE: 21 June 2019
Removal of existing garaging and outbuildings and construct a two storey extension to existing office.

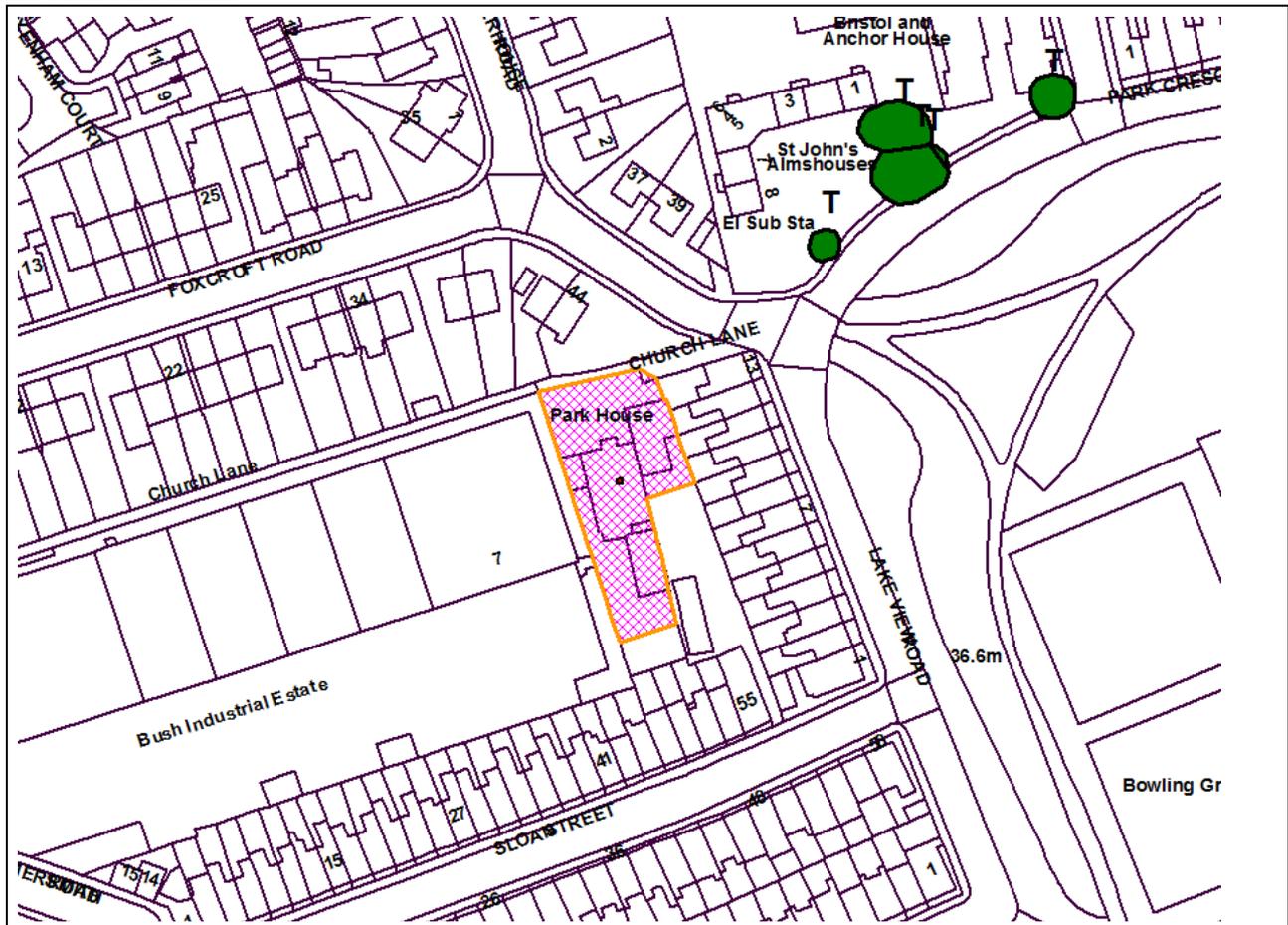
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Childs & Sulzmann Architects
10th Floor Colston Tower
Colston Street
Bristol
BS1 4XE

APPLICANT: Mr John Stafford
Brandwells Construction Co Ltd
Park House
Church Lane
St George
Bristol
BS5 7AG

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

LOCATION PLAN:



Development Control Committee B – 14 August 2019**Application No. 19/00503/F : Brandwells Construction Co Ltd Park House Church Lane St George Bristol BS5 7AG****SITE DESCRIPTION**

The application site currently contains a small office and yard/parking area. It appears that the site originally consisted of a single dwelling, probably Victorian, located in a backland location away from the main street, and the Whitehall Colliery Engine House (which may be earlier). However, it appears that the Engine House may have been substantially rebuilt at some point. In addition to this there are a number of more temporary style structures to the rear of the building, including a pre-fabricated modular building, which is used as a meeting room, and a small row of garages.

The surrounding streets are dominated by terrace housing, largely of a similar appearance to the existing building on the application site, albeit the housing to the north appears to be more recent, and include more of a mix of housing types. The dwellings to the east front on to St. George's Park. To the west of the site is a small industrial estate, accessed from Chalks Road. This appears to be the site of a former factory, and is bounded to the north and the south by residential gardens.

The site is unallocated in the development plan, although it is noted that the neighbouring industrial estate is allocated as Principle Industrial and Warehousing land. It is also noted that the site is partly identified as being at high risk from issues arising from the legacy of coal mining in the area. Finally the access to the site is identified as a Public Right of Way, which continues along the northern boundary of the Bush Industrial Estate.

RELEVANT HISTORY

The change of use of the former engine house site to use as builder's offices was granted permission in 1987.

Following this permission for the provision of temporary office accommodation was granted on the site in 1997.

In 1998 the change of use of the former residential property on the site (known as Park House) to offices was granted planning permission. The provision of a two storey extension on the property was subsequently granted permission in 2002.

In 2004 permission for the enclosure of highway land to be used for car parking was granted permission, and then in 2007 permission was granted for a new boundary wall around the new parking area.

Finally, in 2017, a Certificate of Lawfulness was granted confirming the lawful use of the building as B1 offices.

APPLICATION

The application is for full planning permission to demolish the existing garages and portacabin and replace them with a two storey rear extension. This would represent a 73 sq. m. addition to the existing floorpace. The extension would have a dual pitched roof, with a brick clad ground floor, timber cladding on the first floor and a standing seam metal roof.

