

**Bristol City Council – LPA S62A Statement -Conditions**

**Planning Inspectorate reference: S62A/2025/0084**

**LPA reference: 25/10801/PINS**

**Address: 37 Sandholme Road, Brislington, Bristol, BS4 3RP**

**RECOMMENDED CONDITIONS IN EVENT OF A GRANT OF PLANNING PERMISSION**

Time limit for commencement of development

**1. Full Planning Permission**

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2. Details of ASHPs**

a) Prior to commencement, details of the proposed Air Source Heat Pump system, including location, dimensions, design/ technical specification to include noise levels, and a calculation, in accordance with Microgeneration Certification Scheme planning standards (MCS 020) to show that the heat pump will be in compliance with noise levels specified in that standard at any neighbouring property. (Details of the Microgeneration Certification Scheme planning standards (MCS 020 including the calculation can be found at <https://www.planningportal.co.uk/permission/common-projects/heat-pumps/the-microgenerationcertification-scheme>)

b) Prior to the first occupation of the development hereby permitted, the following information shall be provided:

- Evidence of the Air Source Heat Pump system as installed including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate.

Reason: To ensure that the development is acceptable in respect of noise levels and complies with the heat hierarchy and includes a sustainable source of heating.

**3. Brickwork for the front boundary wall**

The boundary walling proposed for the front garden area shown on the approved plans shall be constructed of bricks to match those used within the front elevation and shall be installed prior to occupation of any of the units and maintained in perpetuity.

Reason: In order that the external appearance of the building is satisfactory.

Pre occupation condition(s)

4. The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the approved energy statement . A minimum of 20% reduction in carbon dioxide emissions below residual emissions through renewable technologies shall be achieved.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.

5. Implementation/Installation of Refuse Storage and Recycling Facilities – Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

6. Completion and Maintenance of Cycle Provision - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

7. List of approved plans

List of approved plans and drawings

XYZ

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in

order to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt.