Amendment Sheet
29 June 2022

Item 1: - Former Greville Elderly Persons Home Lacey Road Bristol BS14 8LN

Page no.	Amendment/additional information
	Revision to contribution towards off site tree planting. 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. Total should be: £13,773.78
31	Relevant history- 16/04292/F: Demolition of existing care home and day centre. Erection of two storey building to contain 69 bed dementia care home (Use Class C2), landscaping, vehicle/pedestrian access, drainage and associated engineering and highways works. Withdrawn by applicant.
49	Further condition- Sustainable Drainage System (SuDS) No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development. Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

Item 2: - Public Conveniences Circular Road Sneyd Park Bristol BS9 1ZZ

Page no.	Amendment/additional information
	Additional information has been received from the applicant's agent regarding the potential location of the proposed planting. It is understood that discussions have taken place with the Council's Parks department. A potential location has been identified close to the junction of Ivywell Road and Circular Road. It is understood that some new tree planting has recently been carried out in this location and there is potential to extend this to create an area with more wild planting around this. The applicant's agent submits that this is an area that Parks understand to be cultivated grassland so would benefit from enhancement with more wild and native species. Notwithstanding this additional detail, an additional condition would be recommended below regarding the submission of Soft Landscaping Plan as a pre commencement condition.

Page no.	Amendment/additional information
71	For completeness however, if notwithstanding the above and the officer advice contained in the update report and in the comments below, Members considered that the proposals would not be satisfactory in terms of biodiversity, a reason for refusal on this issue could read as follows: The proposed development would result in the unacceptable loss of biodiversity which would not be adequately mitigated and would be contrary to Policy BCS9 of the Bristol Development Framework Core Strategy – Adopted June 2011, Policies DM17 and DM19 of the Site Allocations and Development Management Policies Local Plan (SADMP), and the National Planning Policy Framework. Further Nature Conservation comments on this application are as follows: Firstly, the applicant needs to provide the location of the offsite planting to confirm the BNG calculations. The site plan showing this currently suggests the location is indicative. The applicant should submit a soft landscaping plan showing the location and specifications of all proposed soft landscaping, as the offsite baseline habitat may change and affect the final BNG calculation. Once this is submitted, if the habitat classification is as set out in the applicants most recent BNGA (and this demonstrates a net gain in biodiversity), the BNGA can be accepted. The following applies to the BNGA for this application: "All BNG submissions should be accompanied by a 30-year Landscape and Ecological Management Plan (LEMP). This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The LEMP should set out management compartments, objectives, and prescriptions. It should also show how management of the site will be resourced and monitored." to ensure the longevity of the on and off-site planting. The ecology report should be updated and resubmitted to reflect use of BNG metric v3.1 Following receipt of the above, the below conditions would be attached to any grant of planning permission if not submitted prior. **CONDITION: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)** Prior to commencement of the development hereby approved, the applicant shall submit a standalone **Construction Environmental Management Plan (CEMP)** for approval by Bristol City Council. This shall include measures to comply in full with the recommendations made in the Bradley Murphy Design Ltd Ecological Assessment January 2022, i.e to avoid offences against legally protected and priority species and habitats during construction, including site clearance and demolition. Provision shall be made within the CEMP for the appointment of an Ecological Clerk of Works (ECoW) to undertake site visits and to supervise ecologically sensitive operations. Where considered to be required by the project ecologist, the CEMP shall be supplemented by a Method Statement for a Preliminary Method of Working (MS-PMW) to avoid accidental harm being caused to any protected, priority or notable habitats or species. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council. ***Reason***: To demonstrate compliance with: the 1981 Wildlife & Countryside Act (as amended); the 1996 Wild Mammals Protection Act; the 2017 Habitats Regulations; the 2006 NERC Act; the 2006 Animal Welfare Act; and the 1992 Protection of Badgers Act. **CONDITION: LIGHTING PLAN** Prior to the commencement of the development hereby approved, **details for any proposed external lighting** shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details. This shall include a lux level contour plan, and shall seek to ensure no light spill

