

The Planning Inspectorate
3rd Floor
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Date: 28 October 2024

Our ref: 67378/01/IAN/OC/32653990v1

Dear Sir/Madam

David Lloyd Bristol Westbury, Greystoke Avenue, Bristol, BS10 6AZ

Introduction

On behalf of our client, David Lloyd Leisure Ltd, please find enclosed details relating to the submission of a non-major ('minor') planning application to the Planning Inspectorate, in accordance with the procedural guidance relating to Section 62A Authorities in Special Measures. The proposals comprise a spa extension, installation of spa garden and additional parking at the David Lloyd Bristol Westbury Club at Greystoke Avenue, Bristol, BS10 6AZ.

Background

An application was submitted to Bristol City Council ('BCC') in September 2023 and validated in October 2023 for the erection of an extension to the existing club to extend the internal spa facilities and install a new spa garden. Whilst waiting for an officer to be allocated, the Applicant responded to the consultee and resident comments received on the application, including revising the proposed layout for the spa extension and spa garden proposals and submitting additional documentation to address queries raised. A Planning Officer was later assigned to the application on the 17th April 2024.

The planning application was withdrawn in May 2024 further to comments received from Officers which focused on two main areas:

- 1 **Transport** – BCC's TDM requested further details on parking management and servicing and deliveries, as well as the provision of a parking survey. This has now been provided in the form of a Transport Technical Note which accompanies this resubmission application.
- 2 **Ecology** – Further to the submission of a Ground Level Tree Assessment to assess bat roost potential, anecdotal evidence was received from local residents relating to the impact of the proposals on wildlife and ecology. Additional ecology work was required to be undertaken which focused on the hedgerow habitat on the southern part of the site. This included the preparation of a detailed Ecological Assessment which now accompanies this application.

The proposals within this application include the above requested information and the proposals have also been amended to further address the comments received from local residents and consultees, in order to specifically address the previous comments received. This includes the creation of additional parking spaces, the revision to the internal spa provision and external spa garden layout and the provision of a full BNG Strategy. Further details are outlined within the Planning History and Assessment sections of this Planning Statement.

As such, this planning application is submitted with the following amended description of development:

“Erection of extension to the existing club to extend internal spa facilities and the installation of a spa garden which includes a sauna, plant room and store, the creation of additional parking spaces and associated works”.

This Cover Letter, and planning application, is accompanied by the following drawings and documents:

- Application Form and CIL Form – prepared by Lichfields;
- Planning application drawings prepared by HCD Architects:
 - a Site Location Plan (A-PL-001 – Rev P05);
 - b Existing Site Plan (A-PL-002 – Rev P06);
 - c Proposed Site Plan (A-PL-003 – Rev P07);
 - d Existing Ground Floor Plan (A-PL-004 – Rev P02);
 - e Proposed Ground Floor Plan (A-PL-005 – Rev P04);
 - f Existing Roof Plan (A-PL-006 – Rev P02);
 - g Proposed Roof Plan (A-PL-007 – Rev P04);
 - h Existing Elevations (A-PL-010 – Rev P01);
 - i Proposed Elevations Sheet 1 (A-PL-011 – Rev P03);
 - j Proposed Elevations Sheet 2 (A-PL-012 – Rev P03);
 - k Proposed Sections (A-PL-013 – Rev P03);
 - l Proposed Material Site Plan (A-PL-020 – P05);
 - m Sauna Elevations (A-PL-021 – Rev P03); and
 - n Spa Garden Fireplace Details (A-PL-023 – Rev P03).
- Design & Access Statement – prepared by HCD Architects;
- Planning Statement – prepared by Lichfields;
- Arboricultural Survey Impact Assessment & Arboricultural Method Statement - prepared by RMT Tree Consultancy;
- Biodiversity Net Gain Report– prepared by Ecology Solutions;
- BNG Statutory Metric Spreadsheet – prepared by Ecology Solutions;
- Ecological Assessment (inc. Ground Level Tree Assessment) – prepared by Ecology Solutions;

- Noise Impact Assessment – prepared by MZA Acoustics;
- Noise Impact Assessment – Additional Information Letter – prepared by MZA Acoustics; and
- Transport Technical Note – prepared by SLR Consulting Limited.

This application comprises the technical details outlined above, to satisfy Bristol City Council's validation checklist, for the Planning Inspectorate to determine the application.

We would be grateful for the swift and positive determination of the planning application, so these essential building works can be implemented.

If you have any queries, or if further queries are raised once you have initially reviewed this submission, then please do not hesitate to contact me at [REDACTED] or my colleague Ollie Collins at [REDACTED].

Yours faithfully

[REDACTED]

Ian Anderson

Senior Director: Planning