



PINS ref S62A/2025/0123

Bristol City Council ref: 25/14029/PINS

Application for Planning permission for Erection of a detached dwellinghouse

At

13 Risdale Road, Ashton, Bristol, BS3 2QU

Local Planning Authority assessment and statement

Date: 28.10.2025

SITE DESCRIPTION

The application site relates to 13 Risdale Road, a two-storey end-of-terrace dwelling situated on the corner of Risdale Road and Tregarth Road. The application site is the rear garden to the existing dwellinghouse. The rear garden is enclosed by timber fencing and lies adjacent to an alleyway located between 2 Tregarth Road and the application site.

The site is not within a Conservation Area, there are no Tree Preservation Orders, and no other policy designations apply. It falls within Flood Zone 1 and is shown to be at high risk from surface water flooding. The site also identified as Development High Risk Area by the Mining Remediation Authority.

PROPOSED DEVELOPMENT

The applicant proposes the use of the rear garden of 13 Risdale Road for the construction of a new two storey detached dwelling to house a 2-bedroom, 3 bed space unit. The dwelling would have a side and rear garden, including a cycle store, a driveway and open fronted waste and recycling bins.

RELEVANT PLANNING HISTORY

Development Control

24/04200/H: Double storey side extension and part double storey, part single storey rear extension.

Refused on 18 December 2024.

24/04949/F: Erection of a detached 2-bedroom, 3-person dwellinghouse.

Refused on 25 February 2025.

25/11311/CP: Application for a Lawful Development Certificate for a Proposed use or development - Erection of a double garage.

Certificate of Lawfulness Granted on 14 April 2025.

Appeals

APP/Z0116/D/25/3358597: Double storey side extension and part double storey, part single storey rear extension. (Appeal in relation to above application ref. 24/04200/H)

Appeal Allowed on 6 March 2025.

APP/Z0116/W/25/3362081: Erection of a detached 2-bedroom, 3-person dwellinghouse.

(Appeal in relation to above application ref. 24/04949/F)

Appeal Dismissed on 22 August 2025.

Note: The appeal concluded that the proposed dwelling would harm the character and appearance of the area due to its incongruous height and roof design. Additionally, the method proposed to deliver Biodiversity Net Gain lacked a secure legal mechanism, creating uncertainty over compliance. These harms were considered to significantly outweigh the modest benefits of one additional dwelling.

RESPONSE TO PUBLICITY AND CONSULTATION

The application was publicised via neighbour letters with a deadline date of 28.10.2025.

This was the deadline for neighbours to send any comments to PINS.

KEY ISSUES

1. PRINCIPLE OF DEVELOPMENT

Policy BCS20 of our Local Plan Core Strategy (2011) supports development on previously developed land, and states that high densities will be sought in certain areas. To comply with BCS20, development usually should be within close proximity of a local centre, and 'main public transport routes', which are usually considered to be routes where three or more bus services run.

Policy DM21 states that development on garden land will only be permitted where it meets one of three criteria: it must either represent a more efficient use of land in a location suitable for higher densities, result in a significant improvement to the urban design of the area or be a domestic extension that retains a sufficient area of functional garden.

The proposed site is situated within the private garden of 13 Risdale Road. The primary street that would serve the new dwelling (Tregarth Road) is largely in residential use. The site is approximately 1.97 km from the North Street, Southville Centre. While the site is not located in close proximity to the nearest local centre, it benefits from good accessibility to public transport, with bus stops located approximately 135 metres away on South Liberty Lane. The 24 bus service operates every 15 minutes, connecting Ashton Vale to Southmead Hospital via the city centre. Additionally, the site is within walking distance of local amenities, including Ashton Vale Primary School (320 metres), a convenience store on Ashton Drive (250 metres), and a Sainsbury's superstore (420 metres). The South Liberty Lane Principal Industrial and Warehousing Area (PIWA) lie just 90 metres to the south.

