



LOCAL PLANNING AUTHORITY S62A STATEMENT

286 – 292 WELLS ROAD, KNOWLE, BRISTOL, BS4 2PU

PLANNING INSPECTORATE REFERENCE: S62A/2025/0120

LOCAL PLANNING AUTHORITY REFERENCE: 25/13864/PINS

Full planning application for the conversion of upper floors of existing buildings (bank and ancillary office space (Use Class E(c(i))) to provide 9 no. self-contained flats, including refuse, recycling and cycle storage at ground floor level, partial demolition to rear ground floor level, first floor rear extension, removal of hipped roof to rear extension, and erection of a mansard roof extension. Sub-division of existing commercial unit at ground floor level to create 2no. commercial units, and installation of replacement shopfronts.

SUMMARY

The application is made under S62a of the Town and Country Planning Act 1990 for the proposed development at 286 – 292 Wells Road. The application seeks permission for the proposed residential development on ground and upper floor levels and commercial units at ground floor level. The application includes the erection of a number of extensions.

The application has been assessed by officers and recommend to the inspector that the application is refused on the following grounds:

1. Failure to provide acceptable living conditions for future occupiers
2. Provide safe access arrangements for proposed cycle stores
3. Incorporate sustainable design and construction within the proposals.

SITE DESCRIPTION

This application relates to the former Nat West Bank, sited at 286-292 Wells Road, and is located within the boundary of the Knowle Ward. The site is a corner plot between Wells Road and Greenmore Road and consist of a building of two and three storeys, with a small area of outdoor space currently used as waste storage and parking.

RELEVANT PLANNING HISTORY

61/03266/U_U - Alterations to shop premises to form Bank. (GRANTED)

63/00920/P_U - Form vehicular access to classified road and use of forecourt as customers car park. (REFUSED)

66/01606/P_U - Change of use of ground floor of existing butcher's shop to bank premises. (GRANTED)

70/01561/U_U - Extend bank premises. (GRANTED)

72/02853/P_U - Use of residential flat as bank offices. (GRANTED)

24/04839/COU - Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - Proposed change of use from a bank and ancillary office space (Use Class E(c(i))) to 9no. self-contained flats (Use Class C3), including refuse, recycling and cycle storage at ground floor level. (GIVEN)

APPLICATION

The application seeks planning permission for the conversion of upper floors of existing buildings (bank and ancillary office space (Use Class E(c(i))) to provide 9 no. self-contained flats, including refuse, recycling and cycle storage at ground floor level, partial demolition to rear ground floor level, first floor rear extension, removal of hipped roof to rear extension, and

erection of a mansard roof extension. Sub-division of existing commercial unit at ground floor level to create 2no. commercial units, and installation of replacement shopfronts.

KEY ISSUES

A) PRINCIPLE OF DEVELOPMENT

Proposed Use: Residential

Section 2 of the National Planning Policy Framework (2024) outlines that housing applications should be considered in the context of the presumption in favour of sustainable development. With a focus on a social objective to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well - designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.

Section 11 of the National Planning Policy Framework (2024) promotes more sustainable patterns of development, including development on previously developed. The framework states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.

Policy BCS5 (Housing Provision) of the Core Strategy (2011) outlines that delivery of housing to meet the Council's housing targets will primarily be focused on previously developed sites however some open space will be utilised for housing development.

Policy BCS20 (Effective and Efficient Use of Land) of the Core Strategy (2011) states that effective use of brownfield sites should be sought by promoting development on previously used land. The policy also refers to the factors influencing appropriate housing density for a site, including the need to provide an appropriate housing mix. The appropriate density for development on any individual site will be informed by:

- I. the characteristics of the site
- II. the local context
- III. its current and future level of accessibility by walking, cycling and public transport to a range of employment, services and facilities
- IV. The opportunity for a mix of uses across the site
- V. The need to provide an appropriate mix of housing to meet the community's needs and demands
- VI. The need to achieve high quality, well designed environments.

