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## Notice of Decision – Application to approve details required by condition

**Application No.** 15/03876/COND

**Proposal:** Application to approve details in relation to condition 2 (Archaeological) 3 (Archaeological Works) 4 (construction Management Plan) 6 (Site Characterisation) 7 (Submission of remediation Scheme) 8 (Implementation of Approved Remediation Scheme) and 9 (Report of unexpected Contamination) of permission 14/04712/F Redevelopment to provide 123 sqm retail floor space on the ground floor and 9 No one and two-bedroom self-contained apartments on the upper floors.

**Site Address:** 16 - 18 Cherry Lane Bristol BS1 3NG

With reference to the above application registered on 27 July 2015, please find below our decision.

### Condition 2

To secure the recording of the fabric of buildings of historic or architectural importance

No redevelopment or refurbishment of the site shall take place until the applicant/developer has recorded those parts of the building which are likely to be disturbed or concealed in the course of redevelopment or refurbishment. The recording to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.

A Written Scheme of Investigation (WSI), covering both the archaeological recording of the building and an archaeological watching brief, has been submitted to support the discharge of conditions 2 and 3. The building is now in a parlous state and it has been decided that the building record will consist of previous records made of the building. In addition, a photographic record should be made, as health and safety considerations permit, during the demolition programme. The WSI will need to be amended slightly to reflect this, and the photographic record can be submitted once the final report (as per condition 3) is submitted, although the existing document will be sufficient to allow the discharge of condition 2.

**Decision:** Condition discharged  
**Date of decision:** 5 October 2015

### **Condition 3**

To ensure implementation of a programme of archaeological works

No development shall take place within the site until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

There is no specific condition covering the carrying out of an archaeological watching brief. Therefore, while the WSI is satisfactory in setting out the scope of the watching brief, it will not be possible to discharge condition 3 fully until the watching brief has been completed and a suitable report on the results has been submitted. The condition can be discharged partially, however, in order that the development can commence.

**Decision:** Details approved  
**Date of decision:** 5 October 2015

### **Condition 4**

Construction management plan

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

Parking of vehicle of site operatives and visitors  
routes for construction traffic  
hours of operation  
method of prevention of mud being carried onto highway  
pedestrian and cyclist protection  
arrangements for turning vehicles

The submitted CMP is satisfactory and the condition can be discharged.

**Decision:** Condition discharged

**Date of decision:** 5 October 2015

## Condition 6

### Site Characterisation

Following demolition no new construction shall take place until an intrusive investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

The report prepared by Wesson Environmental is satisfactory with respect to the potential risks from contamination and the condition is discharged.

**Decision:** Condition discharged

**Date of decision:** 5 October 2015

## Condition 7

### Submission of Remediation Scheme

Following demolition, no construction shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The report prepared by Wesson Environmental is satisfactory in principle, however, further information as to the protective membrane referred to on page 9 should be submitted prior to the start of construction works in order to fully discharge the condition. The condition can be discharged partially, however, and does not require to be fully discharged prior to the commencement of works.

**Decision:** Details approved

**Date of decision:** 5 October 2015

### **Condition 8**

#### Implementation of Approved Remediation Scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority.

The submitted information is acceptable, however the condition can only be fully discharged once the membrane (as per above) has been installed.

**Decision:** Details approved

**Date of decision:** 5 October 2015

### **Condition 9**

#### Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is to be submitted to and be approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Condition 9 remains in force throughout the development and is only used when unexpected contamination is encountered as part of the build. As such, the condition does not require to be discharged to allow commencement of works.

**Decision:** Details refused

**Date of decision:** 5 October 2015

Development Management

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