



PINS ref: S62A/2025/0091

Bristol City Council ref: 25/11000/PINS

Description of Proposed Development:

Application for Planning permission for Erection of a second floor roof extension, demolition and rebuilding of a single storey rear extension, and change of use of upper floors and part of ground floor from ancillary commercial space to a large a 8-bed HMO. New shopfronts to retained ground floor commercial units.

Address: 265 - 267 Church Road, Redfield, Bristol, BS5 9HU

Local Planning Authority (LPA) Assessment and Statement

9th April 2025

COMMENT ON APPLICATION PROCEDURE

It is the LPA's view that this application can be determined via written representations given the matters for consideration and the level of public representation as set out in this statement.

SITE DESCRIPTION

As set out in the Appellant's submitted cover letter:

"The site comprises a mid-terraced, double unit on Church Road, with retail and workshop areas at ground floor level, office and ancillary storage at first floor level, and a rear garden with further external storage. The left-hand side of the unit is recessed, with a single-storey lean-to structure to the ground floor. The right-hand side of the unit is dressed in stone and fronts the pavement."

The LPA's records indicate that Church Road is an adopted highway (the A420) subject to a traffic management scheme for the Showcase Bus Corridor. The site is within an identified Coal Authority High Risk Area. The site is within the Primary Shopping Area of the St George (Church Road) Town Centre.

PROPOSED DEVELOPMENT

The Appellant's submitted cover letter sets out that the application proposes "the change of use of the upper floor, and the rear of the ground floor, to a large, 8-bed house in multiple occupation. To facilitate the change of use, it is proposed to demolish and rebuild the existing rear extension, and to erect a second-floor roof extension behind the existing parapet wall. The ground floor Class E unit to 265 would be renovated and retained, and a new shopfront installed following the demolition of the lean-to. The retail floorspace to 267 would be repurposed as refuse, recycling and cycle storage, and the shopfront infilled with matching stone and new fenestration."

RELEVANT PLANNING HISTORY

73/03967/U_U- Single storey extension to rear of existing works to provide storage area. REFUSED 07.09.1973 on the following grounds:

1. The proposal represents an over-intensive use of the site
2. The application, if approved, would lead to the expansion and consolidation of a non-conforming use in an area zoned for residential purpose;
3. The increased storage facilities would involve additional loading and unloading on a busy highway with resultant congestion and traffic danger.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was publicised via neighbour letters with a deadline date of 16.04.25. This is also the date of the deadline for submitting this statement. At the time of writing no comments were received from neighbours. If any comments are subsequently received, these will be forwarded to PINS with confirmation of whether or not it changes the LPA's assessment of the case.

CONSULTEES

The Council's Private Housing Team confirmed that the proposed communal living space provision and bedroom sizes met the Licensing Standards.

The Transport Development Management Team recommends approval of the application subject to conditions- for details refer to the 'Transport' section of this statement. A full copy of their comment is provided alongside this statement.

The Urban Design Officer made comments as follows: 'Objection' from Urban Design

"The submission has not enough information to give the LPA confidence the conversion of these two properties, including a new roof extension, will deliver a scheme of quality in its urban context.

Urban elevations and sections are required. There is incongruence on elevations and floor plans.

Assessment

To the building front along Church Road

The main design concept here should be 'repairing the frontage'.

- a) If there is not attempt of bringing forward the façade of the recessed existing first floor (No.265), the lower ground floor on this part of the elevation should offer a positive and attractive retail space. It should be an upgraded and integrated addition, considering the proportions of facias of adjacent buildings. This has not been considered.



- b) Locating the bin store at the existing retail frontage (No.267) seems a missed opportunity. An elevation in context has not been submitted.



Massing

- c) To assess the impact or otherwise of the proposed pitch roof space towards the rear, there are no sections to demonstrate.

Layout

- d) To the arrangement of the distribution of bedspaces within the two properties, there is a serious concern. Seeing the elevations, the discrepancy between the lintels of both properties only infers the floors levels are different. There are no sections to illustrate.

Liveability

- e) The internal circulation, in addition of being narrow, has no natural light and ventilation.”

The Pollution Control Officer commented- summarised as follows:

The intensification of everyday living noises, particularly in common areas like kitchens and living rooms, is a material planning consideration. Improvements to the sound insulation of a property can help reduce the noise transmitted to neighbouring properties.

