APPENDIX F

Eco Impact Checklist

Title of report: Application and Receipt of Brownfield Land Release Fund Grant in respect of land at Redcliffe Wharf.				
Report author: James Lazarus				
Anticipated date of key decision: 06/12/2022				
Summary of proposals: To enter into a grant funding agreement for the awarded amount of £516,000, drawdown and spend up to £516,000 from the Brownfield Land Release Fund to facilitate the development of Redcliffe Wharf, Bristol. the development partner has secured planning consent for a high quality mixed use scheme comprising: - 45 homes of which 3 are affordable - 5,976 sq m (c.65,000 sq ft) of office and ground floor commercial, retail and leisure use. - 12 new moorings - New water bus stop - Extensive and high quality public realm				
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	Construction of new property will lead to emissions of climate changing gasses, primarily through embodied carbon in materials used.	The design of the construction is set to BREEAM Excellent and so the operation of the buildings will be relatively efficient.
Bristol's resilience to the effects of climate change?	Yes	+ive	The new properties will be built to BREEAM Excellent standard and so should perform well during instances of extreme heat.	
Consumption of non-renewable resources?	Yes	-ive	The construction of the new properties will require use of a range of non-renewable resources	Sourcing of materials should give priority to low impact and locally sourced materials wherever possible.
Production, recycling or disposal of waste	Yes	-ive	The construction of the new properties will produce waste for disposal.	Use of a site waste management plan that follows the waste hierarchy and aims to re-use any materials on site as much as possible.
The appearance of the	Yes	+ive	Improved	Proposed high quality

city?			appearance of currently derelict site assuming work progresses	regeneration scheme has secured all appropriate planning consents
Pollution to land, water, or air?	Yes	-ive	The construction site is directly adjacent to the harbour and as such presents an increased risk of pollution occurring during the construction phase.	Ensure that stringent controls are in place to prevent pollution occurring to water, along with suitable emergency preparedness plans to deal with potential incidents.
Wildlife and habitats?	Yes	+ive	Yes, assuming scheme progresses	Scheme incorporates planting and new trees which improve biodiversity

Consulted with:

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

The significant impacts of this proposal relate to the construction of the new buildings which will lead to emissions of climate changing gasses primarily through the embodied carbon within the construction materials. Other significant aspects include the generation of waste, the potential for pollution occurring to water in the harbour, and the ongoing energy consumption of the buildings once completed as determined by their build quality and design of efficiency standards.

The proposals include the following measures to mitigate the impacts; the buildings have been designed to BREEAM Excellent standards and so should perform relatively efficiently once complete. Appropriate site waste management, pollution control, and emergency preparedness plans should be in place during the construction phase/

The net effects of the proposals are negative.

Checklist completed by:

Name:	James Lazarus
Dept.:	Growth & Regeneration
Extension:	
Date:	24/10/2022
Verified by Environmental Performance Team	Daniel Shelton 24/10/2022