Amended plans have been submitted during the course of the application which result in a reduction in height of the proposed extension. In relation to the northern boundary of the site this equates to a reduction in height of around 1.5 metres in comparison with the original submission.

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PRE APPLICATION COMMUNITY INVOLVEMENT

No evidence of pre-application public consultation has been submitted with the application. This is not a validation requirement for an application of this scale and nature.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was advertised by writing to 27 neighbouring properties. It was also re-advertised following the submission of revised plans. As a result of the first round of consultation 11 objections were received, raising the following issues:

Impact on the character of the area (see key issue B)

- * The scale and appearance of the proposal would be out of character with the area;

Impact on residential amenity (see key issue C)

- * The proposal would be overbearing impact on neighbouring properties;
- * The proposal would overshadow neighbouring properties;
- * The proposal would block views from neighbouring properties;
- * The proposal would result in additional overlooking of neighbouring properties;
- * The proposal would conflict with rights to light legislation;
- * The parking provision would be adjacent to the residential boundary, which would cause noise and disturbance and additional pollution;
- * No section has been provided showing the levels of the neighbouring properties;

Highway Impacts (see key issue D)

- * The introduction of commercial traffic is inappropriate in a residential area, and there is inadequate parking provision, leading to a hazard to road users;
- * No details have been provided regarding how construction traffic will access the site;

Other Issues

- * The proposal would devalue neighbouring properties (Officer comment: Impact on property prices is not a material planning issue that can be taken into account in determining a planning application);
- * Previous development has been carried out in breach of the conditions on previous consents, and it appears that the commercial development has been carried out by stealth (Officer comment: There is long standing planning permission for the use of the property as offices, and no enforcement complaints have been recorded against the property since 2003);
- * Concerns are raised about the impact of demolition on neighbouring properties in respect of dust, noise etc (Officer comment: This issue is covered by other legislation, so it not material to the decision on the planning application);
- * No dimensions are shown on the extension, and the extension could be larger than shown on the plan (Officer comment: The plans submitted are scalable, and therefore dimensions can be taken from the plan);

Following the submission of revised plans neighbours of the site were re-consulted. Three additional objections were received as a result, all of which were from properties that had responded to the original consultation. These state that the previous concerns have not been overcome.

In addition, a comment was received from the Planning Solutions Group regarding the original submission, stating that concerns regarding loss of daylight and overbearing need to be addressed by the applicant.

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OTHER COMMENTS

The Coal Authority has commented as follows:-

The Coal Authority concurs with the recommendations (Section 4) of the Coal Mining Risk Assessment (dated 15th March 2019) based on the professional opinions of the commercial arm of the Coal Authority; that coal mining legacy poses a high risk to the proposed development and that intrusive site investigation works are required prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

In order to ensure that sufficient information is provided by the applicant to demonstrate to the LPA that the site is safe and stable for the development proposed you may wish to consider the imposition of planning conditions which cover the issues set out below.

Prior to the commencement of development:

- * The submission of a scheme of intrusive site investigations for the two recorded mine entries (361173-010 and 361173-032) for approval;
- * The undertaking of the scheme of intrusive site investigations,
- * The submission of a report of findings arising from the intrusive site investigations and any remedial works and/or mitigation measures considered necessary for approval;
- * Implementation of the approved remedial works and/or mitigation measures.

The Coal Authority has no objection to the proposed development, subject to the imposition of a planning condition or conditions to secure the above.

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development.

Contaminated Land Environmental Protection has commented as follows:-

Whilst the proposed development is not overly sensitive to contamination there is a relatively high risk of contamination being present, it is situated on the site of a former coal mine and mineshaft as well as the site and surrounding areas being in industrial use since c1950 when the site formed part of Strachen and Henshaw engineering works.

A minimum of a phase 1 desk study looking into contamination must be submitted to the local planning authority and where deemed necessary (or instead of) a phase 2 intrusive investigation shall take place. If any information is already prepared submission prior to determination is encouraged to reduce the burden of pre-commencement conditions.

If not available it is recommended the standard conditions B11, B12, B13 and C1 are applied to any future planning consent.

Flood Risk Manager has commented as follows:-

Refer to standing advice.

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Transport Development Management has commented as follows:-

TDM have assessed this application, and have no concerns over the new proposed layout as the spaces meet the dimensions required.

RELEVANT POLICIES

National Planning Policy Framework – February 2019

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

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

KEY ISSUES

(A) IS THE PROPOSED LAND USE ACCEPTABLE IN PRINCIPLE?

The application relates to an extension of an existing office, which would fall under use class B1(a) of the Use Classes Order. In accordance with the guidance in the NPPF this constitutes a town centre use, which planning policies would normally require to be located within an adopted centre. This is reflected in Core Strategy Policy BCS7, which states that office uses, amongst other uses, will be primarily located within, or where appropriate, adjoining identified centres. As stated above, the application site is not within an identified centre, being around 200 m. away from the St. George Town Centre.

As a result of this, the application needs to be assessed against the requirements of policy DM7 of the Development Management Policies. This states that town centre uses will only be permitted outside the allocated centres where:

1. No centre or edge of centre sites are available;
2. The proposal is small scale and aimed at provide for local needs;
3. In assessing the availability of sites alternative formats for the proposed use have been considered.

In this case the application relates to an extension to a well-established business premises. The applicant has identified a need for the provision of additional floorspace, and this need is evident from visiting the site, given the use of temporary accommodation on site. Therefore, the first test in this case has to be point 3 above, in respect of whether or not either relocating the business to a sequentially preferable location or whether provide different functions on different sites is reasonable and achievable.

The proposal is for a relatively small increase in floorspace, representing just over 10% of the total office floorspace on site. As such, it is not considered reasonable to require consideration of the relocation of the entire business. In relation to whether or not the additional floorspace could be located in a sequentially preferable location, again it is material that the proposed floorspace is only a small proportion of the overall floorspace on the site. The applicant argues that it is in the nature of the activities that are carried out on site personal interaction are important, which would be disrupted by being in more than one location. Given the site is within walking distance of the local centre, which is well served by public transport, it is likely to be counterproductive, in terms of number of movements required, to locate the additional floorspace elsewhere. It is also material that the nature of activities

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proposed would not have a significant positive impact in terms of the viability and vitality of the local centre, if it were to be located within a designated centre.