In this case, the neighbouring property at 269 is a dental surgery on both floors, so there is no concern about noise transmission given the use.

The proposed communal kitchen/ living room is on the ground floor adjoining the fish and chip shop at 263 so there would be no concerns about noise in that respect. The only part adjoining other residential is the first floor next to 263- this is proposed to be 2 HMO bedrooms, one with an ensuite bathroom on the party wall. This would be similar to the use of the first floors of other neighbouring properties for residential use and would not represent a significant intensification of residential use.

A Noise Sensitive Premises Assessment is required to determine the impact of road traffic noise, neighbouring uses and neighbouring plant equipment on future residents via condition. An assessment of the ventilation system at the adjoining property is required to establish any impact on future residents in terms of odour, which may require mitigation. This would also be sought via condition.

The Mining Remediation Authority (formerly the Coal Authority) were consulted and their written representation is attached- they make **no objection** to the proposal.

KEY PLANNING CONSIDERATIONS

1. Presumption in favour of sustainable development and tilted balance

National Planning Policy Framework (NPPF) Paragraph 11 states that decisions should apply a presumption in favour of sustainable development, which means:

- (c) approving development proposals that accord with an up-to-date development plan without delay;

Until the new local plan is adopted, the council is expected to identify and update annually a supply of specific deliverable sites to meet its local housing need for the next few years. For Bristol, a five-year supply must be demonstrated, as the emerging local plan has reached the Publication (Regulation 19) stage (NPPF paragraph 226). Currently, Bristol is currently able to demonstrate only a 3.54-year supply of housing land (taking into account the required 20% buffer).

That the policies are deemed to be out-of-date does not mean that the policies should not carry considerable weight. Weight is a separate question to whether policies are deemed to be out-of-date and is a matter for planning judgment. As a result, paragraph 11(d) of the NPPF is engaged and the tilted balance applies. This states that “planning permission should be granted unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ⁷ ; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In relation to point (i) footnote 7, areas or assets of particular importance include Conservation Areas and designated heritage assets including listed buildings. As identified within the Key Issues below, the site is not within a Conservation Area and the works would not impact on a listed building or other asset identified by Footnote 7.

2. Land use matters

Existing use- commercial

Policy

The site is within the designated St George (Church Road) Town Centre and is part of a primary shopping area. Core Strategy (CS) Policy BCS7 and Policy DM8 refer.

Policy BCS7 of the Bristol Development Framework Core Strategy (the CS) states that uses which contribute to maintaining the vitality, viability and diversity of centres will be encouraged. Active ground floor uses will be maintained and enhanced throughout the centres. BCS7 goes on to outline that retail shop uses will predominate in the designated primary shopping areas of the City and Town Centres, supported by a wider range of appropriate uses in other parts of these centres.

Site Allocations and Development Management Policies (SADMP) Policy DM8 states that:

“Within Primary Shopping Areas and Secondary Shopping Frontages identified on the Policies Map development will be expected to maintain or provide active ground floor uses.

Primary Shopping Areas

Within Primary Shopping Areas change of use of shops (Use Class A1) to another use will not be permitted unless the proposed use would:

- i. Make a positive contribution to the vitality, viability and diversity of the Primary Shopping Area and centre; and
- ii. Not fragment any part of the Primary Shopping Area by creating a significant break in the shopping frontage; and
- iii. Not result in a loss of retail floorspace of a scale harmful to the shopping function of the centre; and
- iv. Be compatible with a retail area in that it includes a shopfront with a display function and would be immediately accessible to the public from the street.”

Assessment

The application submission states the existing use of the site is retail and workshop uses at ground floor level with office and ancillary storage at first floor level. The submission states that “It is a material consideration that the upper floors could be converted to residential (up to 2 flats) under Class G permitted development rights, subject to prior approval, and that the ground floor could be similarly converted under Class MA.”

Class MA (Part MA.1) of the General Permitted Development Order (GPDO, 2015) states that “Development is not permitted by Class MA— ... (b)unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;”

(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—

- (i) Class A1 (shops);
- (ii) Class A2 (financial and professional services);
- (iii) Class A3 (food and drink);
- (iv) Class B1 (business);
- (v) Class D1(a) (non-residential institutions – medical or health services);
- (vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
- (vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;

(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.