Given the proximity to public transport and local amenities, the site is considered to be in a location where higher densities are appropriate. Therefore, the site is considered to represent a more efficient use of land and is considered to comply with the requirements of Policies BCS20 and DM21.

2. MIX AND BALANCE

The application site is located within the Ashton Vale Lower Super Output Area (LSOA) within the Bedminster 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 Ashton Vale LSOA has a proportion of flats to houses at 85.5% houses and 14.1% flats. Whilst the proposed two-bedroom dwelling would add an additional unit of housing accommodation in the area, there is a city-wide need for housing generally. The proposed dwelling will also be constructed on a private garden land, meaning there will be no loss of smaller units in the LSOA. Subsequently given the above the application is considered acceptable in this instance with regards to mix and balance of housing types.

3. DESIGN AND CHARACTER

Policy DM26 of the SADMP (2014) works alongside Policy BCS21 of the Bristol Core Strategy (2011) to ensure that development makes a positive contribution to an area's character and identity, creating and reinforcing local distinctiveness. They set out that development that would be harmful to the local character or distinctiveness will not be permitted (2.26.3, DM26).

Policy DM21 states that any development of garden land should not result in harm to the character and appearance of an area.

The general principles of Policy DM26 of the Site Allocations and Development Management Policies (2014) highlight that development should contribute towards local character and distinctiveness by 'ii. Respecting, building upon or restoring the local pattern and grain of development, including the historical development of the area; and' 'vi. Responding appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and setbacks from the street, skylines and roofscapes; and vii. Reflecting locally characteristic architectural styles, rhythms, patterns, features, and themes taking account of their scale and proportion'.

Policy DM27 of the Site Allocations and Development Management Policies (2014) sets out that proposed works must respect existing developments and building lines.

Policy DM28 of SADMP (2014) states development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity.

Policy DM29 of SADMP (2014) sets out that new buildings should be designed to a high standard of quality, responding appropriately to their importance and reflecting their function and role in relation to the public realm

The application proposes the erection of a detached dwelling in a predominately residential area. The proposed dwelling fronts Tregarth Road, a street defined by consistent two-storey semi-detached and terraced houses with uniform setbacks, roofscapes, and architectural features. While the southern side includes modest newer development, the overall streetscape remains visually coherent, with hipped roofs and regular building lines.

The proposed two-storey dwelling incorporates a hipped roof with double roman tiles, matching the eaves height of neighbouring properties but with a slightly lower ridge. Materials include red multi-facing brickwork at ground level and painted render at first floor creating a visual separation between the two floors. The property also features garden spaces with a front driveway.

This revised scheme follows a previously dismissed appeal (APP/Z0116/W/25/3362081), where the inspector found the earlier 1.5 storey mews-style dwelling, with a gabled dormer roof, to be incongruous and visually disruptive. The inspector noted that while the principle of development was acceptable, the design failed to reflect the prevailing two-storey character of the area.

In response, the current proposal adopts a more conventional two-storey form with a hipped roof, addressing concerns about height and roof design. Although the LPA does not consider the dwelling to be subservient to the host property, it acknowledges that the revised height and massing better align with the surrounding built form. The design now reflects the modest architectural style of the area and is considered an improvement over the previous scheme.

Overall, the revised scheme improves upon the previously refused design and reflects the character of the surrounding area. As such, the LPA raises no objection to the proposal on design grounds.

4. IMPACT ON NEIGHBOURS (INCLUDING NOISE)

The proposed dwelling maintains a similar massing, orientation, and placement of openings as the previously refused scheme (24/04949/F). The earlier shadow study indicated minimal impact on the gardens of 13 and 15 Risdale Road in terms of overshadowing. No concerns were raised in terms of loss of light, overlooking or loss of privacy, and no concerns were raised regarding noise from the proposed Air Source Heat Pump (ASHP), which remains in the same location in the current proposal.

However, the current officer assessment notes that the dwelling may appear overbearing and could result in some overshadowing of neighbouring properties. Despite this, the impact is not considered significant enough to warrant refusal. To safeguard residential amenity, a condition requiring the ASHP to meet MCS standards should be attached with any forthcoming consent.