Policy BCS7 (Centres and Retailing) of the Core Strategy (2011) outlines that Town, District and Local centres will be the focusses for the development of higher density forms of residential development provided that the centre is suitable for such development.

The application proposes 9no. residential flats (Class C3). The site is located within the designated Wells Road / Broadwalk Town Centre and overall, within a highly sustainable area with access to a variety of public transport options. Policy BCS7 states that higher densities of development are appropriate in and around the city centre, in or close to other centres and along or close to main public transport routes. Moreover, the policy states that mixed-use

development at accessible centres will be particularly promoted where it takes advantage of under-used land.

In addition, a fallback position exists within 24/04839/COU, which found the principle of residential use in this location to be acceptable.

Proposed Use: Commercial

Policy BCS7 (Centres and Retailing) of the Core Strategy (2011) outlines that Town, District and Local centres will be the focusses for the development of higher density forms of residential development provided that the centre is suitable for such development.

Policy BCS8 (Delivering a Thriving Economy) of the Bristol Core Strategy (2011) states that employment land outside Principle Industrial and Warehousing Areas will be retained where it makes a valuable contribution to the economy and employment opportunities. New employment floorspace suitable for smaller businesses will be encouraged as part of mixed-use development.

Policy DM7 (Town Centre Uses) of the Site Allocations and Development Management Policies (2014) aims to ensure that development outside centres does not harm the vitality, viability and diversity of existing centres. Retail and other main town centre uses should be located within the centres identified on the Policies Map.

Policy DM8 (Shopping Areas and Frontages) of the Site Allocations and Development Management Policies (2014) outlines that development within Primary Shopping Areas and Secondary Shopping Frontages identified on the Policies Map will be expected to maintain or provide active ground floor uses.

This application site forms part of the Secondary Shopping Frontage (287 to 320 Wells Road) within the Wells Road / Broadwalk Town Centre. Principally, 2no. commercial units are proposed at ground floor, fronting Wells Road. Officers consider that the continued use of this active ground floor use would contribute to the continued vitality and viability of the shopping area and centre, therefore not fragment the existing shop frontage. Principle acceptability, then, pertains to the other elements of the application.

B) MIX AND BALANCE

Policy BSC18 (Housing Type) of the Core Strategy (2011) reflects this guidance and states that "all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities", with reference to the evidence provided by the Strategic Housing Market Assessment, also notes that 'developments should contribute to a mix of housing types and avoid excessive concentrations of one particular type'. The policy wording states that development 'should aim to' contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists.

Bristol comprises a diverse range of residential neighbourhoods with significant variations in housing type, tenure, size, character and quality. A wide range of factors influence the housing needs and demands of neighbourhoods. Such factors include demographic trends, housing supply, economic conditions and market operation. The inter-relationship between these and

other factors is often complex and dynamic. In the circumstances, housing requirements will differ greatly across the city and will be subject to change over time. With this in mind an overly prescriptive approach to housing mix would not be appropriate. However, it has been possible to identify broad housing issues that are applicable to many neighbourhoods.

Analysis of the city's general housing needs and demands has identified a number of indicative requirements for each of 6 city zones. The zones reflect sub-market areas used in the Strategic Housing Market Assessment (SHMA). The intention is to provide a strategic steer for all sizes of residential scheme within each zone. A local area-based assessment is required to assess the development's contribution to housing mix as a smaller scale will not provide a proper understanding of the mix of that area; a larger scale may conceal localised housing imbalances. As a guide the neighbourhood is defined as an area equivalent to the size of a Census Lower-Level Super Output Area (average of 1,500 residents).

The application site is located within the Upper Knowle LSOA within the Knowle Ward. An up-to date picture of the proportion of different residential accommodation types in the LSOA can be obtained by assessing the 2021 Census data. The Upper Knowle LSOA comprises of 75.8% houses, with 44.6% of all accommodation types containing 3 bedrooms or more.