Page no.	Amendment/additional information
	outside of the site boundaries. The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g visors. Advice note: Lux Levels on natural habitats potentially used by nocturnal species such as bats and badgers, not previously exposed to increased light levels, will receive approximate lux levels of between 0.1 (typical moonlight/cloudy sky) and 10 (sunset) lux *https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artifici* . Increasing lux levels in these natural habitats is likely to cause disturbance, therefore the implementation of visors etc as mitigation is strongly advised. ***Guidance:*** According to paragraph 180 (page 52) of the National Planning Policy Framework (2019), 'Planning policies and decisions should… limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.' ***Reason***: To conserve legally protected bats and other nocturnal wildlife complying with the 1981 Wildlife & Countryside Act (as amended). **CONDITION: VEGETATION CLEARANCE** All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. **No clearance of vegetation or structures suitable for nesting birds shall take place whilst birds are nesting, which is typically between 1st March and 31st August** inclusive in any year without the prior written approval of the Local Planning Authority. If works are proposed within this period, the Authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected including by disturbance before giving any approval under this condition. Where checks for nesting birds are required, they shall be undertaken by a qualified ecological consultant no more than 48 hours prior to the removal of vegetation or the demolition of/works to buildings. ***Reason:*** To ensure that wild birds, building or using their nests are protected, to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended). **CONDITION: GREEN ROOFS** Prior to commencement of the development hereby approved the applicant shall submit a **Method Statement** prepared by a suitably qualified ecological consultant or landscape architect shall be submitted to and approved in writing by Bristol City Council **for the creation of living roofs and/or walls.** This shall include management details e.g watering/care schedule and details of the provision of new plants should the originals fail. All details shall be shown on a scale plan of the site. The development shall be carried out in full accordance with the details submitted or any amendments approved in writing by the Council. ***Reason***: To conform with Policy DM29 in the Site Allocations and Development Management Policies Local Plan, which states that: '*Proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks'*. ***Guidance***: Please see: https://www.greenroofers.co.uk/ and https://livingroofs.org/ for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4 Internet address: https://fdocuments.net/document/english-nature-triton-full-living-roof-the-structure-may-need-to-be-assessed.html Please note that a living roof can be integrated with photovoltaic panels. The living roof should include calcareous wildflowers and should not employ significant

Page no.	Amendment/additional information
	areas of *Sedum* (Stonecrop), as the latter has limited value for wildlife. The Method Statement should include details of the layout (measurements should be provided), construction and design of the living roof. Design elements should include the following: stones, shingle and gravel with troughs and mounds; log piles; mounds of pure sand 20 to 30 cm deep; coils of rope and areas of bare ground. The use of egg-sized pebbles should be avoided because gulls and crows may pick these up and drop them. An overall substrate depth of at least 10 cm comprising crushed demolition aggregate or pure crushed brick is desirable. Deeper areas of substrate which are at least 20 cm deep are also valuable as they provide refuges for animals during dry spells. An area of wildflower meadow should also be seeded on the roof for pollinating insects. Details of the seed mix and planting proposed should also be submitted, together with a maintenance/management schedule. Further guidance on the design of living roofs, which can be provided on buildings, bin stores and cycle shelters, and landscaping, is given below. <u>Further guidance on the design of living roofs</u> In accordance with Policy DM29 in the Local Plan, the provision of living (green/brown) roofs is recommended to provide habitat for wildlife. Policy DM29 states that 'proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks.' Living roofs can be integrated with photovoltaic panels and also contribute towards Sustainable Urban Drainage Systems (SuDS), air pollution mitigation and reducing the urban heat island effect. Living roofs can be provided on buildings, as well as on bin stores and cycle shelters. The following guidance applies. The roofs should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilised sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roofs should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ *Sedum* (stonecrop) because this has limited benefits for wildlife. To benefit certain invertebrates the roofs should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 – 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects. Please see www.thegreenroofcentre.co.uk and http://livingroofs.org/ for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4 <u>Small scale living roofs</u> Please see the following web site: http://greenroofshelters.co.uk/make-provide/ This has examples of ready-made solutions for living roofs on cycle shelters and bin stores as well as on shipping containers including those for on-site storage. These provide a ready-made solution to the provision of living roofs on site. <u>Further guidance on green walls</u> In terms of the design of green walls the use of climbing green walls which feature climbing plants rooted at the base of a wall is recommended, rather than living walls which consist of pre-planted modular panels or mats or similar that are attached directly to the wall of a building and form part of the building fabric. This is because climbing green walls have significantly lower installation and maintenance costs. The use of native species such as ivy, honeysuckle, dog rose, Old Man's Beard and Common hop is encouraged to attract wildlife. Native plants which provide nectar sources for pollinating insects are particularly recommended. To benefit pollinators, avoid double flowers and cultivars with little or no pollen or nectar.

