1. YOUR DETAILS

Name: Dr Malcolm Fairbrother

Company/Organisation (if applicable): 

Address: 

Telephone: 

Email: 

We would like to include your contact details in a new consultation database being set up by the West of England Office for the purpose of involving people in preparing the Joint Strategic Planning Strategy. If you do not want to be included in this new database please tick here: [ ]

Status (please tick all that apply): 
- Owner of (all or part of) the site [ ] 
- Land Agent [ ]
- Planning Consultant [ ]
- Developer [ ]
- Registered Social Housing Provider [ ]
- Amenity/Community Group [ ]
- Local Resident [X]
- Other (please specify) [ ]

If acting on behalf of Landowner / developer please provide client name and address details:

I (or my client)... Is sole owner of the site [ ] Owns part of the site [ ]
Do not own (or hold any legal interest in) the site whatsoever [X]

If Owner/Part Owner, have you attached a title plan and deeds with this form? Yes [ ] No [ ]

If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details)? I do not. But you should be able to find out from architects Franklin Ellis, since a couple years ago they developed plans to redevelop the area. See: http://www.franklinellis.co.uk/2011/12/regeneration-in-bristol/

Does the owner (or other owner(s)) support your proposals for the site? Yes [ ] No [ ]
2. SITE DETAILS

<table>
<thead>
<tr>
<th>Site Address (including postcode where applicable)</th>
<th>Derelict area bounded by Jacob, Hawkins, and Unity Streets, in Old Market (BS2).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area (Hectares) (if known)</td>
<td>0.4</td>
</tr>
<tr>
<td>Current land use(s)</td>
<td>Derelict, and an eyesore for everyone around. Seemingly used informally as a car park.</td>
</tr>
<tr>
<td>Adjacent land use(s)</td>
<td>Residential, parking, commercial</td>
</tr>
</tbody>
</table>

Please tick box to confirm you have provided a site plan [ X ]

3. POTENTIAL USES & CAPACITY

Suggested uses (please tick all that apply and where mixed use indicate % of overall site for each use)

<table>
<thead>
<tr>
<th>USE</th>
<th>TICK</th>
<th>Capacity and indication of possible residential tenures, types and housing for different groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>X</td>
<td>Lots. See the Franklin Ellis website, which mentions &quot;42 apartments and 6 townhouses.&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE</th>
<th>TICK</th>
<th>Floorspace (m²) / number of floors/pitches / notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, research &amp; development, light industrial (B1)</td>
<td>X</td>
<td>Would be in keeping with the area.</td>
</tr>
<tr>
<td>General industrial (B2) / warehousing (B8)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sports / leisure (please specify)</td>
<td>X</td>
<td>Seems like a great place for a gym or the like.</td>
</tr>
<tr>
<td>Retail</td>
<td>X</td>
<td>Shops would fit into the local area just fine.</td>
</tr>
<tr>
<td>Gypsy and travellers / travelling Showpeople sites</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (please specify)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Additional notes about potential uses:

Has any design work already been undertaken? If so please include brief summary [ X ] (Included)
4. SITE SUITABILITY ISSUES

<table>
<thead>
<tr>
<th>Question</th>
<th>Comments/further details /mitigation proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?</td>
<td>No</td>
</tr>
<tr>
<td>Is the site subject to flooding?</td>
<td>No</td>
</tr>
<tr>
<td>Is the site affected by ‘bad neighbour’ uses (e.g. power lines, railway lines, major highways, heavy industry)?</td>
<td>No</td>
</tr>
<tr>
<td>Is there a possibility that the site is contaminated?</td>
<td>No</td>
</tr>
<tr>
<td>Is the site subject to any other key constraints?</td>
<td>No</td>
</tr>
<tr>
<td>Can satisfactory vehicular access to the site be achieved?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

UTILITIES / INFRASTRUCTURE PROVISION
Please tell us which of the following utilities are available to the site

- Mains water supply [X]
- Electrical supply [X]
- Landline telephone [X]
- Other (please specify below) [ ]
- Mains sewerage [X]
- Gas supply [X]
- Broadband internet [X]