The images provided within the application submission (as confirmed by Google Streetview images dated October 2023) indicate signage to No. 267 stating that ‘S.M Gauge Company’ has now relocated to a business park in Yate. The applicant’s submission indicates that this was a business workshop specialising in pressure gauge repair and refurbishment under the name Saunders and Weeks, however it is unclear when it relocated and whether there has been continued use, as required. It is therefore unclear whether the change of use would comply with Class MA of the GPDO, as evidence to this effect has not been submitted, but in any case that is not the assessment for this application.

It is unclear exactly the established use of the premises- the planning history for the site provides no evidence. The application states that it is a Class E unit. A web search of ‘Saunders and Weeks’ the stated last occupants, suggests that it was established some time ago and did comprise a workshop use. A workshop use would not be considered an ‘active frontage’ in terms of retail policy requirements.

The application submission (Cover Letter page 3) states that the ground floor of no. 267 is the retail floorspace and goes on to state at page 5 that “It is a material consideration that the upper floors could be converted to residential (up to 2 flats) under Class G permitted development rights, subject to prior approval, and that the ground floor could be similarly converted under Class MA. Notwithstanding, the left-hand unit currently has no active frontage, and it is proposed to reinstate a retail/commercial shopfront, which represents a clear benefit of the scheme, and a positive contribution to the PSA. The ground floor comprises 27sqm of retail floorspace, with the remainder of the building comprising workshop and storage space (the most recent occupants,

Saunders and Weeks, sold, manufactured and repaired gauges). The proposed layout shows 1no. 34sqm retail unit, which represents an overall increase in retail floorspace, whilst the provision of residential accommodation at the rear of the building and upper floors would make a positive contribution to the PSA. It is acknowledged that the residential use would not constitute an active frontage in line with DM8, however it would be more active than the existing lean-to, and overall, the swapping of the retail frontage from 267 to 265, and the removal of the inactive lean-to and replacement with domestic fenestration, is considered to result in an overall positive impact on the town centre. For these reasons, the principle of development is considered to be acceptable.”

The LPA considers it likely, based on the available information, that one of the ground floor premises was in use as a workshop for a significant time. This consideration and the specific layout and external appearance of the existing premises (with its incongruous lean-to element) as well as the proposed frontage improvements, should be taken into account in the determination of the application.

On this basis, the LPA would consider the proposal to represent an improvement to vitality and active frontage of the shopping centre without significant fragmentation of the shopping frontage or loss of retail of a scale that would be harmful to the function of the shopping centre in line with Policy DM8. The proposed scheme includes an enhanced sized retail unit and frontage and reinstatement of traditional stonework to No. 267 forming the residential entrance. While this would not lead to the full re-instatement of this shopping frontage which would be the optimum solution in terms of the shopping centre, this would allow more efficient use of the upper floors for residential purposes. The residential use would indirectly support the town centre through increased demand for services and meeting housing need. The LPA therefore advises that it would consider the proposal to be policy compliant on the grounds of the loss of some of the ground floor commercial use.

Proposed use- residential

Policy BCS18 outlines that a neighbourhood with a mix of housing tenures, types and sizes will be more able to meet the changing needs and aspirations of its residents, through changing life stages, household shapes and sizes or changes in income. Providing greater housing choice increases the opportunities for households to remain within their communities and promotes social equality and inclusion by easing geographical constraints on the search for appropriate homes. Conversely, an excess of single forms of dwelling will gradually limit housing choice or harmfully erode the mix and balance of a community.

Policy BCS20 states that new development will maximise opportunities to re-use previously developed land.

Policy DM2 relates to specialist housing, including HMOs, and does not permit new HMOs or the intensification of existing HMOs where development would create or contribute to a harmful concentration within a locality. The policy identifies a harmful concentration as a worsening of existing harmful conditions or a change to the housing mix that reduces housing choice. This policy is supported by the HMOs SPD (2020).

