

Amendment Sheet

18 May 2022

Item 1: - 18 Talbot Road Bristol BS4 2NN

Page no.	Amendment/additional information
	No amendments

Item 2: - St John Ambulance Tilling Road Bristol BS10 5AQ

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	<p>Following on from verbal consultee comments, written consultee comments in relation to arboricultural considerations were received which have now been uploaded to the application and are pasted below:</p> <p><i>Thanks for discussing this at surgery with me. I have reviewed the latest proposals.</i></p> <p><i>The latest proposals show an effort to retain a tree to the proposed frontage. The arboricultural report suitably assesses the tree removals and the impact on the amenity value of the area, in line with British Standard 5837:2012. The report justifies that the remaining trees on site are young and provide only moderate amenity value, therefore have been classified as Category C. I agree with this category for each individual tree, however the group of Tulips (T2, T3, T5, T7, T9) could be considered a group, which would raise their category to B. That being said, it would create significant restrictions on site during the construction activities. These trees are small, with limited amenity value beyond the immediate local area. Considering the young age of the 5 frontage trees, they could be quickly replaced with a limited period without tree cover.</i></p> <p><i>The proposals show mitigation tree planting in line with BTRS. The proposed landscaping will mitigate the loss of trees on site.</i></p> <p><i>In summary, individual tree removal has been justified in line with BS5837:2012. Suitable mitigation has been provided in line with Policy BSC9. I recommend the following conditions.</i></p> <p><i>Protection of Retained Trees during the Construction Period</i> <i>No work of any kind shall take place on the site until the protective barriers have been erected around the retained trees, in the position and to the specification shown on the Tree retention and Protection Plan by LandArbSolutions dated 08/03/2022. Once installed photos should be electronically sent to the Local Authority Case Officer, to be verified in writing by the Tree Officer. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or</i></p>

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	<p><i>destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.</i></p> <p><i>Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.</i></p> <p><i>Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area in line with Policy DM17.</i></p> <p><i>Cellular confinement method statement</i> <i>Notwithstanding the information submitted to date, prior to any works taking place on site, including demolition, full design and product details of the cellular confinement system, as shown on Tree retention and Protection Plan by LandArbSolutions dated 08/03/2022, including installation methodology, shall be submitted to and approved in writing by the LPA. The cellular confinement system shall be installed in accordance with the approved detail prior to demolition and construction taking place and retained and maintained in perpetuity</i></p> <p><i>Reason - In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.</i></p> <p><i>Tree planting plan – Landscape condition</i> <i>Replacement planting, in line with Bristol Tree Replacement Standard (Policy DM17), will be illustrated on a landscaping plan, which includes:</i></p> <ol style="list-style-type: none"> <i>a. a scaled plan showing vegetation to be retained and trees to be planted:</i> <i>b. proposed hardstanding and boundary treatment:</i> <i>c. a schedule detailing planting locations, stock sizes (minimum 12-14cm girth at 1m).</i> <i>d. Aftercare and maintenance schedule including watering visits through to establishment.</i> <p><i>The planting shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a program, details of which shall be submitted to and agreed in writing by the local planning authority.</i></p> <p><i>Any tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of completion shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).</i></p> <p><i>Reason: To ensure that the appearance of the development is satisfactory and in line with Bristol City Council Policy DM17</i></p>

Item 3: - Former Greville Elderly Persons Home Lacey Road Bristol BS14 8LN

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	<p>Revision to contribution towards off site tree planting.</p> <p>8 additional off site trees are required to address the loss of trees during the demolition of the care home (Prior approval- 20/00387/N). These trees were not included in the applicants' calculations.</p> <p>Total should be: £13,773.78</p>

Item 4: - 122 Bath Road Totterdown Bristol BS4 3ED

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	No amendments

Item 5: - 21 Oak Road Bristol BS7 8RY

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	<p>Two further objections have been received since the Officer's Report was submitted.</p> <p>The key reasons for objection are as summarised in report. In addition, concern raised that the sound insulation specified has not been installed and concern about implementation of the management plan when the owner resides out of the city.</p> <p>Two emails have been received complaining that the number of HMOs as stated in the report (7.78%) is inaccurate.</p> <p>Officers' Response:</p> <p>Officers can only assess proposed plans. If approved, the sound insulation measures as set out must be installed as part of the permission.</p> <p>The applicant submitted photographic evidence of acoustic insulation being installed at the property. The Pollution Control Officer confirmed that this is sufficient to allow approval with no conditions in this regard. However, given the concern from the neighbouring property, a condition could be added to retain the sound insulation measures in perpetuity.</p> <p>The property owner is entitled to manage the property in whatsoever way they wish. Many Property owners employ agencies to manage on their behalf. Conditioning a management plan in this instance is not considered to meet the tests of reasonableness or enforceability by the Local Planning Authority.</p> <p>The HMO calculation was run again immediately prior to completion of the report. No additional HMOs have been licensed or granted planning permission within 100m of the applicant site during determination of the application.</p>