Additional notes about site suitability issues:

There are no issues. It’s great land, in a fantastic location, ready and waiting for development. It’s a disgrace that nothing has been done with it previously.
### 5. SITE AVAILABILITY ISSUES

<table>
<thead>
<tr>
<th>Question</th>
<th>Comments/further details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strip/covenants)?</td>
<td>No</td>
</tr>
<tr>
<td>Must land off-site be acquired to develop the site?</td>
<td>No</td>
</tr>
<tr>
<td>Are there any current uses which need to be relocated?</td>
<td>No</td>
</tr>
<tr>
<td>Is the site owned by a developer or is the owner willing to sell?</td>
<td>Don’t know</td>
</tr>
</tbody>
</table>

Please indicate the approximate timescale for availability:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020-2024</td>
<td>2025-2030</td>
<td>2030+</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you have indicated that the site is not immediately available, please explain why:


### 6. SITE ACHIEVABILITY ISSUES

<table>
<thead>
<tr>
<th>Question</th>
<th>Comments/further details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a realistic prospect that the site would come forward for the proposed use?</td>
<td>Yes Plans have already been put in place, and approved! Who knows why they haven’t moved forward.</td>
</tr>
<tr>
<td>Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)?</td>
<td>No</td>
</tr>
<tr>
<td>Does the site require significant new infrastructure investment to be suitable for development?</td>
<td>No Nothing.</td>
</tr>
<tr>
<td>Are there any issues that may influence the economic viability or timing of the development?</td>
<td>No</td>
</tr>
</tbody>
</table>
7. ADDITIONAL COMMENTS

If necessary, please continue on a separate sheet and attach to this form.
NOTICE OF DECISION

Town and Country Planning Act 1990 (as amended)

Decision: GRANTED subject to condition(s)

Application no: 11/05107/F

Type of application: Full Planning

Site address: Hawkins Street, Unity Street And Jacob Street, Bristol, BS2

Description of development: Development of 42 apartments, 6 townhouses, 4 shopfront units and 34 car parking spaces within existing and new buildings. Demolition of existing depot building and partial demolition to plinth level of former food processing building. Extension and alteration to existing buildings. New vehicle accesses and new public thoroughfare. (Major application)

Applicant: Sowden Group

Agent: Franklin Ellis Architects

Committee/delegation date: 31.05.12

Important: Compliance with conditions

- Please read the conditions and understand their requirements and restrictions
- Some conditions may relate to a specific element of work, and require details to be submitted and approved before any work on that element commences.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- The council monitors compliance with planning conditions.
DECISION: GRANTED subject to condition(s)

Condition(s)

Time limit for commencement of development

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 Act 2004.

Pre commencement condition(s)

2. Electric Car Charging Points

Details of a scheme of proposed electric car charging points shall be submitted to the Local Planning Authority for approval. The approved scheme shall be completed in accordance with that approval prior to residential occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure adequate facilities for the charging of electric vehicles as advocated by the National Planning Policy Framework.

3. To ensure implementation of a programme of archaeological works

No development shall take place within the area indicated on plan number L090A 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:

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

Reason: To ensure that archaeological remains and features are recorded prior to their destruction.

4. Land affected by contamination - Site characterisation
No development shall take place until an 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. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

* human health,
* property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
* adjoining land,
* groundwaters and surface waters,
* ecological systems,
* archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Land affected by contamination - submission of remediation scheme

No development 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. Land affected by contamination - 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 of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. Sustainable urban drainage system (SUDS)

No development shall take place until a detailed design of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

8. Code for sustainable homes (CSH)

No development shall take place until evidence that the development is registered with a CSH certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated final CSH level. No dwelling shall be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that Code Level 3 has been achieved for this dwelling unless the Local Planning Authority agrees in writing to an extension of the period by which a Certificate is issued.

Reason: To ensure that the dwelling (s) achieve Level 3 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) and assessment and certification shall be carried out by a licensed CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.