5. IMPACT ON FUTURE OCCUPIERS

The application proposes a 2-storey 2-bed, 3-person dwelling with 74.4sqm of internal floorspace. The bedroom and the overall Gross Internal Area (GIA) comply with the national space standards for a 2-bedroom 3-person dwelling. Windows serve all habitable rooms ensuring future occupiers have good access to natural light, outlook and ventilation. The property equally enjoys private amenity space in terms of gardens at the front, rear and sides. There are no objections in terms of impact on future occupiers.

6. TRANSPORT AND MOVEMENT

The LPA is satisfied that the proposed 1 no. car parking provision with EV charging point is suitable and meets standard dimensions. We are also satisfied that given the proposed development offers one off-street parking space, there would be minimal impact on on-street parking. The cycle and refuse storage are also considered acceptable. Were permission to be forthcoming, the relevant conditions regarding the installation of a dropped kerb should be attached to the decision notice.

7. SUSTAINABILITY

The application includes a sustainability statement which sets out measures for the building including insulation, energy efficient heating in the form of Air Source Heat Pump which is compliant with Policy BCS14 of the Bristol Core Strategy. The combination of these measures would yield a reduction of 60% total Co2 reduction beyond baseline emissions, making the scheme compliant with the policy objectives.

8. FLOOD RISK

Bristol Core Strategy (2011) Policy BCS16 states that all development will also be expected to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risks elsewhere. This should include the use of sustainable drainage systems (SUDS). The site is not located in a Flood Risk Zone but is located within a Surface Water High Risk Area. The sustainability statement states that soakaways will be utilised wherever ground conditions allow. The supporting planning statement further states that “permeable block paving is proposed to all parking spaces in front garden, to minimise surface water run-off on to the street”. However, no details related to design, management or maintenance plan of surface water drainage has been provided. Given the above, the LPA does not object on the grounds of flood risk, however, recommends securing SUDS details and their implementations via conditions if the inspector is minded to grant consent.

9. ECOLOGY

The Preliminary Ecological Appraisal (PEA) concludes that there is a negligible risk to any habitats of ecological value. The proposal includes the demolition of a single-storey garage, which the PEA identifies as having negligible potential to impact roosting bats or any notable bat habitats. Additionally, it states that there is a very low risk of nesting birds being present within the sparse shrubbery on site.

This same appraisal was submitted with the previously refused application and was reviewed by Bristol City Council's Nature Conservation Officer, who confirmed that its findings were accurate. On this basis, officers are satisfied that the proposed development would result in a negligible ecological impact.

10. BIODIVERSITY

According to the biodiversity net gain assessment submitted as part of the application, 'The site achieves a baseline of 0.0364 habitat units.' Following development, this would be reduced to 0.0197 habitat units, counting to a 45.92% net loss. To achieve the minimum 10% mandatory BNG, the proposal relies on planting two new trees along the southwest boundary of the application site. However, this planting is located within a private garden, which, according to Defra guidance, cannot be counted towards BNG delivery.

To address this, the applicant suggests demarcating a portion of the garden as a shared/public area with separate management arrangements. While the council's Nature Conservation Officer, did not find this to be a suitable approach during the previous assessment, in the following appeal the inspector stated that, "While I see no obvious reason why in principle the above method could not potentially comply with the relevant regulations and guides, there is no mechanism before me, such as a legally binding Section 106 agreement to secure public access, management, maintenance and monitoring of the proposed BNG area along the south west boundary of the site for the requisite period."

The current application includes a draft Section 106 agreement. However, it lacks sufficient details regarding the demarcation of the proposed mitigation land, access arrangements, and long-term management and monitoring provisions. The lack of details mean that the proposed mitigation is not clearly secured. While the principle may be acceptable, the applicant must demonstrate how the BNG will be delivered in practice.