Therefore, given that the proposal only relates to a relatively small area of additional floorspace, that the proposal is within walking distance of the local centre, and the fact that it would be counterproductive and unreasonable to locate the additional floorspace elsewhere, it is considered that the proposal meet criteria 3 of policy DM7, and as such is acceptable in land use terms.

(B) WOULD THE DEVELOPMENT HAVE A HARMFUL IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA?

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).

It is noted that the application site sits in a transitional area. Whilst the surrounding streets are largely residential in character, immediately to the west of there is a small industrial estates. Therefore, whilst the street frontage has a very strong character, there is certainly the context of industrial sheds in backland locations.

Whilst objections have been received on the basis of the scale of the proposed extension, and it is relatively large, it would still appear as subservient to the existing building. The design of the proposal in respect of roof pitches and fenestration, is in keeping with the host building. It is noted that the proposed materials are not found on the host building, but are regarding as high quality. Given the lack of visibility from the public realm there is considered to scope to use other materials without causing harm to the character and appearance of the area. Therefore, it is considered that the design and appearance of the proposal is acceptable, and will not harm the character of the area.

(C) WOULD THE ENVIRONMENTAL IMPACT OF THE PROPOSED DEVELOPMENT HAVE A HARMFUL IMPACT ON NEIGHBOURING LAND USES?

Policy BCS21 of the Core Strategy, as well as requiring development to demonstrate a high quality design it also requires new development to safeguard the amenities of existing residents.

It is noted that there is a significant level of concern amongst nearby residents regarding the potential level of impact of the proposal on neighbouring land uses, particularly in respect of the overbearing nature of the development, loss of daylight and loss of privacy.

The proposed extension is in a backland location, which is directly backed on to by houses facing Sloan Street and Lake View Road. The rear boundary of the properties facing Sloan Street is around 22 metres from the rear of the proposed extension, with the rear elevations being at least 25 metres away. Given that 21 metres is usually considered a reasonable distance between two storey properties to preserve privacy and outlook, this level of separation is considered acceptable, and would not result in material harm to the amenities of these properties.

With regards to the properties facing Lake View Road, these are closer, with the rear elevations of most being around 16 metres from the proposed extension. However, the 'L' shaped terrace layout of those properties does suggest that the distance to the main habitable rooms is likely to be around 21 metres. In any case, the reduced eaves height and pitched roof will result in limited impact on outlook

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and daylight. Given the orientation of the site, there is likely to be some degree of overshadowing in the late afternoon/evening, but given the separation distance this is likely to be very limited in respect of when this occurs, and as such, would not warrant the refusal of the application. The proposal does include roof windows in the elevation facing Lake View Road, but the cross section shows these as being high level, and as such would offer very limited views out, and no material impact on privacy. As such, the relationship with these properties is considered acceptable.

Whilst it is not considered that the dwellings on the street frontage would be materially harmed by the proposed development, it is noted that no. 55 Sloan Street has a residential annexe to the rear, which shares a boundary with the development site. It is noted that there is no permission for this to be used as a separate unit of accommodation, although having visited the site it is apparent that this annexe provides the level of accommodation that could be used for this purpose. The main outlook for the annexe is to the east, and would be unaffected by the proposed development. The window in the north elevation would have views out onto the proposed extension, but given this serves a room with a further window to the east, it is not considered that any impact in respect of loss of outlook or access to daylight to that window, particularly given the northern orientation, would warrant refusal. Directly to the north of the annexe is a small patio area, and it is apparent from the site visit that this area provides some amenity to the dwelling. The proposed development would have an impact on the visual amenity and daylight at the patio. However, the position of the extension is largely against a treed bank to the north of the neighbouring property, which will largely screen the proposal. A shadowing diagram has been submitted with the application, albeit this relates to the original, larger proposal. This indicates that the proposal would have no impact on daylight for much of the day, albeit that there would be some impact in the early evening between the spring and autumn equinoxes. It is noted that some concern has been raised about the changes in levels between the sites, having visited the site it there is some variance in levels but this is not so significant as to materially change the assessment on level of harm.

An objection has also been received that the proposal would result in additional overlooking of the annexe. As above, the windows on the east elevation are in the roof, and at high level, and so would offer no views out of the adjoining property. The windows in the south elevation would have the potential to have views out over the neighbouring property. However, this would only be at an obscure angle. It appears that the existing windows in the west elevation would offer some views out over the neighbouring property as existing. Notwithstanding this, the view out of the proposed windows would be so restricted as to result in no material impacts on privacy.

Objections have also been received from Foxcroft Road, but given these properties are to the west of the site, and the extension is to the east, it will have no direct impact on these properties in respect of visual amenity, daylight or loss of privacy.

However, it is noted that further objections have been received from the neighbouring properties is that the impact of cars manoeuvring and parking directly adjacent to the boundary would be harmful to amenities. It is reported that the site is currently also accessed by heavy goods vehicles making deliveries. It is noted that the area adjacent to the boundary is used for car parking at present, and there is a robust high boundary wall separating the site. The proposal would result in only two additional parking spaces on the site, and the impact of two additional cars is not considered to warrant the refusal of the application. Similarly, access to HGVs is currently unrestricted, and there is no evidence to suggest that the relatively small increase in floorspace proposed would result in a material increase in respect of HGV movements.

To conclude on this issue, it is considered that in general the proposal will have no material impact on the amenities of neighbouring properties. However, the proposal would result in some overshadowing of the small patio area serving the annexe to no. 55 Sloan Street. Whilst this patio does appear to have some amenity value to the property, given the impact on the property as a whole is relatively

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minor, it is not considered that an objection to the proposal can be sustained on these grounds.

(D) **WOULD THE PROPOSED DEVELOPMENT SATISFACTORILY ADDRESS TRANSPORT AND MOVEMENT ISSUES?**

Development Plan policies are designed to promote schemes that reflect the list of transport user priorities outlined in the Joint Local Transport Plan, which includes pedestrian as the highest priority and private cars as the lowest (BCS10). In addition, policy DM23 requires development to provide safe and adequate access to new developments.

