

Eco Impact Checklist

Title of report: Restructure of the lease of the Mill Youth Centre, Easton to enable the development of an indoor basketball court, affordable housing, and an extended gymnasium building.				
Report author: Jay Ridsdale				
Anticipated date of key decision: 3 March 2022				
Summary of proposals: To restructure the lease of the Mill Youth Centre, Easton to enable (a) the development of a new indoor basketball court for the occupation of the lessee Empire Fighting Chance (b) a new affordable housing development wrapped around the indoor basketball court to be developed by Sovereign Housing Association (c) a receipt from Sovereign to Empire Fighting Chance to provide future funding security to continue its charitable purpose. (d) an extension to the existing gymnasium building.				
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	-ive	<p>The development is expected to generate short-term emissions using energy, transport fuel and materials during construction works.</p> <p>Once the homes and sports facilities are occupied there will be emissions from energy consumption, travel, generation of waste to landfill.</p>	<p>The Council is not the developer. The developer will need to comply with all planning requirements.</p> <p>Excluding the proposed gym extension, the development consists of a six-storey building) including 1 & 2 bedroom flats, sport hall and ancillaries. The developer aims to achieve a resource-efficient building engineered to perform significantly better than the Building Regulation standards.</p>
Bristol's resilience to the effects of climate change?	Yes	+ve	The proposal will create <u>homes that are efficient and resilient to extreme heat.</u>	The proposed homes are specified to exceed Building Regulations requirements.
Consumption of non-renewable resources?	Yes	-ive	Short-term use of fossil fuels and other non-renewable	The development is proposed to exceed Building Regulations

			materials through the use of energy, vehicle fuel and materials during construction works. In the long-term, there will be consumption of fossil fuels for heating and power, and also for travel to and from the site.	requirements. New dwellings will benefit from proximity to local services, reducing the need to make single occupancy car journeys. Heating systems will be installed according to the heat hierarchy policy.
Production, recycling or disposal of waste	Yes	-ive	Waste will arise from construction works. Waste will arise from the normal occupation of the homes.	Construction contractors will be obliged to a prepare site waste management plan in an approved format, which will detail how waste will be minimised, and reuse and recycling promoted. It is anticipated that homes will be designed to provide adequate off footpath recycling facilities, waste management storage and access for pick up by council contractors.
The appearance of the city?	Yes	+ive	The current youth club building is low quality. The site of the housing development is an open-air basketball court.	The new development will improve the appearance of the local area.
Pollution to land, water, or air?	Yes	-ive	Construction works will involve the use and storage of materials that could contaminate land, watercourses and	Planning Consents will be expected to require the use of a Construction Management Plan, to be approved by the planning authority. This plan

			<p>surface water drains, if accidentally released.</p> <p>Works are likely to create dust and noise.</p> <p>The housing developments is located on a previously developed site; the proposals will address the treatment of any residual contamination.</p> <p>New dwellings will impact upon traffic flows and noise levels in the surrounding area.</p> <p>Any increases in traffic resultant from the dwellings will impact on local air quality.</p>	<p>should mitigate for all of the issues noted in relation to construction activity and the production of pollution.</p> <p>Ground Investigations to determine presence of contamination will be undertaken and remediation proposals developed if required</p> <p>It is anticipated that the development will provide secure cycle storage for up 60 bicycles.</p> <p>It is anticipated that the development will be supported by a Travel Plan which actively promotes non-car travel to and from the development.</p>
Wildlife and habitats?	Yes	-ive	Development and densification expected to lead to the loss of open space (grass verges).	Development sites will be subject to ecological impact assessments prior to development. Appropriate avoidance/mitigation measures will be considered and implemented on a site-by-site basis.

Consulted with: Daniel Shelton

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

The significant environmental impacts of this proposal will include emissions, waste, material consumption, travel and loss of habitat associated with construction, as well as

the potential to pollute. Energy, water and travel will result from occupation.

The overall impact of construction works, and operating buildings is likely to involve some environmental harm, but with all reasonable measures put in place to reduce the likelihood or mitigate this.

The developer aims to achieve a resource-efficient building engineered to perform significantly better than the Building Regulation standards.

Checklist completed by:

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Date:	07/01/2022
Verified by Environmental Performance Team	Daniel Shelton 07/01/2022