The development proposes 9no. flats, comprising of 6no. one-bed, one-person units and 3no. two-bed, three-person units. The provision of this sized residential units within this area would contribute to the housing mix and supply of housing and not be disproportionate considering that larger sized dwellings dominate this part of Bristol. However, officers determine that the development does not comply with Policy BCS18 regarding the proposed one bed, one person units and would therefore not achieve a flexible and adaptable development that provides sufficient space for everyday activities. This is to be discussed further within Key Issue D.

C) DESIGN

Policy BCS21 of the Core Strategy (2011) advocates that new development should deliver high quality urban design that contributes positively to an area's character and identity, whilst safeguarding the amenity of existing development.

Policy BCS22 of the Core Strategy (2011) and Policy DM31 of the Site Allocations and Development Management Policies (2014) outline that all development proposals related to heritage and conservation are expected to safeguard or enhance heritage assets and the character and setting of areas of acknowledged importance. This is particularly important given the location of the site within the Bedminster Conservation Area.

Policy DM26 and Policy DM27 of the Site Allocations & Development Management Policies (2014) outline that all development is expected to contribute positively to an area's character and identity. This should be achieved by responding to the existing built environment. In particular, development should respect the local pattern and grain of existing buildings and respond to the local scale and character created by height, massing, shape and form, proportion, building lines, set-backs from the street, skylines and roofscapes.

The application seeks permission for the creation of a mansard style roof extension to the southern section of the building, wrapping around the corner of Wells Road and Greenmore

Road. It is noted that the extension would largely replicate the scale and design of that built to the opposite property on the corner of Wells Road and Redcatch Road.

The mansard style roof extension would appear as a modern intervention, that would alter the roofscape of the original building and the surrounding development. However, the scale and design of the extension reflects the existing extension opposite the site and would create a visual balance to this section of Wells Road. Given the precedent set to the neighbouring property and that the site is not within a designated Conservation Area, Officers raise no objection to the mansard extension on design grounds.

Further extensions are proposed to the rear of the property, which are acceptable in terms of scale and design and would not be wholly visible to the public realm.

Further detail of these design features, alongside the transition/set back between the parapet and roof extension would be secured via condition to ensure they are of a suitable quality. The proposed materials are of a suitable quality, but samples of these materials are also secured via condition.

The proposal is therefore acceptable on design grounds, subject to conditions.

D) OCCUPIER AMENITY

Section 12 of The National Planning Policy Framework (2024) states that planning decision should ensure developments create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

BCS15 (Sustainable Design and Construction) of Bristol's Core Strategy (2011) states that sustainable design and construction will be integral to new development in Bristol and should address key issues such as flexibility and adaptability, allowing future modification of use or layout.

Policy BCS18 (Housing Type) of the Core Strategy (2011) makes specific reference to residential developments providing sufficient space for everyday activities and space which should be flexible and adaptable, by meeting appropriate space standards. The Core Strategy states that building to suitable space standards will ensure new homes provide sufficient space for everyday activities. Under the 2015 Housing Standards Review a new nationally described space standard was introduced and in March 2015 a written ministerial statement to parliament confirmed that from 1 October 2015 existing Local Plan policies relating to internal space should be interpreted by reference to the nearest equivalent new national technical standard. Policy DM29 (Design of New Buildings) of the Site Allocations and Development Management Policies (2014) also states that new development should be dual aspect where possible, particularly where one of the aspects is north facing. This policy, as well as Policy DM27 (Layout and Form) of the Site Allocations and Development Management Policies (2014), further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

The application proposes 9no. residential units across the ground floor, first floor and within the extended second floor level. 6no. of the units are to be one-bed, one-person. Furthermore, Flat 1 and Flat 7 are both one-bed, one-person units and would be single aspect only.

Policies BCS15, BCS18, DM27 and DM29 require the provision of sufficient internal space for everyday activities and emphasise the importance of being flexible and adaptable to respond to the changing future needs or circumstances of occupiers. These policies also require existing and proposed development to achieve appropriate levels of privacy and outlook, as well as adequate outside amenity space which is usable and defensible.

While very basic everyday activities could be accommodated within the proposed 6no. units, such a small space would not be flexible or adaptable. The units are restricted to occupancy by only one person to meet the space standards, so would not allow an occupant to respond to future circumstances, such as living with a partner, child or carer.