Concerns have been raised by neighbours of the site that the extension would result in additional traffic and parking such that there would be a harmful impact on amenities and road safety. As stated above, it is considered that the proposal is within walking distance of the nearest local centre, however given the nature of the operation it is likely that most people would access the site by private car. The proposal would result in an increase in floorspace of around 70sqm. The current parking requirements in the local plan require a maximum of 1 parking space per 50sqm. Plans have been submitted with the application which indicate that 15 parking spaces could be provided on site (which is two additional spaces from the existing provision). This represents a marginal oversupply against the policy requirements. Given the proposal is for a relatively small increase in floorspace (around 10% of the total proposed floorspace), it is not considered that this would result in a material increase in traffic movements. As such, it is considered that the site and the surrounding network can absorb the impacts of the proposed additional floorspace, and as such the proposal is acceptable in this regard.

It is noted that concerns have been raised that construction traffic associated with the proposal would result in unacceptable environmental impacts. As this is covered by other legislation it is not considered that an objection to the planning application is warranted on these grounds.

(E) **WILL THE PROPOSED DEVELOPMENT MAKE AN ADEQUATE CONTRIBUTION TO THE SUSTAINABILITY AND CLIMATE CHANGE GOALS OF ADOPTED PLANNING POLICIES?**

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. The policies are also supported by a practice note, which explains what is expected depending on the nature of development, and explains that a sustainability statement would not be required for an extension of a commercial property which increases the floorspace by less than 10%.

In this case the proposed floorspace would exceed the additional 10% figure, but only marginally so. As the proposal relates to an extension to the existing building, and there is limited scope to redesign it to improve the environmental performance, and given the fact that the proposal only marginally exceeds the floorspace limit, it has been agreed with the applicant that a sustainability statement will be secured by condition. Subject to such a condition Officers are satisfied that the development could accord with requirements of the policy, as far as possible given the constraints of the site, and it is not considered an objection on these grounds could be justified.

(H) **OTHER ISSUES**

It is noted that the site is located within an area that is identified as having a high risk from the legacy of coal mining. The application was accompanied by a Coal Mining Risk Assessment, which recommends intrusive investigations are carried out prior to development. Given the constraints of the site it is unlikely that the proposed development could be significantly redesigned, in order to avoid the location of these legacy issues. As such, the Coal Authority are satisfied that the required intrusive

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investigation can be secured by condition, to require the submission of a remediation strategy. Therefore, there are no objections to the development on these grounds.

CONCLUSION

The application relates to an extension to an existing office, which is located adjacent to existing residential development. Given the site is not within a designated centre it is not a preferred location for office development. However, Officers are satisfied that the additional floorspace could not be reasonably provided in a sequentially preferable location. The proposal would not result in any harm to the character to the area and there are no highway objections to the proposal. It is noted that there are a number of objections from local residents on amenity grounds. However, it is considered that there would be no material harm to the amenities of most of the existing dwellings. The only impact would be in respect of a small patio used in relation to a residential annex serving one of the properties, and given the level of impact it is not considered that the application warrants refusal on this basis. Therefore, it is considered that the proposal would accord with the relevant policies, and is thus recommended for approval.

RECOMMENDED GRANT subject to condition(s)**Time limit for commencement of development**

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre commencement condition(s)

2. Land affected by contamination - Site Characterisation

No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, and has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- * human health,
- * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

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(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

3. Land affected by contamination - Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. Land affected by contamination - Implementation of Approved Remediation Scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Submission of samples before specified elements started

Samples of the External wall and roof materials shall be submitted to and be 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 samples before the building is occupied.

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

6. Intrusive Ground Investigations

Prior to the commencement of development (excluding demolition) a report shall be submitted to, and approved by, the Local Planning authority, to provide a scheme of intrusive site investigations for the two recorded mine entries (361173-010 and 361173-032); designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity. The site investigations shall then be carried out in accordance with the approved scheme.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

7. Ground Investigations - Remediation

Prior to the commencement of development (excluding demolition) the results of the site investigation required by condition 6 shall be submitted to, and approved in writing, by the Local Planning Authority. The report must also include any remedial works and/or mitigation measures considered necessary for approval, including a layout plan which illustrates the exact location of the mine entry (if found present within the site) and the calculated zone of influence.

The development hereby approved shall be carried out only in accordance with the approved scheme of remediation/mitigation, and any recommendations contained within this.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

8. Sustainability

Prior to construction, the development hereby approved a sustainability statement and energy strategy demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development, and detailing the predicted reduction in carbon dioxide emissions beyond residual emissions through renewable technologies shall be submitted to, and approved in writing by the Local Planning Authority. The report shall include details of the design of any renewable technology plant or equipment, details of any resultant noise impacts, as well as location on the building.

The development shall be constructed in full accordance with the sustainability statement prior to occupation, and shall thereafter be maintained.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14

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(sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings),

Pre occupation condition(s)**9. Land affected by contamination - Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 2 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 3, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 4.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. Completion and Maintenance of Car/Vehicle Parking - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) 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. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

11. Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties (where external lighting is proposed) has been submitted to and been approved in writing by the Local Planning Authority.

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

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Post occupation management

12. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

List of approved plans

13. 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.

18/517/001 B Existing Site plan, received 19 June 2019
18/517/003 C Existing Site plan, received 19 June 2019
010 REV A Existing ground floor plan, received 26 March 2019
011 REV A Existing first floor plan, received 26 March 2019
012 REV A Existing roof plan, received 26 March 2019
014 REV B Proposed ground floor plan, received 5 June 2019
015 REV B Proposed first floor plan, received 5 June 2019
016 REV B Proposed roof plan, received 5 June 2019
019 REV A Existing ground floor demolition, received 26 March 2019
013 REV A Existing elevations, received 26 March 2019
017 REV B Proposed elevations, received 5 June 2019
18/517/023 Rev B East sections & stairs, received 5 June 2019

Reason: For the avoidance of doubt.

