

Overall Subject to an appropriately worded condition Bristol City Council does not object to the proposal.

With this in mind the proposed cycle storage does not meet the requirements of cycle parking for a new residential dwelling. It is not sufficiently tall as to allow for the minimum of one “accessible” cycle stand per residential unit. Nor does it provide the 0.6m between the Sheffield stand and the wall of the storage unit. Nor does it provide the minimum length of parking space of 2m.

[Cycle Parking Bristol Transport Development Management Guide](#)

Suggested Conditions

1. Notwithstanding the submitted plans, the development hereby permitted shall not be occupied, nor shall the use commence, until details of secure and covered cycle storage, providing a minimum of two cycle parking spaces within a secure, enclosed and weather-proofed structure, have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be installed in accordance with the approved details prior to first occupation and retained for the parking of cycles only, kept free from obstruction at all times.

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

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

2. 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.

3. 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 energy statement (titled Sustainability Statement, by Complete Energy Consultancy, dated 9/12/2025;) prior to occupation or use commenced. A total 65.9% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved, and a 61.88% 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.

4. 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/mcs-has-published-an-updated-version-of-mcs-020/>

Reason: In the interests of residential amenity.

5. No car parking shall be provided within the development site at any time, and no vehicles shall access or park within the site for any purpose. The development shall be maintained as a car-free site in perpetuity.

Reason: To prevent vehicle access and parking within the site due to highway safety concerns associated with entering the site

6. Non opening and obscured glazed window

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) the proposed northwest facing first floor window as shown on plans shall be non-opening and glazed with obscure glass to a specification to be agreed with the Local Planning Authority and shall be permanently maintained thereafter as non opening and obscure glazed.

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

7. BNG requirement for self builds

The development hereby approved shall be constructed and occupied as a self-build or custom housebuilding development (as defined in The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) or other equivalent superseding legislation) for a period of three years commencing on the date of completion of the [development] (as evidenced by the date that a Building Control Completion Certificate is first issued).

Reason: In order to comply with Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and to exempt the statutory biodiversity gain condition

required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) (or other equivalent superseding legislation).