Flat 1 is a single aspect, single occupancy unit which benefits from only northern windows looking directly into the small rear courtyard which would be used for cycle storage. This would result in a dark, oppressive environment with poor outlook for future occupiers. Flat 7 is also proposed to be a single aspect, single occupancy unit.

In addition to this, Flats 2, 6 and 8 are located along the southern section of the buildings, with all, but one, of the windows to be located on the southern elevations of the building, resulting in significant solar gains that may result in potential overheating for future occupiers. Minimal information has been provided within the submitted energy statement regarding the proposed cooling of these single aspect units, failing to comply with relevant sustainability policies.

Overall, the development proposes poor liveability for future occupiers. The previous change of use application (24/04839/COU) provides a fall back position in terms of the delivery of 9no. residential units. However, the liveability of the housing within this application is of poorer quality than what was proposed in the previous application. The previous application demonstrates that the site could equally deliver the same quantum of units without impacting the liveability of the housing. Furthermore, the previous application demonstrates that a higher intensity of use is acceptable in the location without external alterations, meanwhile achieving dual aspect units that are flexible and adaptable.

The proposed development therefore proposes inflexible and unadaptable residential accommodation with poor standards of inside space, ventilation, light levels and outlook. I therefore conclude that the proposed development would not provide acceptable living conditions for future occupants. The proposed development is therefore not found to comply with Policies BCS18 (Housing Type) and BCS15 (Sustainable Design and Construction) of the Bristol Core Strategy (2011) and Policies DM29 (Design of New Buildings) and DM27 (Layout and Form) of the Site Allocations and Development Management Policies (2014). The application is recommended for refusal on this basis.

E) NEIGHBOURING AMENITY

Policy BCS21 in the Bristol Core Strategy (Adopted 2011) advocates that new development should deliver high quality urban design and safeguard the amenity of existing development.

Policy DM29 in the Site Allocations and Development Management Policies (2014) states that proposals for new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight. This policy, as well as DM27, further states that new buildings will be expected to ensure that existing and proposed development achieves appropriate levels of privacy, outlook and daylight.

The host property is situated within a terrace along Wells Road and wraps around to front along Greenmore Road. The proposed extensions would not impact neighbouring amenity in terms of overshadowing and would not be adversely overbearing.

The proposed development is considered acceptable in regard to protecting the neighbouring residential amenity.

F) TRANSPORT

Policy BCS10 in the Bristol Core Strategy (2011) states that development proposals should be located where sustainable travel patterns can be achieved, with more intensive, higher density mixed use development at accessible centres and along or close to main public transport routes. Proposals should minimise the need to travel, especially by private car, and maximise opportunities for the use of walking, cycling and public transport. Policy DM23 within the Site Allocations and Development Management Policies (2014) states that the provision in new development of secure, well-located cycle parking can be very important in encouraging people to cycle regularly. It is important that development proposals incorporate these facilities and parking at the outset of the design process. Applicants should refer to the council's 'Guide to Cycle Parking Provision' for guidance on this matter.

Policy BCS15 in the Bristol Core Strategy (2011) states that all new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Policy DM32 in the Site Allocations and Development Management Policies (2014) states all new developments will be expected to provide recycling facilities and refuse bins of sufficient capacity to serve the proposed development. This policy further states that the location and design of recycling and refuse provision should be integral to the design of the proposed development. In assessing recycling and refuse provision, regard will be had to the level and type of provision, having regard to relevant space standards; and the location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives.

BCC's Transport Development Management Officers have reviewed the proposed development.

The proposed bin storage is considered acceptable in terms of capacity, location and accessibility.

The proposed cycle storage is acceptable in terms of its overall capacity, however, is proposed to be accessed via a lane between the application site and No 1 Greenmore Road. This lane is outside the red line boundary of the site, and the relevant ownership certificate has not been served to facilitate the use of land outside the applicant's ownership. Access, therefore, cannot be guaranteed in perpetuity. Additionally, the applicant cannot demonstrate that the stores would be fully accessible and whether the overall width would be sufficient to wheel the cycles safely from the highway, into the site and the proposed storage.