SADMP Policy DM2 ‘Residential Sub-divisions, Shared and Specialist Housing – General Criteria Proposals’ states that:

“Proposals for

- the sub-division of existing dwellings to flats;
- the conversion of existing dwellings or construction of new buildings to be used as
- houses in multiple occupation;
- the intensification of existing houses in multiple occupation;
- specialist student housing; and
- other forms of shared housing

will not be permitted where:

i. The development would harm the residential amenity or character of the locality as a result of any of the following:

- Levels of activity that cause excessive noise and disturbance to residents; or
- Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures; or
- Cumulative detrimental impact of physical alterations to buildings and structures; or
- Inadequate storage for recycling/refuse and cycles.

ii. The development would create or contribute to a harmful concentration of such uses within a locality as a result of any of the following:

- Exacerbating existing harmful conditions including those listed at (i) above; or
- Reducing the choice of homes in the area by changing the housing mix.
- Where development is permitted it must provide a good standard of accommodation by meeting relevant requirements and standards set out in other development plan policies.

The supporting text to the policy provides further detail on when harmful concentrations are likely to arise. This is where issues associated with HMOs cumulatively result in detrimental effects on the qualities and characteristics of a residential area. The supporting text also states that assessments should consider impacts at street, neighbourhood and ward levels.

A harmful concentration can arise at a localised level when an existing dwelling is sandwiched between two HMOs. This can intensify impacts on individual households even if few HMOs exist locally and create an imbalance between HMOs and other housing at a street level. A harmful concentration can arise when HMOs exceed a certain proportion of the dwelling stock in any given neighbourhood. In accordance with the HMO SPD, proposals for intensification of existing HMOs are unlikely to be consistent with Local Plan policy where 10% or more of the total housing stock is already occupied as houses in multiple occupation.

For the purposes of the Supplementary Planning Document assessment (SPD: Managing the development of houses in multiple occupation), the HMO count is the number of Licenced HMOs (Mandatory and Additional Licences) plus any HMOs that have been given planning permission and do not currently have a licence (see section 4.5 of the HMO SPD).

There are currently 2 licensed HMOs within a 100m radius of the site, and of the 142 residential properties this represents 1.41%. As such, on the basis of the assessment criteria set out within the HMO SPD, the proposal would not result in an over proliferation of this type of accommodation locally. The nearest other HMO identified by the HMO count is approximately 50m away to the north east on Chalks Road and there is therefore no objection on the grounds of ‘sandwiching’ as required by the SPD.

The proposal would be policy compliant and for the reasons outlined in the remainder of the report in terms of noise and disturbance, parking, physical alterations to the building and storage of refuse/ recycling, would not be considered to result in a harmful concentration of uses. Given the location within a designated centre and along a main transport route, this is a suitable location for such a use.

Conclusion on nature and mix of uses

The LPA's advice is that the proposal would be policy compliant both in terms of the loss of the existing use and the proposed residential use.

3. Residential amenity

Future residents

The Councils' SPD: 'Managing the development of houses in multiple occupation' (November 2020) sets out the Council's licensable standards for HMO properties. Proposed Bedrooms 1,2,6 and 7 at below 10.22sqm floor area would be suitable for occupation by 1 person only according to the standards (ensuites do not count towards the standard floor area for licensing purposes). Bedrooms 3, 4, 5 and 8 would be suitable for 1 or 2 occupiers. This represents a total of 12 potential future occupiers though the application states that each bedroom would be single occupancy. The communal living space provision is acceptable on the basis of 8 or 12 occupants, as advised by the Council's Private Housing Team (who deal with HMO Licensing).

It is the view of the LPA that all of the living accommodation would have appropriate daylight, privacy and outlook and would represent an acceptable living environment for future occupiers in planning terms.

Noise from neighbouring uses, road traffic and nearby plant could impact the amenity of future residential occupiers and the Council's Pollution Control Officer has sought a Noise Sensitive Premises Assessment via condition should the Inspector grant approval.

The air quality along Church Road is high but within UK thresholds (as advised by the Council's Air Quality Officer) and therefore no specific actions would be required in this respect. However, the Council's Pollution Control Officer has also flagged that the adjacent fish and chip shop has a flue to the rear rising above first floor parapet level. This could lead to harm to residential amenity through odours and requires further investigation to determine whether mitigation in the form of alternative mechanical ventilation is required. A condition to this effect would also be advised as set out at the end of this report.