As the mitigation strategy remains unresolved and the LPA has not agreed to the draft Section 106 at the time of writing, the proposal fails to meet BNG requirements. Accordingly, the LPA objects to the application on these grounds.

However, should the inspector be minded granting consent, the LPA recommends that the applicant purchases off-site biodiversity credits, as stated in their planning statement, and provide evidence of this prior to commencement of development.

11. LAND CONTAMINATION

The previously refused application was consulted with council's Land Contamination Team. The following comments were provided, "The proposed development is sensitive to contamination and is situated on and near to potentially contaminating land uses. Shallow and unknown coal workings are noted in the area and the Coal Mining Risk Assessment submitted with the application recommends a borehole investigation be completed. The Coal Authority have requested a condition be added in relation to coal mining risk. The borehole investigation should consider the potential risk from coal gas as well as stability risk. There is also a historic landfill within 100m of the site and a neighbouring site investigation identified elevated levels of contaminants in soils."

As the current application only introduces design amendments without increasing the built mass or altering the site layout, the previous land contamination comments still apply. Accordingly, while the LPA does not object to the proposal on contamination grounds,

should the inspector be minded granting consent, relevant pre-commencement conditions related to potential land contamination risks showed be included.

Overall Conclusion: The LPA **objects** to the proposals, for the reasons set out in Key Issue 10 above.

WITHOUT PREJUDICE CONDITIONS

Should PINS be minded granting consent notwithstanding LPA's objection, the following 'without prejudice' conditions are recommended:

Time limit for commencement of development

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.

Prior to commencement

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 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

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 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

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 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

Sustainable Drainage System (SuDS)

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

Biodiversity Net Gain Condition

Prior to the commencement of the development hereby approved the applicant shall submit evidence demonstrating that biodiversity units (of an appropriate type and quantity) have been purchased from a suitable off-site biodiversity unit provider. A reference number must be provided.

Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2024). The NPPF states in paragraph 187 (d) on page 54 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...". And the

Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity.

30-year Habitat Monitoring and Management Plan

The development shall not commence until a 30 year Habitat Monitoring and Management Plan (HMMP), prepared in strict accordance with an approved Biodiversity Gain Plan, has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed; including retained, enhanced and created habitats
- b) Ecological trends and constraints on site that may influence management;
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;
- d) Description of the management operations necessary to achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a works schedule, including annual works schedule;
- g) Details of the monitoring needed to measure the effectiveness of management;
- h) Details of the timetable for each element of the monitoring programme;
- i) Details of the persons responsible for the implementation and monitoring;
- j) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets; and
- k) Reporting on year 1, 2, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.
- l) mitigation and enhancements to be provided

m) GIS Shapefiles of pre- and post- development habitat areas, and any hedgerows and watercourses within the red line boundary

Reason: To accord with Policy DM29 in the Site Allocations and Development Management Policies; Paragraphs 187 and 198 of the NPPF (2024) and the Environment Act (2021)

Ecological Mitigation & Enhancement Strategy (EMES)

Prior to the commencement of the development hereby approved, details related to Ecological Mitigation and Enhancement Strategy as outlined in the Ecological Impact Assessment (produced by Avondale Ecology, dated 13.12.2024), including details of the provision of bird, bat, and hedgehog boxes, must be submitted to the Local Planning Authority.

The location, specification, height and orientation of these features shall be shown on a site plan. The locations specified should avoid areas of increased human disturbance and give consideration to artificial lighting provided as part the proposals, ensuring that lighting levels within the vicinity of habitat boxes is aligned with Guidance Note GN08/23 - Bats and Artificial Lighting at Night (Institution of Lighting Professionals 2023).

The development shall be carried out in full accordance with the approved details or any amendments agreed in writing by the Local Planning Authority.

Reason: To accord with Policy DM29 in the Site Allocations and Development Management Policies; Paragraphs 187 and 198 of the NPPF (2024) and the Natural Environment and Rural Communities (NERC) Act 2006 (Section 40)

Renewable energy - Air source heat pumps

Prior to implementation, details of the air source heat pumps (including the exact location and design/ technical specification) 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 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

Energy and Sustainability in accordance

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 sustainability energy statement (produced by Complete Energy Consultancy, dated 18.10.2024) prior to occupation or use commenced.