Given the unacceptable access provision and the location outside the red line boundary, the proposal is not found to comply with Policy BCS15 (Sustainable Design and Construction) of Bristol's Core Strategy (2011) and Policies DM23 (Transport Development Management) of the Site Allocations and Development Management Policies (2014) and the Transport Development Management Design Guidance. The application is recommended for refusal on this basis.

G) SUSTAINABILITY

Policy BCS13 (Climate Change) sets out that development should contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions.

Policy BCS14 (Sustainable Energy) sets out that development in Bristol should include measures to reduce carbon dioxide emissions from energy use by minimising energy requirements, incorporating renewable energy sources and low-carbon energy sources. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%.

Development in Bristol should include measures to reduce carbon dioxide emissions from energy use in accordance with the following energy hierarchy:

- i. Minimising energy requirements;
- ii. Incorporating renewable energy sources;
- iii. Incorporating low-carbon energy sources.

New development will be expected to demonstrate that the heating and cooling systems have been selected according to the following heat hierarchy:

- i. Connection to existing CHP / CCHP distribution networks
- ii. Site-wide renewable CHP / CCHP
- iii. Site-wide gas-fired CHP / CCHP
- iv. Site-wide renewable community heating/cooling
- v. Site-wide gas-fired community heating/cooling
- vi. Individual building renewable heating

BCS15 (Sustainable Design and Construction) of Bristol's Core Strategy (2011) states that sustainable design and construction will be integral to new development in Bristol.

An energy statement has been submitted and associated calculations in support of the application. The statement outlines that Air Source Heat Pumps and PV solar panels are proposed as part of the development. The document outlines that with this arrangement, the CO2 residual emissions are well above the required 20% threshold as per policy BCS14. This net carbon reduction is to be secured via condition, along with further details of the proposed ASHP's and PV panels prior to first occupation.

The statement sets out that the building has been designed to maximise passive solar gain by the specification of fenestration in living areas. It states that natural ventilation will be used to provide fresh air to all units. However, concerns are raised that the development has not sought to minimise energy requirements first as a significant number of the proposed dwellings would be single aspect, with one of those being north facing. This would increase energy demand as the flats would require higher levels of electric lighting during the day and limited opportunities for ventilation / single-sided ventilation would increase the risk of the flats overheating. Furthermore, a number of units are south facing with limited opportunities for passive

ventilation. The units are therefore more susceptible to significant solar gains and overheating. The statement provides limited information on how these units would be mechanically cooled.

The proposal is therefore not considered to accord with Policies BCS13 (Climate Change), BCS14 (Sustainable Energy), BCS15 (Sustainable Design and Construction) of Bristol's Core Strategy (2011). The application is recommended for refusal on this basis.

CONCLUSION

The officer recommendation is for the application to be refused for the following reasons:

1. Future Occupier Amenity

This application proposes inflexible and unadaptable residential accommodation with poor standards of internal space for everyday activities. The proposed development would not provide acceptable living conditions for future occupants by virtue of the single aspect units, poor light levels, ventilation and the overall outlook. The previous permission (24/04839/COU) demonstrates that the site could equally deliver the same quantum of units without impacting the liveability of future occupiers. The proposed therefore fails to comply with Policies BCS18 (Housing Type) and BCS15 (Sustainable Design and Construction) of the Bristol Core Strategy (2011) and Policies DM29 (Design of New Buildings) and DM27 (Layout and Form) of the Site Allocations and Development Management Policies (2014).

2. Access

The application fails to demonstrate suitable access arrangements for the proposed cycle storage. Access to the cycle storage via an access lane is outside the red line boundary of the site, so access cannot be guaranteed in perpetuity. Given the absence of information, it cannot be determined the overall conditions of the access lane and whether future occupiers could safely manoeuvre cycles into the site. The proposal therefore fails to comply with Policy BCS15 (Sustainable Design and Construction) of the Bristol Core Strategy (2011) and Policies DM23 (Transport Development Management) of the Site Allocations and Development Management Policies (2014) and the Transport Development Management Design Guidance.