Page no.	Amendment/additional information
	Further guidance on nectar-rich planting It is recommended that the proposed planting includes nectar-rich flowering plants such as Korean mint, *Agastache rugosa*, Russian sage *Perovskia atriplicifolia*, lavender, thyme and marjoram for pollinators such as bees and buddleia, lavender and michaelmas daisy for butterflies. To benefit pollinating insects it is best to use predominantly native species and avoid double flowers and cultivars with little or no pollen or nectar. Landscaping Landscaping of the site should employ a significant proportion of native species of local provenance including berry and fruit-bearing tree, hedgerow and shrub species for birds and nectar-rich flowering plants for invertebrates. **CONDITION: ECOLOGICAL MITIGATION & ENHANCEMENT STRATEGY** Prior to the commencement of the development hereby approved the applicant shall submit an **Ecological Mitigation & Enhancement Strategy (EMES)**. This shall include details of the provision of 1No bird, 1No bat, 1No insect and 1No hedgehog*. The location, specification, height and orientation of these features shall be shown on a site plan. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council. ***Reason***: (1) The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) obliges the LPA '… *in exercising its functions, [to] have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. In order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible; (2) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2021) which states (in paragraph 174) that '*Planning policies and decisions should contribute to and enhance the natural and local environment…*'. * Hedgehog is a Priority Species in the Bristol Biodiversity Action Plan Having regard to the above comments, the following changes to conditions would be recommended: Three additional pre commencement condition are recommended: 110 Construction Environmental Management Plan – Protected Species Prior to commencement of the development hereby approved, the applicant shall submit a standalone Construction Environmental Management Plan (CEMP) for approval by Bristol City Council. This shall include measures to comply in full with the recommendations made in the Bradley Murphy Design Ltd Ecological Assessment January 2022, i.e to avoid offences against legally protected and priority species and habitats during construction, including site clearance and demolition. Provision shall be made within the CEMP for the appointment of an Ecological Clerk of Works (ECoW) to undertake site visits and to supervise ecologically sensitive operations. Where considered to be required by the project ecologist, the CEMP shall be supplemented by a Method Statement for a Preliminary Method of Working (MS-PMW) to avoid accidental harm being caused to any protected, priority or notable habitats or species. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council. Reason: To demonstrate compliance with: the 1981 Wildlife & Countryside Act (as amended); the 1996 Wild Mammals Protection Act; the 2017 Habitats Regulations; the 2006 NERC Act; the 2006 Animal Welfare Act; and the 1992 Protection of Badgers Act.