Supporting Documents

1. Brandwells Construction Co Ltd, Park House, Church Lane, BS5 7AG.

1. Proposed Block Plan
2. Proposed Ground Floor
3. Proposed First Floor
4. Proposed Roof Plan
5. Proposed Elevations
6. East Sections & Stairs

ST JOHN'S
ALMSHOUSES

LAKE VIEW ROAD

FOXCROFT ROAD

Brandwells
Construction
Co Ltd

Bush Industrial
Estate

SLOAN STREET

FOXCROFT ROAD

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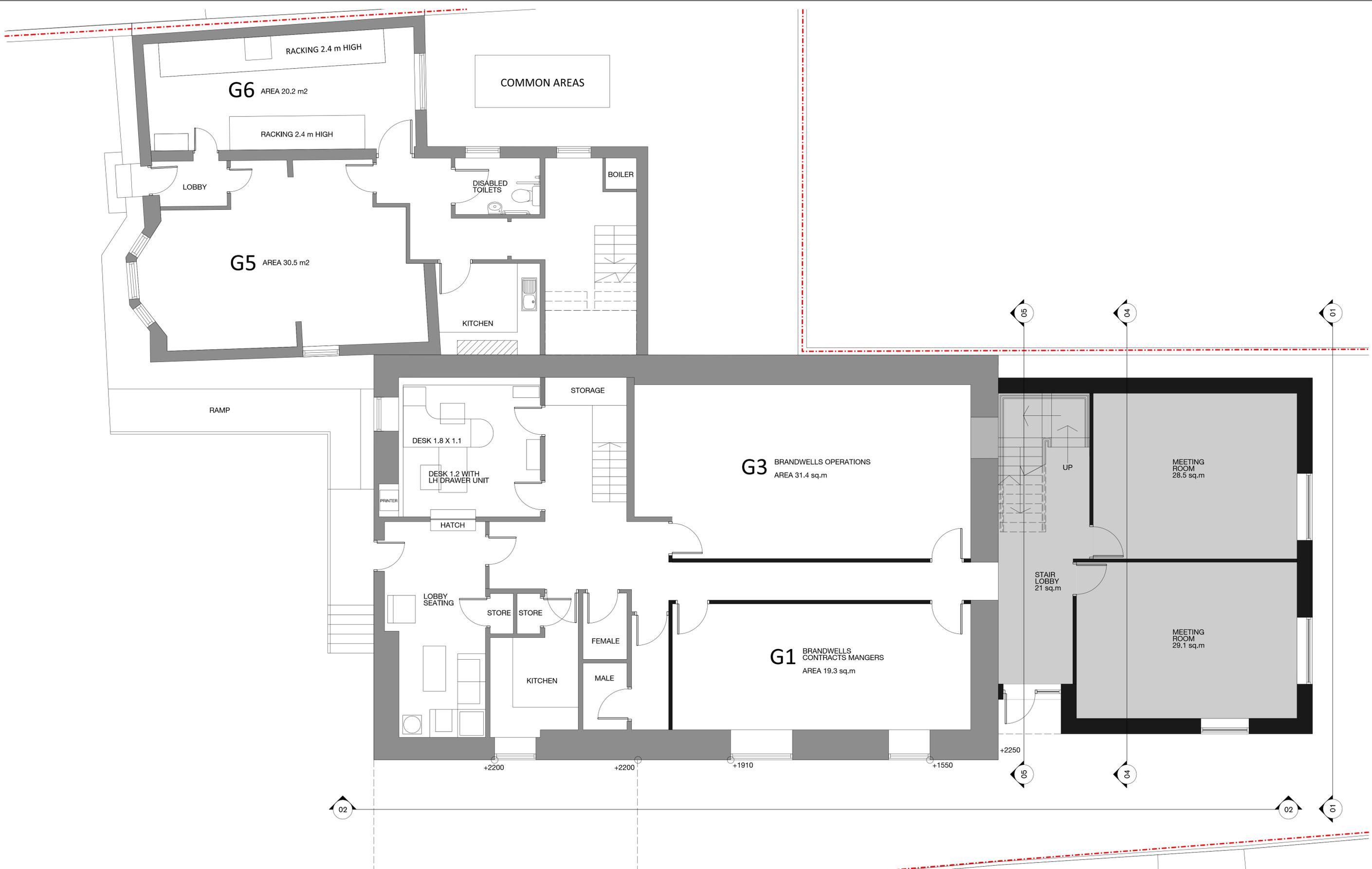
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E: mail@childsSP.co.uk
10th Floor Colston Tower
Colston Street
Bristol BS1 4XE

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SCALE 1:200 DRAWING PROPOSED BLOCK PLAN
@ A1
DATE MAY 19 NUMBER 18/517/003 REV. B

003 PROPOSED BLOCK PLAN - REV B
SCALE:- 1:200 @ A1



REV	DATE	DESCRIPTION
A	05/11/2018	FIRST ISSUE



014 PROPOSED GROUND FLOOR PLAN - REV B
 SCALE:- 1/50 @ A1



REV	DATE	DESCRIPTION
B	28/05/2019	REVISED DESIGN BASED ON FEEDBACK FROM PLANNING OFFICER
A	05/11/2018	FIRST ISSUE

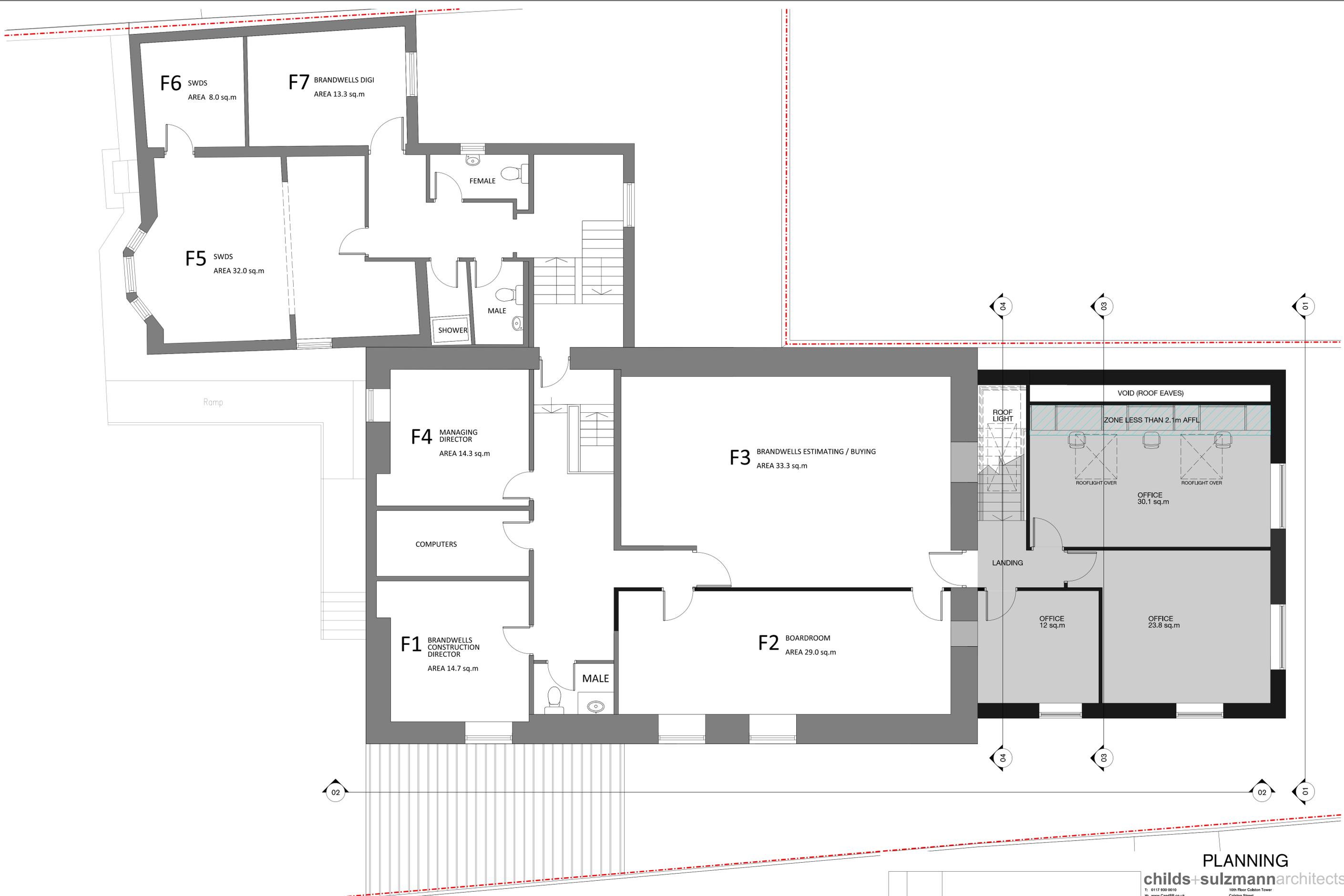
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DATE MAY 19	NUMBER	18/517/014 REV. B