3. Sustainability

The proposed development failed to demonstrate that sustainable design and construction has been integral to the development, nor has it adequately taken into account the impact of climate change on the cooling and ventilation of residential units. The proposal therefore fails to comply with Policies BCS13 (Climate Change), BCS14 (Sustainable Energy), BCS15 (Sustainable Design and Construction) of Bristol's Core Strategy (2011).

RECOMMENDED CONDITIONS

Should an Inspector be minded to grant approval, the Local Authority would request the following conditions be added to any consent.

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.

Pre Commencement

2. Further details before relevant element start

Drawings including plans, sections and elevations at a scale of 1:10 / 1:25 as appropriate (also indicating materials, treatments and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of work is begun unless otherwise agreed in writing by the Local Planning Authority.

(a) Proposed dormer windows (typical detail for each window) showing sectional profiles, cills, surrounds and depth of external reveals

(b) Proposed roof extension with its junction with the parapet coping and showing all proposed materials and fabric connections.

The development shall then be carried out in full accordance with the approved details.

Reason: In order that the appearance of the development is appropriate and to ensure the character and appearance of this part of the conservation area is safeguarded.

3. Submission of sample materials

Prior to commencement of the relevant element the following materials shall be made available to the Local Authority in their intended colour, texture, and composition and approved in writing:

(a) Standing seam metal roof in anthracite grey

(b) Grey pennant stone

(c) Red brick

(d) Ashlar limestone

(e) Stone moulding

(f) All other external materials

The development shall be completed in accordance with the approved samples prior to occupation.

Reason: In order that the appearance of the development is appropriate and to ensure the character and appearance of this part of the conservation area is safeguarded.

4. Sustainability

No development (of the relevant element), shall take place until the development hereby approved submits an up to date sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development for approval in writing by the Local Planning Authority.

The development shall be constructed in full accordance with the sustainability statement prior to occupation.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings), BCAP20 (Sustainable design standards), and emerging policies NZC1 (Climate change, Sustainable Design and Construction) and NZC4 (Climate Adaptation) and NZC3 Embodied carbon. Site Characterisation and Risk Assessment

5. Energy efficiency and Renewable energy

No development (of the relevant element) shall take place until, the development hereby approved submits a revised energy statement to the Local Planning Authority to be approved in writing.

The energy statement shall demonstrate how the energy hierarchy has been followed, how the heating and cooling hierarchy has been applied, and how a minimum of 20% reduction in carbon dioxide emissions beyond residual emissions through renewable technologies has been achieved.

The statement shall include full technology specifications and locations. The energy statement shall present full evaluation of options set out in the Heat Hierarchy and shall include evaluation of, but not be limited to, details of a communal system (location and technologies).

Prior to occupation, evidence demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted energy use / CO2 emissions reduction, shall be submitted and approved in writing by the Local Planning Authority and retained unless otherwise agreed by the LPA.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate change) and BC14 (sustainable energy), (DM29 (Design of new buildings), BCAP20 (Sustainable design standards), BCAP21 (connection to heat networks), and emerging policies NZC1 (Climate change, sustainable design and construction) and NZC2 (net-zero operational energy).

6. Site Characterisation and Risk Assessment

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the LPA for approval:

- I. Preliminary Risk Assessment (PRA) - Submission of this document is the minimum requirement.
- II. Generic Quantitative Risk Assessment (GQRA) - Submission of this document only if PRA requires it.

- III. Detailed Quantitative Risk Assessment (DQRA) - Submission of this document if GQRA requires it.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

7. Remediation Strategy and Verification Plan

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment, documents from the following shall be submitted to the LPA for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy
- III. Verification Plan.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

8. Remediation and Verification

The development hereby permitted within any approved phase shall not be brought into use until the works relating to land contamination detailed below are fully completed:

Remediation (if required), it shall be carried out in full accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the LPA for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

The actions required above shall be completed in accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

Pre Occupation

9. Unexpected Contamination

The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the LPA that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the LPA for approval:

- i. Risk Assessment (GQRA or DQRA);
- ii. Remediation Strategy & Verification Plan

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 124 (c), 180 (e & f) , 189 & 190 of the National Planning Policy Framework (2024).

