



PINS ref: S62A/2024/0053

Bristol City Council ref: 24/02698/PINS

Detailed planning application for use of part of the roof area as an outdoor terrace, comprising the provision of a metal canopy frame with retractable sun shade, glass balustrade and acoustic screen and provision of biodiverse green roof to part of roof top plant room.

Building 11, Explore Lane, Bristol, BS1 5TY

Without prejudice conditions

As well as usual timeframe and plans list conditions, PINS may wish to add the following conditions:

Prior to commencement

Retractable roof

Notwithstanding the details shown on the approved plans, prior to the commencement of development amended plans shall be submitted to and approved in writing by the Local Planning Authority to show the retractable terrace roof replaced with a translucent material.

Reason: To preserve the character of the conservation area.

Management plan

Prior to the first occupation of the development hereby approved a terrace management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to, the following:

- Permanent structures to be placed on the terrace, including lighting, heaters, plants, planters and other bulky structures.

Reason: To preserve the character of the conservation area.

Details of acoustic barrier

No installation of any acoustic barriers to the third floor customer terrace shall take place until full details of the barriers have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbours.

Prior to occupation

Grass roof

Prior to the first use of the terrace hereby approved, the upgraded green roof shown on the approved plans shall be implemented in full.

Reason: In the interests of biodiversity.

Post-occupation management

Hours of occupation - outdoor seating area

The approved external seating area shall not be open to customers for the consumption of food or beverages between 08.00 and 23.00 daily.

Reason: To protect the amenity of neighbours.

Smoking area

Between 23.00 and 08.00 customers shall not have access to the marked smoking area located on the Explore Lane frontage of the terrace.

Reason: To protect the amenity of neighbours.