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015 PROPOSED FIRST FLOOR PLAN - REV B
SCALE:- 1/50 @ A1



REV	DATE	DESCRIPTION
B	28/05/2019	UPDATED DESIGN FROM PLANNING COMMENTS
A	05/11/2018	FIRST ISSUE

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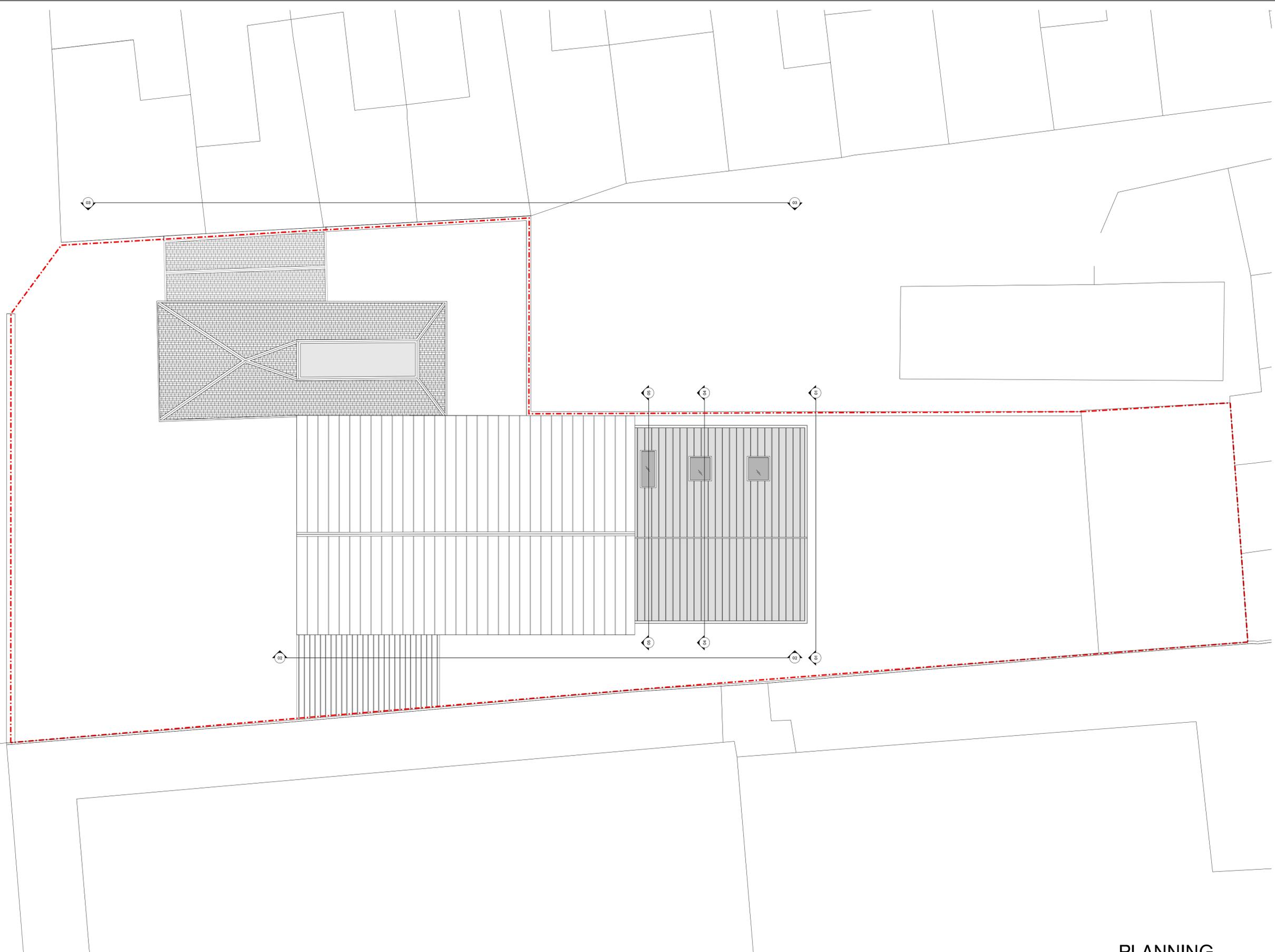
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SCALE 1:50 @ A1	DRAWING	PROPOSED FIRST FLOOR
DATE MAY 19	NUMBER	18/517/015 REV. B

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016 PROPOSED ROOF PLAN - REV B
 SCALE:- 1/100 @ A1