Neighbouring amenity

The Council's Pollution Control Officer has advised that no. 269 Church Road is a dental surgery at ground and first floor and therefore there are no concerns regarding noise transfer to that side. The proposed communal living room of the HMO would adjoin the adjacent fish and chip shop so there is no concern regarding the impact of the HMO use in that regard and at first floor, the change from storage to two bedrooms along this party wall is typical of the use of other upper floor spaces above commercial premises.

The premises would also have access to a rear garden space (spanning the width of the two properties) overlooked by surrounding residential uses, the use of which has the potential to result in noise disturbance if used by large numbers of people. It is the LPA's view that it would not be appropriate to specifically control the use of this space via planning condition as this would not be enforceable but other noise legislation would apply relating to noise nuisance.

4. Design and heritage

The application submission is unclear in terms of the exact form of the proposed roof and junctions with neighbouring properties and the front parapet- section drawings should be provided to illustrate this accurately. Considering the elevational drawings and proposed roof layout plan, it appears that the proposed roof addition would be set behind a parapet to the frontage. While this is a change to the typical historic roof form of terraced properties, it would be acceptable if set sufficiently behind the parapet in the LPA's view. While the larger dormer window spanning the width of both properties to the rear, would not be compliant with advice on house extensions (SPD2: Householder extensions)- in this instance it would not be visible from public vantage points and the LPA advice is that this would be acceptable on balance. The proposed alterations to the frontage would represent improvements and are welcomed subject to conditions.

Officers have assessed the application against policy including Section 16 of the NPPF, and local plan policies BCS21, BCS22, DM26, DM27, DM30 and DM31.

5. Biodiversity

The applicant has submitted a Biodiversity Net Gain Exemption Statement. No reference is made to the rear garden area.

6. Transport and highways

The site is in a sustainable location along major transport routes and is therefore an appropriate location for increased density housing. The Council's Transport Development Management Team has flagged up however that the proposed refuse and cycle stores are insufficient and seek a condition to address this. Specifically, the correct number of cycle parking spaces are provided but the size of the store would be insufficient. In terms of refuse, the applicant has not demonstrated on their plans that there is sufficient space for all of the required containers and has not indicated refuse and recycling storage for the proposed retail use. In order to avoid containers being left on the street and obstructing the movement of pedestrians conditions are required to address this matter, which may require cycles to be stored within the rear garden to free up space at the frontage for waste storage. Ventilation will need to be demonstrated to this frontage in a sensitively designed manner.

7. Sustainability

A Sustainability Statement has been submitted with the application, which sets out that an air source heat pump (ASHP) would be a feasible heating option for the proposal as well as solar panels, which due to orientation would need to be situated on the proposed new front roof slope of the building and would therefore have a visual impact. An ASHP has been selected and would achieve a reduction

in carbon dioxide emissions beyond the residual level by 44.8%, which would be policy compliant. Details would be needed of the siting of the ASHP units and internal requirements to check feasibility and noise levels of equipment.

Community infrastructure levy

Refer to separate email supplied to PINS from [REDACTED] (CIL and Planning Obligations Manager) regarding CIL liability.

Overall conclusions: The Local Planning Authority does not object to the proposals, but would advise suitably worded conditions are included in the approval, if PINS is minded to approve the proposed development, as follows:

- Noise Sensitive Premises Assessment
- Details of extraction and ventilation system
- Materials: Stonework repair to Church Road frontage- sample panels
- Refuse storage: residential and retail- amendments to increase space provision
- Cycle storage: residential- amendment to ensure suitably sized provision
- Sustainability Statement compliance
- ASHP siting and details (including noise levels)
- Noise from plant equipment restriction
- Construction Management Plan (taking into account that the site's location on a major A-road and extremely busy bus route)

Recommended conditions

Time limit

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.

Noise Sensitive Premises Assessment

No development hereby permitted shall take place until an acoustic report on the existing noise climate at the development site has been submitted to and approved in writing by the Council. The report shall show that the dwellings hereby permitted will be provided with suitable sound insulation and ventilation with regard to noise from the following: -

- Noise from road traffic
- Noise from adjoining uses
- Noise from ventilation, refrigeration and air conditioning plant at nearby commercial premises

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound and BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings.

The approved scheme shall be implemented prior to the commencement of the use hereby permitted and be permanently maintained thereafter.

Reason: In order to safeguard the amenities of future residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build.

