

Amendment Sheet
24 August 2022

Item 1: - Land At Corner Of York Road And St Luke's Road Bedminster Bristol BS3 4AD

Page no.	Amendment/additional information
	<p><u>HSE comments</u></p> <p>In response to the re-consultation, HSE has raised 'some concern'. Comments are provided in full below:</p> <p>1.1 It is noted that the above consultation relates to relevant buildings; specifically containing three blocks connected via a basement car park. The blocks have storey heights of: Block A-17.35m, Block B-27.85m and Block C-27.85m</p> <p>1.2 It is noted that Blocks A and B are each served by two stairs. Block C contains two adjoining towers each served by a single stair. Each stair represents the escape stair as well the firefighting stair.</p> <p>1.3 It is noted, as referenced in 1.2, the staircase in Block C is the only escape staircase serving dwellings. The fire safety standard states in small buildings where the top floor is no more than 11 m above ground level or where there are no more than three storeys above the ground storey, a single stair may connect with the basement. Accordingly, the single stair should not connect with the basement. Design changes necessary to provide alternative, separated access to the basement will affect land use planning considerations such as the design, appearance and layout of the development.</p> <p>1.4 Likewise, regarding Block C, the fire safety standards state a lift should not be continued down to serve any basement storey if it is in a building (or part of a building) served by only one escape stair, or if it is within the enclosures to an escape stair that is terminated at ground level. Design changes necessary to resolve this issue will affect land use planning considerations such as the design, appearance and layout of the development if, for example, different access is to be provided for the basement to ensure there is no communication to the single stair.</p> <p>1.5 It is unclear from the application documents (for reference, the preceding Design and Access Statement, Revision 00 - 17 December 2021 (7.2 Functional Quality) does reference a '<i>mechanically smoke ventilated corridor</i>') if a smoke control system is provided within the building. The fire safety standards state, that for buildings with a floor level over 11 m above ground level and served by a single stair, a smoke control system is required to be fitted in the protected lobby or corridor. As previously mentioned, Block C, from the second floor upwards becomes two separate adjoined blocks each served by a single stair. Design changes necessary to achieve the required standard will affect land use planning considerations such as design, appearance and layout of the building.</p> <p>1.6 It is noted within the application documents provided, that within Block C, first and tenth floors connect to ancillary areas such as, storage area and plant rooms.</p> <p>1.7 The fire safety standards state that where a common stair forms part of the only escape route from a flat, unless it is designated as a small single-stair building, it should not also serve any covered car park, boiler room, fuel storage space or other ancillary accommodation of similar fire risk. Accordingly, the single stair should not also serve any covered car park, boiler room, fuel storage space or other ancillary accommodation of similar fire risk. Design changes necessary to resolve this issue will affect land use planning considerations such as the appearance and layout of the development.</p> <p>Further comments from HSE were provided as advice to the applicant and these comments are available in full on the Council's website.</p>

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	<p data-bbox="311 286 735 320"><u>Pollution Control officer comments</u></p> <p data-bbox="311 353 1434 622">The resubmitted noise assessment is generally acceptable with regards to the insulation of the residential properties against external noise and plant noise limits. The report doesn't, however, make any mention of external amenity spaces. There are some rooms facing onto York Road with balconies - these would be over the upper guideline value of 55 dB LAeq, given in BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings". The site has other external amenity spaces such as the courtyard so future residents will have some relatively quiet amenity spaces they can enjoy, but this needs to be covered in the noise assessment.</p> <p data-bbox="311 656 1434 790">Regarding the nearby Network Railyard, some investigation/assessment needs to be made on both the potential for noise and artificial lighting at the yard affecting the development site. I would ideally like to see this provided in the application but I have included both of these in my proposed conditions should this not be possible.</p>

Item 2: - Trinity Road Police Station Trinity Road Bristol BS2 0NW

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141	<p data-bbox="311 1070 935 1104">Key Issue M, Planning Obligations, final paragraph</p> <p data-bbox="311 1137 1347 1171">The Commercial unit will be liable to pay £16,937.82 Community Infrastructure Levy.</p>
143	<p data-bbox="311 1270 1171 1303">Key Issue O, Recommendation, Section A.vi. Bus Stop Improvements</p> <p data-bbox="311 1337 1434 1538">Officers recommend that with regards to the required financial contributions for bus stop improvements, the Section 106 Agreement the Applicant is required to enter should only require the financial contribution of £8,284 to upgrade the bus stop at West Street. This amendment is made following further advice from Transport Development Management, who recommend that the Applicant's offer to only commit to the financial contribution of £8,284 to pay for a real time information screen is adequate in this instance.</p>

Item 3: - Pavement Opposite TSB 36-38 Merchant Street Bristol BS1 3EP

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	No amendments