A total 60% reduction in carbon dioxide emissions beyond Part L 2021 Building Regulations in line with the energy hierarchy shall be achieved, and a 60% 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.

Prior to occupation

Ecological Mitigation & Enhancement Strategy (EMES) compliance

Prior to occupation of the development hereby approved, the applicant shall submit evidence to Bristol City Council that the ecological enhancements have been installed as per the approved EMES. Evidence can be submitted as photographs.

Reasons:

(a) to support Policy DM29 in the Site Allocations and Development Management Policies Local Plan, which states that: Proposals for new buildings will be expected to incorporate opportunities for green infrastructure. And, in order to discharge its biodiversity duty, the LPA must satisfy itself that all developments deliver ecological enhancement wherever reasonably possible;

(b) Ecological enhancement is a requirement of the revised National Planning Policy Framework (2024) which states (in paragraph 187) that Planning policies and decisions should contribute to and enhance the natural and local environment.

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.

Reason: In the interests of highway safety.

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.

Completion and Maintenance of Car/Vehicle Parking - Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

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.

Installation of vehicle crossover

No building or use hereby permitted shall be occupied or use commenced until drop kerbs has been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site, using materials that comply with the Highway Authority's Engineering Standard Details, 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 and accessibility

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 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (2024).

Post occupation management

Protected Species Impact Avoidance Measures

Development shall take place in full accordance with all measures set out in Preliminary Ecological Appraisal, produced by produced by Avondale Ecology, dated 13.12.2024.

Reason: To ensure that protected species such as nesting birds, bats and mammals (hedgehogs, badgers, foxes) are protected, and to demonstrate compliance with the 1981 Wildlife & Countryside Act (as amended).

Noise from air source heat pumps

Any air source heat pumps provided at the property shall be in compliance with noise levels specified in the Microgeneration Certification Scheme planning standards (MCS 020) (Details of the Microgeneration Certification Scheme (MCS 020) calculation can be found at <https://mcscertified.com/wp-content/uploads/2025/04/MCS-020-a-Issue-1.1-Final.pdf>

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

List of approved plans

List of approved plans and drawings

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.

4306.PL.01 Site location plan, received 17 September 2025

4306.PL.02 REV E Existing and proposed block plan, received 17 September 2025

4306.PL.03 REV B Proposed floor plans and elevations, received 17 September 2025

4306.PL.04 REV A Existing and proposed street elevations, received 17 September 2025

Sustainability Statement, prepared by Complete Energy Consultancy, received 17 September 2025

Preliminary ecological appraisal and Biodiversity net gain assessment, prepared by Avondale Ecology, received 17 September 2025

Reason: For the avoidance of doubt.

Informative Advices

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may

not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bristol City Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

Radon Advice

The site falls within a radon referral area, the applicant is advised to undertake a radon risk assessment to establish if radon protection measures are required as part of the development. An initial risk assessment can be undertaken by visiting <http://www.ukradon.org/> or contacting UK Radon on 01235 822622.

UXO advice

The site falls within an area at risk in relation to bombing that took place during World War II. As a consequence, the applicant is advised to undertake a suitable risk assessment prior to construction works.

Sustainable Drainage System (SUDS)

The development hereby approved includes the construction/provision of a sustainable drainage system. You are advised to contact the Highway Authority's Flood Risk Management Team at flood.data@bristol.gov.uk before any works commence.

Alterations to Vehicular Access

The development hereby approved includes the carrying out of alterations to vehicular access(s). You are advised that before undertaking work on the adopted highway you will require a Section 184 Licence from the Highway Authority which is available at www.bristol.gov.uk/highwaylicences

The works shall be to the specification and constructed to the satisfaction of the Highways Authority. You will be required to pay fees to cover the Councils costs in undertaking the approval and inspection of the works.

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