Details of Extraction/Ventilation System

No development shall take place until a report to show the following has been submitted to and approved in writing by the Council.

- Confirmation of the odour control measures within the adjacent flue system.
- Odour impact assessment by a suitably qualified specialist.
- Assessment of noise from the flue/ associated equipment.
- Mitigation strategy for any harm identified.

The report shall demonstrate that the dwellings hereby permitted will be provided with suitable alternative (mechanical) ventilation for use at times when the flue is in use and windows cannot be opened. The mitigation strategy and mechanical ventilation should be installed prior to commencement of the residential use hereby permitted and retained thereafter in perpetuity.

Reason: In order to safeguard the amenities of future residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build.

Sample Panels before specified elements started

Sample panels of the frontage stonework; demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.

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

Further details of Refuse Storage and Recycling Facilities before occupation

No building or use hereby permitted shall be occupied or the use commenced until detailed designs of the following have been submitted and approved in writing by the local planning authority:

- Dedicated, suitably screened, ventilated and secure storage for 2 no. sets of the standard containers set out in the council's Waste & Recycling Guidance.
- Sufficient commercial storage space for the separation of recyclable materials within the retail unit.

The detail thereby approved shall be carried out in accordance with that approval and the approved storage areas made available prior to the first occupation of each of the residential and retail units, and 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 buildings 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.

Further details of Cycle Parking Provision before occupation

No details of use hereby permitted shall be occupied or use commenced until detailed designs of the following have been submitted to and approved in writing by the local planning authority:

- The intended location, dimensions, layout, and capacity of internal secure cycle storage, using the preferred 'Sheffield stand' design, in compliance with the council's Guidance of Cycle Storage.

The detail thereby approved shall be carried out in accordance with that approval prior to the occupation of the residential use and thereafter be kept free of obstruction and available only for the parking of cycles.

Reason: To ensure suitable cycle parking provision and to encourage more sustainable modes of travel.

Construction Environmental Management Plan - Major Development

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

1. A construction programme including phasing of works and construction methodology;
2. 24 hour emergency contact number;
3. Hours of operation (including deliveries and removal of plant, equipment, machinery and waste from the site) plus procedure for emergency deviation from permitted hours;
4. Expected number, type and size of vehicles accessing the site including cranes;
5. Details of management of deliveries, waste, equipment, plant, works, visitors- the use of a consolidation operation or scheme for the delivery of materials and goods;
6. On-site facilities (i.e. portacabins) and locations for storage of plant/waste/construction materials;
7. Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
8. Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

9. Arrangements for the turning of vehicles, to be within the site unless completely unavoidable. Arrangements to receive abnormal loads or unusually large vehicles and swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
10. Any necessary temporary traffic management measures;
11. Measures to protect vulnerable road users (cyclists and pedestrians);
12. Arrangements for temporary facilities for any bus stops or routes;
13. Method of preventing mud being carried onto the highway;
14. Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
15. Travel planning: car sharing, use of local workforce, parking facilities for staff and visitors, a scheme to encourage the use of public transport and cycling;
16. Methods of communicating the Construction Environmental Management Plan to staff, visitors and neighbouring residents and businesses and procedures for maintaining good public relations including complaint management, public consultation and liaison. Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.
17. Arrangements for liaison with the Council's Pollution Control Team;
18. Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
19. Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
20. Measures for controlling the use of site lighting whether required for safe working or for security purposes.
21. All works and ancillary operations (including deliveries to and removal of plant, equipment, machinery and waste) which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
22. Procedures for emergency deviation of the above working hours.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development and in the interests of the amenities of surrounding occupiers during the construction of the development.

Sustainability Statement

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 submitted Sustainability Statement (titled Sustainability Statement, by Complete Energy Consultancy, dated 06/03/25) prior to occupation or use commenced. A total 44.8% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a 44.8 % 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.

Renewable energy (excluding PV) - further detail is required

Prior to the commencement of the development hereby approved, details of the air source heat pump (ASHP) renewable energy technology (including the exact location, dimensions, design/ technical specification- including noise levels) together with calculation of energy generation and associated CO2 emissions to achieve 20% reduction on residual emissions from renewable energy in line with the approved energy statement should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the development and thereafter retained.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

Noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level.

Reason: In order to safeguard nearby amenity.

----- END OF STATEMENT -----