Page no.	Amendment/additional information
	Soft Landscaping Plan Prior to the commencement of the development hereby approved, a soft landscaping plan showing the location and specifications of all proposed on and off site soft landscaping shall be submitted to the Local Planning Authority for Approval in writing. Once approved, the details shall be implemented and retailed in that form thereafter unless otherwise agreed with the Local Planning Authority. Reason In the interests of safeguarding and enhancing the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality. Landscape and Ecological Management Plan (LEMP) Prior to the commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority for Approval in writing. This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The LEMP should set out management compartments, objectives, and prescriptions. It should also show how management of the site will be resourced and monitored to ensure the longevity of the on and off-site planting. The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by Bristol City Council. Reason In the interests of securing ecological, environmental and bio-diversity benefits.
112	Condition 6 regarding the submission of lighting strategy is updated as follows: Prior to the commencement of development a detailed lighting scheme and predicted light spill levels prepared by a suitably qualified Lighting Engineer shall be submitted and approved in writing by the Local Planning Authority. The report must include details of all internal and external lighting (including any decorative lighting and security lighting within external amenity/access areas), lighting switches, timing and management controls as well as associated light spill plans demonstrating that the development will not result in light spill outside of the site boundaries or above 0.5 lux onto the adjacent woodland habitat to west of the site which is a designated Special Area of Conservation unless otherwise agreed in writing by the Local Planning Authority. Artificial lighting to the development must also 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. The development shall be undertaken in accordance with the approved details. Reason: In order to safeguard the amenities of adjoining residential occupiers, the appearance and character of the area as well as local ecology, and to conserve legally protected bats and other nocturnal wildlife complying with the 1981 Wildlife & Countryside Act (as amended).
112	Condition 7 regarding vegetation clearance is updated as follows:

Page no.	Amendment/additional information
122	No clearance of vegetation or structures suitable for nesting birds shall take place whilst birds are nesting, which is typically between 1st March and 31st August inclusive in any year without the prior written approval of the Local Planning Authority. If works are proposed within this period, the Authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected including by disturbance before giving any approval under this condition. Where checks for nesting birds are required, they shall be undertaken by a qualified ecological consultant no more than 48 hours prior to the removal of vegetation or the demolition of/works to buildings. Reason: To ensure that wild birds, building or using their nests are protected and to ensure that wild birds, building or using their nests are protected, to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended). <u>Additional Advices are to be included as follows:</u> Lighting levels: The details of proposed external lighting shall be submitted to and agreed in writing by the Local Planning Authority shall include a lux level contour plan, and shall seek to ensure no light spill outside of the site boundaries. The lux contour plan shall show lux levels at frequent intervals (lux levels at 0, 0.2, 0.5, 1, 1.5, 2, 3, 4, 5 lux and higher are particularly useful) and extend outwards to additional levels (above the pre-existing background light level) of zero lux. The lux contour levels shall be superimposed on a site plan which includes all land that is affected by raised light levels (including potentially land outside the red line planning application area) and shall reflect the use of any proposed mitigation, e.g visors. Lux Levels on natural habitats potentially used by nocturnal species such as bats and badgers, not previously exposed to increased light levels, will receive approximate lux levels of between 0.1 (typical moonlight/cloudy sky) and 10 (sunset) lux https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artifici . Increasing lux levels in these natural habitats is likely to cause disturbance, therefore the implementation of visors etc as mitigation is strongly advised. Living roofs guidance: Please see: https://www.greenroofers.co.uk/ and https://livingroofs.org/ for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4 Internet address: https://fdocuments.net/document/english-nature-triton-full-living-roof-the-structure-may-need-to-be-assessed.html Please note that a living roof can be integrated with photovoltaic panels. The living roof should include calcareous wildflowers and should not employ significant areas of *Sedum* (Stonecrop), as the latter has limited value for wildlife. The Method Statement should include details of the layout (measurements should be provided), construction and design of the living roof. Design elements should include the following: stones, shingle and gravel with troughs and mounds; log piles; mounds of pure sand 20 to 30 cm deep; coils of rope and areas of bare ground. The use of egg-sized pebbles should be avoided because gulls and crows may pick these up and drop them. An overall substrate depth of at least 10 cm comprising crushed demolition aggregate or pure crushed brick is desirable. Deeper areas of substrate which are at least 20 cm deep are also valuable as they provide refuges for animals during dry spells. An area of wildflower meadow should also be seeded on the roof for pollinating insects. Details of the seed mix and planting proposed should also be submitted, together with a maintenance/management schedule.

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Page no.	Amendment/additional information
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