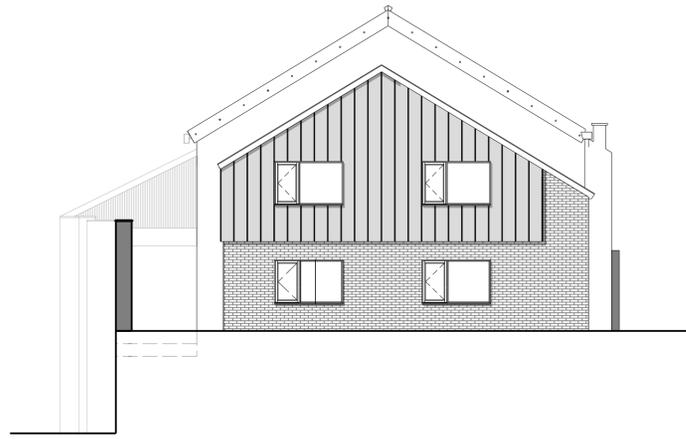
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A	05/11/2018	FIRST ISSUE

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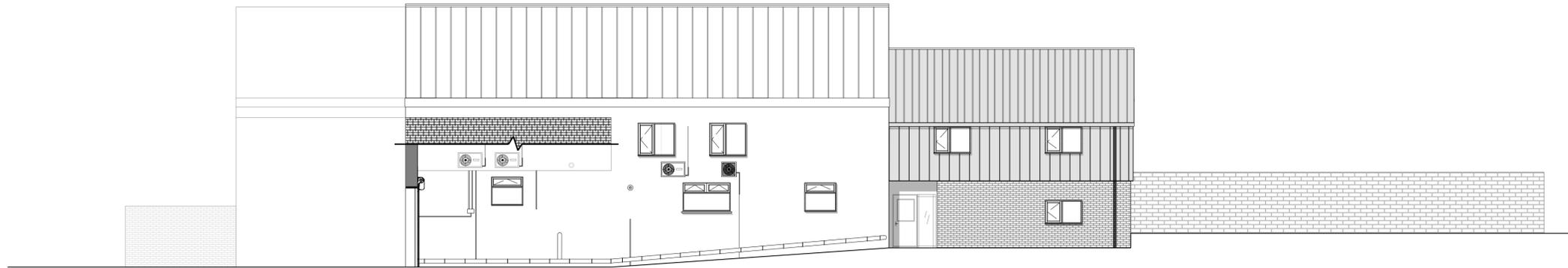
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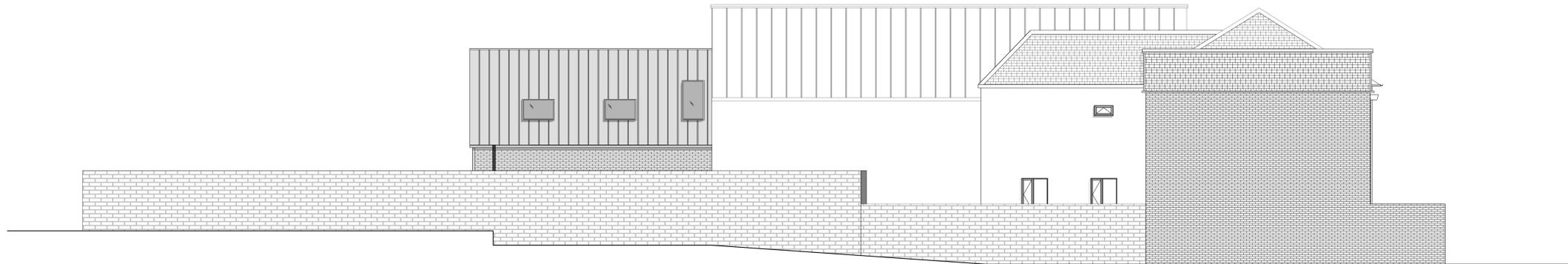
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SCALE	1:100 @ A1	DRAWING	PROPOSED ROOF PLAN
DATE	MAY 19	NUMBER	18/517/016 REV. B