9. Submission and approval of landscaping scheme

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. The approved scheme shall be implemented so that planting can be carried out no later than the first planting season following the occupation of the building(s) (unless otherwise specified in a separate condition). All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation. The scheme shall contain details of the following:
- Paving to courtyards and courtyard accesses
- Method statement/strategy for the proposed reclamation, storage and (on site) reuse of existing natural stone (including surface materials such as cobbles/setts/paving)
- Sitting areas within courtyards, which shall be designed in accordance with the intentions set out in agent letter dated 12 March 2012
- Planting within Farmers Court to the rear of units G0 & F0
- Planted areas to the NW & SW site corners, which shall be designed in accordance with the intentions set out in agent letter dated 12 March 2012
- Green roofs to Blocks E & F
- Planting within fixed planters to roof terraces
- King William Place (to include surface finish and any planting/street furniture required in association with the laying out of parking areas)

Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.

10. Site specific construction environmental management plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to (unless otherwise agreed in writing by the Local Planning Authority):

* All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
  08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
* Deliveries to, and removal of plant, equipment, machinery and waste from the site (which shall preferably be from Unity St, and only take place within the permitted hours detailed above)
* Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
* Procedures for emergency deviation of the agreed working hours.
* Bristol City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.
* Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants.
* Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: In the interests of the amenities of surrounding occupiers.

11. Artificial lighting (external)

The development hereby approved shall not be occupied until external artificial lighting has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to light Farmers Court, Britannia Place and King William Place and any haulingways and residential entrances, and shall include details of the following:
- light fittings and their locations
Application No: 11/05107/F

- hours of operation and any means of activating lighting
- predicted light levels both within the development, and at neighbouring residential properties

Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

Reason: In order to ensure the safety and security of the site whilst safeguarding the amenities of adjoining residential occupiers.

12. Protection of Heritage Assets to be Retained

No development (including demolition) shall commence until a method statement detailing the means of protecting buildings and other historic features to be retained on site in situ (including the stone wall to the west side of King William Place shown on approved plans and elevation L204D) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include provisions for protection during demolition and construction works. The buildings/features shall be protected in accordance with the agreed method statement throughout demolition and redevelopment unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the retained historic assets are protected during the course of the development in order to preserve the character and appearance of the Old Market Conservation Area.

13. Further details before relevant element started

Detailed drawings at the scale of no less than 1:10 of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

a) Entrances (all different types), to include (where relevant) details of pilasters/surrounds, reveal, glazed surrounds/panels, porches/porticos, and doorset
b) Windows (all different types), to include (where relevant) details of cills/heads, reveal and frames (including material)
c) Dormers (all different types), to include cheeks/facing materials/roofs (specified in DAS as lead), soffits and fascias (where relevant)
d) Shopfronts, to include (where relevant) pilasters, fascias, stallrisers, entrance doors, and glazing frames
e) Vehicular and pedestrian entrance gates
f) Parapet/eaves details/copings
g) Curtain wall glazing and finish to set back roof storeys (Blocks M & F)
h) Rainwater goods
i) Balconies/roof terraces (including Juliettes), to include frames/exposed structure, balustrades and handrails, pergolas or similar where visible from the public realm (eg block F)
j) Railings/other means of enclosure to planting areas and gardens adjacent the highway (including means of access for maintenance purposes)
k) Fixed planters
l) Car park ventilation openings (facing Hawkins St & Jacob St) to include details of framing/surrounds, and grilles
m) Plinths, string courses and relationship to brickwork/crimped zinc cladding used on upper parts of elevations
n) Historic wall to west of King William Place, and relationship to brickwork/crimped zinc cladding used on upper parts of elevations
o) Oriel windows to Farmers Court
p) Undercroft car parking areas, including details of pilasters/structural openings/beams and internal finish

Reason: In order to preserve the character and appearance of the Old Market Community Association.

