



## Bristol City Council Statement of Case

Town and Country Planning Act 1990 (Section 62A Applications)

Appeal: S62A/2024/0073

Site address: Redcliff Quay, 120 Redcliff Street, Bristol, BS1 6HU

### APPLICATION

The applicant seeks the 'Installation of portal entrance feature, seating, landscaping and planting, along with replacement build-up and ductwork to roof and floor finished to balconies.'

The LPA are of the opinion that the proposed works are minor and would offer significant improvements to the public realm by means of soft landscaping works, however further details must be provided regarding landscaping and materials in the interest of conserving the character and appearance of this part of Redcliffe Conservation Area. It is noted that proposed signage zones have been indicated on the elevations provided, however the details of these would need to be secured and decided as part of a subsequent advertisement application.

It is noted that whilst the site lies within Flood Zone 3, national flood risk standing advice confirms that *"A sequential test is required for major and non-major development... if any proposed building, access and escape route, land-raising or other vulnerable elements will be in flood zone 2 or 3"*. Given that there are no buildings, access escape routes, land-raising or other vulnerable elements proposed, it is accepted in this case that a sequential test is not required.

Nevertheless, we have reviewed the proposal and consulted with Arboricultural and Ecology Officers on this application, however only comments from Arboriculture were received, which are contained below.

### ECOLOGY

Regarding Ecology and Biodiversity Net Gain, it is stated in the applicant's BNG Screening Assessment and Exemption Statement that the application site is limited to an existing office building, comprising of minor alterations only. The proposals would not have any adverse impact on existing habitats but would include replacement and new soft landscaping measures that will provide ecological enhancement. It is also stated that the development would be exempt from the BNG condition as it does not impact a priority habitat and impacts less than 25 square metres of on-site habitat.

### DESIGN

The site is located in the Redcliffe Conservation area but there is not considered to be any impact on the character of the conservation area or the overall appearance of the building. No harm.

### ARBORICULTURE

No objections have been raised from Arboricultural Officers, but they have suggested the following condition:

- **Landscape (Soft and Hard).**

Prior to commencement of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing:
  - a. all existing vegetation and landscape features to be retained
  - b. Planting schedule of trees species and stock sizes
- 2) location, type and materials to be used.
- 3) Stockholm tree pit specifications for all areas of new tree planting in hard standing to include:
  - a. permeable paving
  - b. underground modular systems
  - c. Soil aeration vents
  - d. Aeration layer composition.
  - e. Soil composition, 7.5% nutrient rich biochar, 7.5% compost & 85% 32-63mm clean crushed stone
  - f. Sustainable urban drainage integration, utilizing rainwater runoff to supplement tree planting pits.
  - g. use within tree Root Protection Areas (RPAs);
- 4) A table illustrating the following details:
  - a. The soil volume available for each tree.
  - b. The soil volume required for each tree at maturity.
- 5) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 6) types and dimensions of all boundary treatments
- 7) Stockholm specification for retrofitted planting beds around retained trees.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Any tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance 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 in accordance with DM15 and DM17.

Informative:

The following British Standards should be referred to:

- a. BS: 3882:2015 Specification for topsoil
- b. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c. BS: 3998:2010 Tree work – Recommendations
- d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e. BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h. BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- i. BS: 8601:2013 Specification for subsoil and requirements for use

#### CONCLUSION

The LPA have no objections to the application and would suggest that the full list of conditions provided on 6<sup>th</sup> December 2024, as well as the landscaping condition cited above, are applied to any planning permission for this application.