01 SOUTH ELEVATION / SECTION
017 SCALE:- 1:100 @ A1



02 WEST ELEVATION / SECTION
017 SCALE:- 1:100 @ A1



03 EAST ELEVATION / SECTION
017 SCALE:- 1:100 @ A1

017 PROPOSED ELEVATIONS - REV B
 SCALE:- 1/100 @ A1



REV	DATE	DESCRIPTION
B	28/05/2019	UPDATED DESIGN FROM PLANNING COMMENTS
A	05/11/2018	FIRST ISSUE

PLANNING

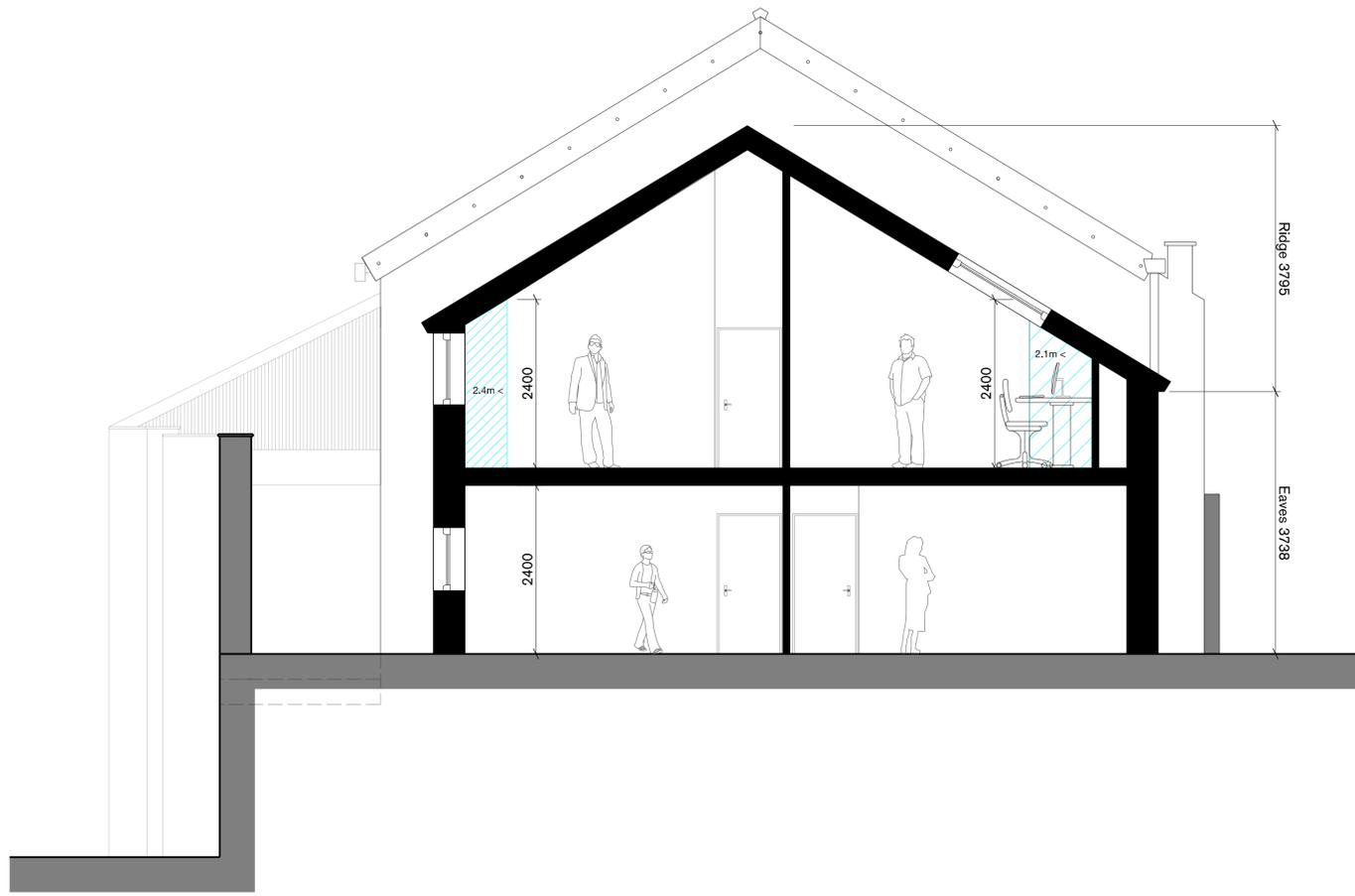
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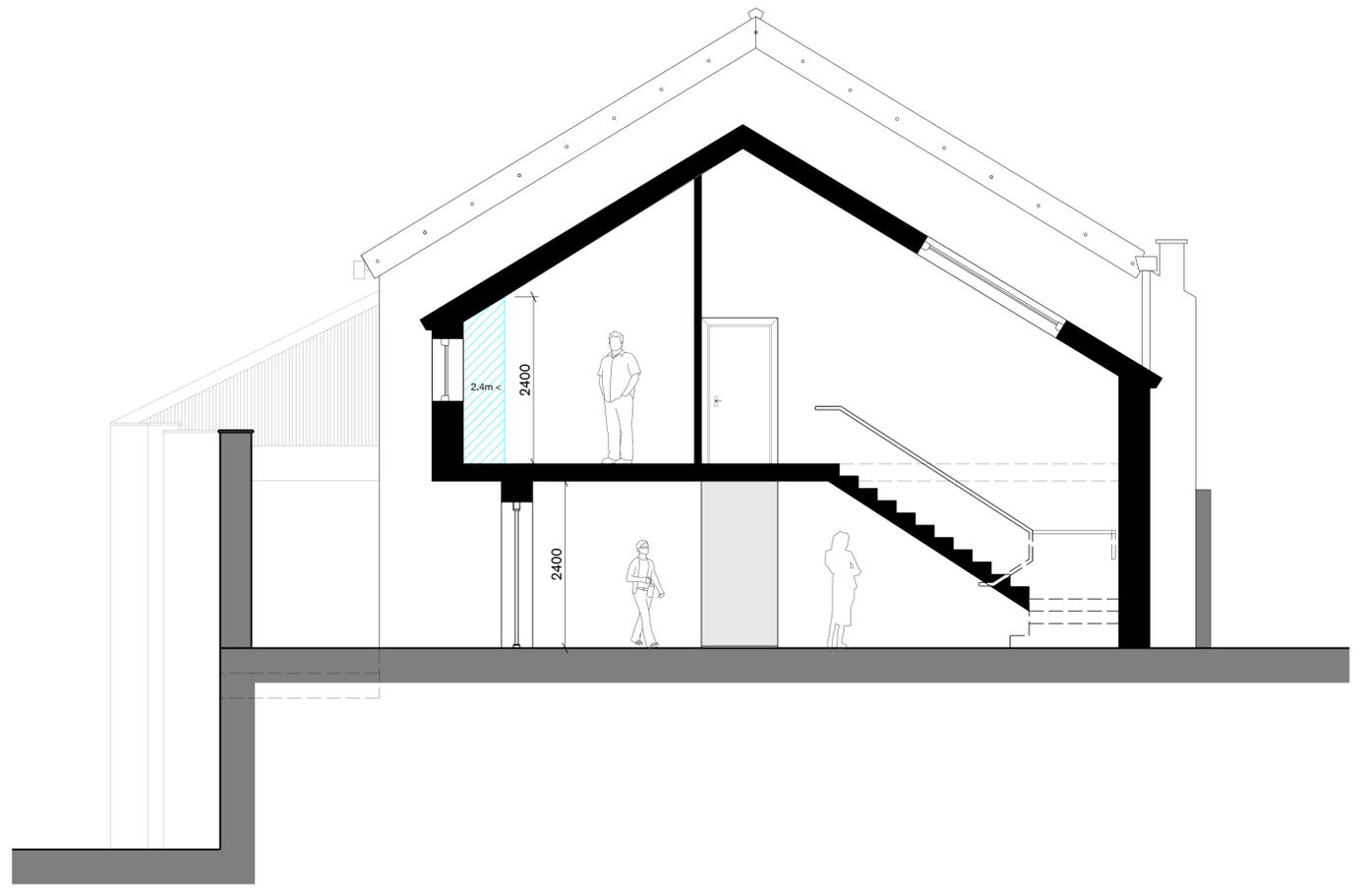
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DATE MAY 19	NUMBER	18/517/017 REV. B



03 PROPOSED OPTION 3 ELEVATION / SECTION
 023 SCALE:- 1/50 @ A1



04 PROPOSED OPTION 3 EAST ELEVATION - STAIRS
 023 SCALE:- 1/50 @ A1

023 PROPOSED SECTION & STAIRS - REV B
 SCALE:- 1/50 @ A1



REV	DATE	DESCRIPTION

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