14. Sample panels before specified elements started

Sample panels of each element of the scheme are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied. The samples panels shall provide details (where relevant) of the following:

- Render (including colour & texture/finish)
- Crimped Zinc
- Proposed stonework demonstrating the colour, texture, face bond and pointing (and including details such as string courses/copings/surrounds where relevant)
- Proposed brickwork demonstrating the colour, texture, face bond and pointing (and including details such as string courses/copings/surrounds where relevant)
- Infill panels (eg adjacent to entrance doors to Jacob St houses)
- Steelwork (including finish) including Juliette/Balcony balustrades and handrails
- Rainwater goods
- Roof finishes, which to pitched roofs shall be natural clay or natural slate as set out in Design and Access Statement
- Paving materials/surface finishes

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

15. Public Art Strategy

The applicant shall appoint a suitably qualified public art consultant (in liaison with Bristol City Council's Public Art Officer) to prepare a Public Art Strategy for the development prior to the commencement of the development. The strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority, and shall include details of the following:
- a public art commissions programme for the development,
- project management details
- artist's procurement process, and
- details of art work maintenance.

Reason: to ensure the provision of public art in the development.

16. Noise sensitive premises assessment

No development shall take place until a detailed acoustic report on the existing noise climate at the development site has been submitted to and approved in writing by the Local Planning Authority.
The report shall include a scheme of noise insulation measures for all residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that nuisance will not be caused to the occupiers of residential accommodation by noise from the following:-

Industrial unit (inc yard) adjacent site’s eastern boundary

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233: 1999 Sound Insulation and Noise Insulation for Buildings - Code of Practice.

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

Reason: In order to safeguard the amenities of nearby occupiers.

17. Protected Species - Bats

Demolition and redevelopment shall be carried out in accordance with the recommendations of the Bat Survey report ref RT-MME-111479 (Received 20 March 2012), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that protected species are not harmed during the course of the development.

Pre occupation condition(s)

18. Implementation/installation of refuse storage and recycling facilities - shown on approved plans

No building or use hereby permitted shall be occupied or the 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 public highway or pavement, except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises, protect the general environment, and prevent obstruction to pedestrian movement, and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

19. To ensure completion of a programme of archaeological works

No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that archaeological remains and features are recorded and published prior to their destruction.
20. Land affected by contamination - 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 5 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 6, 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 6.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.


The development hereby approved shall not be occupied, unless otherwise agreed in writing by the Local Planning Authority, until full details of the proposed package of renewable energy generation measures designed to reduce the site/building’s carbon dioxide emissions from (regulated) residual energy use by no less than 20%, has been submitted to and approved in writing by the Local Planning Authority. The package shall be provided in accordance with the approved details prior to beneficial occupation, and thereafter maintained in perpetuity.

Unless otherwise agreed in writing by the Local Planning Authority, the package shall comprise a Photovoltaic Solar installation of no less than 33kWp which is integrated into the roof slope in a manner which reduces its prominence in public views. Details of the following must be provided:
- Calculations to demonstrate the anticipated (regulated) residual energy use and associated carbon dioxide emissions of the site/building - including energy efficiency measures and, where proposed, Combined Heat and Power, but excluding renewables (if differing from the details set out in the approved sustainability statement)
- Appearance of installation, including plans and elevations showing how the installation will change the appearance of the site/building (if differing from the details on approved plan)
- Details of peak output (kWp), anticipated annual output (kWh), and associated anticipated reductions in carbon dioxide emissions of proposed installation (if differing from the details set out in the approved sustainability statement)

Reason: SR51 - To secure sufficient renewable energy generation to satisfy Core Strategy Policy BCS14 whilst ensuring that the character and appearance of this part of the Old Market Conservation Area would not be harmed.

22. Outdoor Amenity Areas

The outdoor amenity areas shown on the approved plans (including roof terraces, private gardens, balconies and sitting areas within courtyards) shall be provided prior to the occupation of units within the relevant block/units(s) unless otherwise agreed in writing by the Local Planning Authority.
Reason: to ensure that the scheme delivers a satisfactory residential environment for future occupiers.

23. Implementation/Installation of Fixed Planters and Privacy Screens - Shown on approved plans

Units within the relevant units shall not be occupied, and use of the relevant roof terraces shall not commence until the fixed planters and privacy screens shown on the approved Roof Plan have been provided in accordance with the approved details.