10. Renewable energy – Air source heat pumps

Prior to occupation the following information shall be provided:

- Evidence of the ASHP 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.
- A calculation showing that the projected annual yield of the installed system is sufficient to reduce CO2 emissions

The system shall be installed prior to occupation of the dwellings and thereafter retained unless otherwise agreed.

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

11. Solar Panel Details

Prior to occupation, details of the proposed PV system including location, dimensions, design/technical specifications should be submitted to and approved in writing by the local planning authority.

Reason: To ensure the character and appearance of the conservation area is preserved.

12. 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 area and where necessary, dropped kerb(s) to facilitate the manoeuvring of four wheeled bins onto the carriageway 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 for the lifetime of the development.

The refuse store/area is not to be used for any other purpose other than the storage of refuse and recyclable materials. 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.

13. Completion of Pedestrians/Cyclists Access – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only for the lifetime of the development.

Reason: In the interests of highway safety.

14. Reinstatement redundant accessways

No building or use hereby permitted shall be occupied or use commenced until the footway has been reinstated to full kerb height, using materials that comply with the Highway Authority's Engineering Standard Details, where any vehicle crossover(s) are redundant, in accordance with the approved plans and retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety.

15. Completion and Maintenance of Cycle Provision – Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until secure cycle parking and where shown, for commercial developments shower/changing facilities and lockers for cyclists to store cycling equipment, as shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only for the lifetime of the development.

Reason: To ensure the provision and availability of adequate and accessible cycle parking and associated showering/changing/storage facilities for commercial uses.

16. Noise insulation

No commencement of use shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of noise insulation measures for all residential accommodation from external noise sources, this scheme shall also include details of ventilation.

The scheme of noise insulation measures shall take into account the recommendations detailed in the Noise Assessment submitted with the application.

The approved details shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason: In order to safeguard the amenities of nearby occupiers

17. Artificial Lighting (external)

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and been approved in writing by the Local Planning Authority.

Artificial lighting to the development must not exceed the maximum values of vertical illuminance on premises as detailed in table 3 of the Institute of Light Engineers Guidance Note 01/21 The Reduction of Obtrusive Lighting <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>

Reason: In order to safeguard the amenities of adjoining residential occupiers

Post Occupation

18. Noise from plant & equipment affecting residential

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

19. Use of Refuse and Recycling facilities (ground floor commercial uses only)

Activities relating to the collection of refuse and recyclables shall only take place between 08.00 and 20.00 Monday to Saturday.

Reason: To safeguard the amenities of nearby occupiers.

20. Restriction of Roof

The proposed flat roof hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises.

21. No Further Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in any elevation of the building hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy.

List of Approved Plans

22. List of Approved Plans

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

Advices

1. Due to the proximity of existing noise sensitive development and the potential for disturbance arising from contractors' operations, the developers' attention is drawn to Section 60 and 61 of the Control of Pollution Act 1974, to BS 5528: Parts 1 and 2: 2009 Code of practice for noise and vibration control on construction and open sites and the code of practice adopted by Bristol City Council with regard to "Construction Noise Control". The hours that are usually allowed for construction or demolition works that are audible at any residential property to be carried out are 8.00 to 18.00 Monday to Friday and 8.00 to 13.00 Saturdays. Further information can be obtained from Pollution Control, Bristol City Council pollution@bristol.gov.uk.
2. Excavation Works on the Adopted Highway
The development hereby approved includes the carrying out of excavation works on the adopted highway. You are advised that before undertaking any work on the adopted highway you will require a Section 171 (Excavation) Licence from the Highway Authority which is available at www.bristol.gov.uk/highwaylicences
3. Street Name and Numbering
You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.
Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19). Please see www.bristol.gov.uk/registeraddress