

Amendment Sheet
22 September 2021

Item 1: - Former Car Park College Road Clifton Bristol BS8 3HX

Paragraph no.	Amendment/additional information
4.6	<p>Paragraph 4.6 should read:</p> <p>Provision is made for 20% affordable housing, to be secured by legal agreement. This equates to 13 homes within Block B. The breakdown of the affordable housing is 4 x 1 bedroom (including 1 M4(3) compliant); 5 x 2 bedroom (for 3 people) and 4 x 2 bedroom homes (for 4 people).</p>
4.8	<p>Sustainability and Energy</p> <p>The Applicants were invited to give further thought to the provision of Air Source Heat Pumps (ASHP) and PV panels.</p> <p>In response the Applicants commented:</p> <ul style="list-style-type: none"> - Regarding the ASHPs, the scheme is committed to the use of this technology and the applicant is confident that it will work. Detailed design for this element can be matter for post determination, via condition. - Regarding the use of PVs, the following statement has been prepared by the application’s sustainability consultant: <ul style="list-style-type: none"> - The scheme has been designed taking a fabric first approach to reduce energy demand focussing on optimal form, high performance building fabric and highly efficient low carbon heating via air source heat pumps. The building fabric design is in line with the indicative Future Homes Standard specification outlined in the table below (with ever so slightly relaxed U-values on glazing and wall build-ups). - Under current Building Regulations requirements, the development is predicted to achieve a 37% total reduction in carbon emissions (using SAP 2012 carbon factors). Using the proposed SAP 10.1 carbon factors for , it is anticipated that site emissions would reduce by a total of c.82% from the Building Regulations baseline, surpassing the 75% improving required by the Future Homes Standard. - We believe that achieving this level of carbon reduction without the use of on-site generation demonstrates greater sustainability objectives for the site, whilst reducing operational costs for the residents through minimal heating energy requirements. Solar PV panels were considered (within sustainability/energy statement), but discounted for a number of reasons, notable efficiency/orientation, aesthetics and impact on conservation area, and also provision of sedum roof and ecological enhancements.

Paragraph no.	Amendment/additional information
	<p>Sustainable City Team</p> <p>The Council's Sustainable City Team have made the following comments: The proposal is for Air Source Heat Pumps which is in accordance with the BCS14 Heat Hierarchy. The exact location of these needs to be shown on plan. Officer Note: These details will need to be provided before development commences on site.</p> <p>In addition, if the proposal is for communal ASHP(s) confirmation of how this system will be managed, metered and billed should be provided to demonstrate that the practicalities have been sufficiently considered and factored into the scheme proposals.</p> <p>The proposals include sustainability measures in line with BCS15 and will achieve a total 37% reduction in CO2 emissions and a 33% reduction through renewable energy, which accords with policy BCS14 (min 20%) requirement.</p> <p>This should be conditioned (as per below).</p> <p>The statement suggests that overheating risk analysis has been undertaken, and that no additional mitigation measures are required to eliminate risk (as assessed under 2020 and 2050 climate change scenarios) – the risk analysis and report should be provided in support of the application to verify this statement.</p> <p>In addition, the applicant should undertake a risk assessment against the 2080 weather file and confirm what measures are likely to be needed in the future to mitigate overheating and demonstrate that the design can accommodate this (either as a retrofit measure(s) in future, or provided up front). This would ordinarily be sought prior to a decision in case any of the mitigation measures required result in a material impact on the scheme, but could be conditioned if this is no longer an option</p> <p>The utilities statement confirms that Speeds of 67 Mbps will be available with the BT Fibre 2 Broadband package, which is in line with the standards set out in the Broadband Connectivity Practice Note March 2018. This should be secured by condition.</p> <p>Recommended conditions</p> <p>Energy and Sustainability in accordance with statement</p> <p>The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the energy and sustainability statement (Hydrock, 18.3.21) prior to occupation. A total 37% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a 33% reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved</p> <p>Reason</p> <p>To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13</p>

Paragraph no.	Amendment/additional information
	<p>(Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings)</p> <p>Renewable energy (Air Source Heat Pumps)</p> <p>Prior to implementation, details of the renewable energy technology (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO₂ emissions to achieve 33% reduction on residual emissions from renewable energy in line with the approved energy statement (Hydrock, 18.3.21) should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the dwellings and thereafter retained or, in the event that enhanced equipment is developed and becomes available, enhanced.</p> <p>Reason To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions</p> <p>Broadband</p> <p>Prior to commencement, evidence of the provision of 'next generation broadband' shall be provided by providing evidence that the development has been registered with a provider. Registration should show the speed rating/specification of the connection in accordance with the broadband connectivity practice note March 2018, or subsequent replacement.</p> <p>Prior to occupation, the development shall be connected to the broadband infrastructure to achieve the speeds stated.</p> <p>Reason: To show that residents and businesses will have access to ultrafast broadband from occupation.</p>
5.4-5.7	Paragraphs 5.4 to 5.7 are deleted.
9.25	<p>Paragraph 9.25 should read:</p> <p>The proposed development would be located at an appropriate distance from surrounding properties. For example, at its closest point, new development (Block B) would be located at least 25m from the rear of Cliftonbank.</p>

Item 2: - Paynes Shipyard And Vauxhall House Coronation Road Bristol BS3 1RP

Page no.	Amendment/additional information
	Travel plan date to be added to the plans list (condition 49): Travel Plan, received 17.12.19
	Advice no.3 to be removed – this was added in error. There is no PROW abutting the site.

Item 3: - Hengrove Leisure Park Hengrove Way Bristol BS14 0HR

Paragraph no.	Amendment/additional information
3.2	<p>For clarification:</p> <p>Paragraph 3.2 specifies that up to 1,500sqm of flexible Class E floor space will be provided and up to 150sqm for a hot food takeaway (Dominos). For clarification, the description of development proposes up to 1,650sqm Class E floor space, of which, 150sqm could <i>also</i> be a hot food takeaway. This would support a scenario whereby the future 150sqm Dominos unit could operate either exclusively as a hot food takeaway (Sui generis) or as a dual use, i.e. both a hot food takeaway (Sui generis) and a restaurant (Class E(i)).</p>
5.7	<p>For clarification:</p> <p>In an email dated 23 April 2021 from the air quality officer, which followed the submission of further details from the Applicants’ technical team at AECOM, it was confirmed that “the attached technical note has addressed the questions and concerns that I had in relation to the potential air quality impact of construction traffic.”</p>
8.1	<p>The Legal Agreement shall secure the following:</p> <ul style="list-style-type: none"> • A financial contribution of £250K will be required to pay for new signals at the crossing. • Affordable Housing- policy compliant i.e. 30% of which 77% must be for social rent and 23% for intermediate tenure such as shared equity • TRO contribution • Travel Plan contribution (£212 per dwelling) • Contribution towards the management and maintenance of The Mounds SNCI: £20,000 is suggested. • Possible contribution to mitigate loss of existing trees on site to comply with the Bristol Tree Replacement Standard – if required. • Fire Hydrants (6) at £9,000 • Allotment contribution (£36,650)