

APPENDIX F: Eco-impact screening/ impact assessment of proposal

Compulsory Purchase Order at Temple Gate, Bristol.

Eco Impact Checklist

Title of report: Compulsory Purchase Order at Temple Gate, Bristol				
Report author: Jan Reichel				
Anticipated date of key decision: 07/04/2020				
Summary of proposals:				
<p>1. To update the authority to acquire the land required for the Temple Gate (previously Temple Square) development by agreement and also to promote Compulsory Purchase Order(s) under S226 (1)(a) of the Town and Country Planning Act 1990 to acquire the required land, if agreement with the current owners is believed to not be possible within a reasonable timeframe.</p> <p>2. To obtain authority to apply to the Secretary of State for a Stopping Up Order to close highway areas included within the regeneration scheme area to enable development to be carried out, pursuant to S247 of the Town and Country Planning Act 1990.</p> <p>3. To use the Council's positive planning powers of compulsory purchase and appropriation to assemble the required land for the Temple Gate Scheme.</p>				
Will the proposal impact on...	Yes/No	+ive or -ive	If Yes...	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	+ve and -ve	<p>Bristol has declared a climate emergency, and emissions reductions should be prioritised.</p> <p>Short-term emissions increase through the consumption of fossil fuels and raw materials in constructing the developments. There will be longer term in-use impacts from heating, cooling, electricity usage, and travel to the site.</p>	<p>Engine Shed 2 will encourage the proposed new incubators in Sustainability based technologies to become part of Engine Shed 2.</p> <p>The Engine Shed 2 development 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. On site renewables, such as solar PV, will reduce carbon emissions from the building's energy demand by more than 20%. Similar measures</p>

			<p>will be in place for the Temple Square and Station Approach developments when bought forward.</p> <p>The developments will target BREEAM 'Excellent' in accordance with planning requirements to improve energy efficiency and reduce consumption of resources.</p> <p>The site is well served by bus, rail, walking, and cycling routes, and close to residential areas. This is likely to significantly reduce travel impacts and maximise sustainable travel options. To further mitigate air pollution and traffic congestion impacts from staff and visitor travel, a Travel Plan will be implemented when the Engine Shed 2 building opens, and it is expected similar plans will be developed for the Temple Square and Station Approach developments when bought forward.</p> <p>Skanska will be the developer, and will produce plans to minimise the environmental impacts of construction and comply with planning requirements. The council is entering an agreement for lease to rent the building following completion.</p> <p>Skanska have committed</p>
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			<p>to securing a BREEAM rating of Excellent for the building and to delivering in excess of a 20% reduction in carbon emissions, which they propose will achieve a 32.5% reduction in regulated CO2 emission beyond the requirements of the Building Regulations Part L2A 2013 through a combination of passive design and energy efficiency measures, an ASHP chiller and an on-site PV array.</p> <p>It is intended that the requirement for Soft Landings will be incorporated into the Agreement for Lease to ensure that the designed performance is realised in the actual use of the building.</p> <p>Engine Shed 2 is to be connected to Bristol heat network and supplied by an energy centre within the Council's 100 Temple Street offices. It also intended to connect a private wire to the energy centre to supply the buildings electricity.</p> <p>The operation of the building will be managed by the Science Research Foundation, ensure that utility usage is covered in the lease agreement so BCC do not pay this. An EPC will need to be provided to the Science Research Foundation on lease of the building.</p>
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				The proposals for Temple Square and Station Approach are at early stages of development, when taken forward they will need to comply with all Planning requirements.
Bristol's resilience to the effects of climate change?	Yes	+ve	The site is within flood zone 2. The proposal will increase mains water and energy consumption.	<p>A full flood risk assessment was undertaken for the project. Existing site ground levels are above the 1:200 year level, but below the 1:1000, year extreme river level, so have been raised to provide improved resilience.</p> <p>The site is well served by bus, rail, walking, and cycling routes, and close to residential areas, making it resilient.</p> <p>Engine Shed 2 and the other Temple Square developments will be connected to the Bristol heat network, and served by multiple energy centres, increasing resilience.</p> <p>The design will be developed to maximise water efficiency and minimise energy and resource consumption, this is reflected in the in the BREEAM excellent target.</p>
Consumption of non-renewable resources?	Yes	-ve	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.	For Engine Shed 2 sustainability of building materials has been considered in the design and reflected in the BREEAM assessment. There will be the same requirements for future Temple Square and Station Approach developments.

			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>A Travel Plan will be developed for Engine Shed 2</p> <p>The sites will be connected to the Bristol heat network.</p> <p>Reduction in consumption of non-renewable resources through on-site renewable energy generation.</p>
Production, recycling or disposal of waste	Yes	-ve	Waste will arise from construction works. Waste will arise from the normal operation of the site.	Waste Management Plans will be created for the Construction and Operational Phases of each development to minimise the level of waste produced and maximise the amount of waste that is recycled and diverted from landfill.
The appearance of the city?	Yes	+ve	The sites are currently derelict / vacant and inaccessible to the public. The proposal will alter the appearance of the city, I and will create new and improved public realm on a prominent gateway site in the city.	<p>The derelict George and Railway Hotel and Grosvenor Hotel buildings presently significantly impacts on the appearance of this key gateway location in the city. The new developments will significantly improve the streetscape by creating new high quality developments, with Engine Shed 2 incorporating the renovated listed façade of the George and Railway Hotel.</p> <p>An assessment of the landscape and visual impact of Engine Shed 2 and Temple Square developments was undertaken as part of the planning application 16/06828/P - Engine Shed & Temple Circus Hybrid Application.</p>

		development sites will result in the loss of existing street trees.	new and improved public realm and new street tree planting will help mitigate loss of existing trees.
		Works may disturb protected species may be disturbed, such as birds' or bats nesting or roosting within derelict buildings or trees.	Works to structures or vegetation which may have nesting birds or roosting bats will be subject to an ecological survey / watch brief prior to works being conducted.

Consulted with:

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

There will be no environmental impacts from the compulsory purchase or reassignment of road space. The design construction, and use phases will have a range of significant beneficial and harmful environmental impacts associated with travel, plant, building materials, waste, heating, cooling, and energy and water use. In the current climate and ecological emergencies, impacts on reducing greenhouse gas emissions and enhancing green infrastructure should particularly be prioritised.

However, providing additional space for the Engine Shed should have a very significant range of environmental benefits by supporting low carbon industry start-ups.

A wide range of mitigation and enhancement measures are proposed to avoid harmful environmental impacts as far as possible.

The overall impact is likely to be beneficial.

Checklist completed by:

Name:	Giles Liddell, based on the checklist completed for the 2018 cabinet report by Oliver Roberts and Nicola Hares.
Dept.:	Energy Service, Management of Place
Extension:	24659
Date:	20/03/2020
Verified by Environmental Performance Team	Giles Liddell