Reason: The use of relevant areas of the development without the relevant planters/screens would result in unacceptable overlooking of other units to the detriment of the future occupiers of those units.

24. Glazing to Prevent Loss of Privacy

Further details of a scheme of obscure 'look-alike and frosted/translucent special' glazing (as defined on approved plans) to be used on the east elevation of blocks E & F shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the glazing (including means of opening if any) to the windows annotated on the approved floorplans, including further detail of the proposed arrangement of glazing to the proposed ensuite bathrooms to units F1, F3, E1 and E3, and an additional scheme for the kitchen window to block E5. These windows shall be completed prior to the occupation of the relevant units in accordance with that approval, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order), shall be permanently maintained thereafter in accordance with that approval unless otherwise agreed in writing by the Local Planning Authority.

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

25. Public Art - Further Details

Details of the proposed public art work(s), which shall accord with the approved Public Art Strategy, shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the development are commenced. The approved works shall be completed to the satisfaction of the local planning Authority prior to the occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure the provision of public art in the development.

26. Completion and maintenance of car/vehicle parking - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the car/vehicle parking area shown on the approved plans has been be completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development.
27. 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.

28. Vehicular (Courtyard) Accesses

The development shall not be occupied until the details of the means of securing and opening (by powered and remote controlled means) the proposed vehicular accesses to Britannia Place and Farmers Court have been submitted to and approved in writing by the Local Planning Authority. The details shall be provided in accordance with that approval prior to the occupation of the relevant part of the development, and shall thereafter be maintained in perpetuity in accordance with that approval unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety (to prevent unacceptable obstruction of the footway and carriageway during access and egress).

Post occupation management

29. Use of Shopfront Units

The shopfront units labelled ‘A2 Units’ on approved floorplans shall be used solely for purposes falling within either Class A2 or Class 81 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and/or re-enacting that Order) the premises shall only be used for purposes falling within these classes, and for no other purpose (including any purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order) without the express granting of a further planning consent.

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the Town and Country Planning (GPD) Order 1995 are not acceptable to the Local Planning Authority in this location because it is necessary to protect the retail function of Old Market Street and preserve the amenities of future occupiers of the site.

List of approved plans

30. 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.
Heritage Impact Statement, received 19 December 2011
Design and Access statement, received 19 December 2011
RT-MME-110538 Bat Survey, received 19 December 2011
Statement of Affordable housing, received 19 December 2011
L090 Site location plan, received 19 December 2011
L095 Existing site plan (Showing buildings to be demolished), received 19 December 2011
L101 Proposed floor plans levels 1 & 2, received 19 December 2011
L102 Proposed floor plans levels 3 & 4, received 19 December 2011
L103 Roof, landscape and parking plan, received 19 December 2011
L104 Existing floor plans levels 1 & 2 (Showing buildings to be demolished), received 19 December 2011
L105 Existing floor plan level 3 & roof plan (Showing buildings to be demolished), received 19 December 2011
L201 Proposed elevation Hawkins Street, received 17 May 2012
L202 Proposed elevation Jacob Street, received 12 March 2012
L203 Proposed elevation Unity Street, received 12 March 2012
L204 Proposed Elevation King William Place East and West, received 12 March 2012
L205 Proposed Elevation Britannia Place North and South, received 12 March 2012
L206 Proposed elevation Britannia Place West, received 12 March 2012
L207 Proposed Elevation Farmers Court South and West, received 12 March 2012
L208 Proposed Elevation Farmers Court North and East, received 12 March 2012
L220 Proposed Street Elevations, received 17 May 2012
L221 Proposed Site Section, received 12 March 2012
Sustainability Statement Rev A, received 19 December 2011
L500 Section and Elevation Key, received 12 March 2012
RT-MME-111479 Further Bat Survey, received 20 March 2012
2022-BAT SURVEY PLAN Bats: Inspected Buildings Plan (Daytime) & Further Proposals, received 23 February 2012

Reason: For the avoidance of doubt.

Advice(s)

1. Nesting birds: Anyone who takes, damages or destroys the nest of any wild bird whilst that nest is in use or being built is guilty of an offence under the Wildlife and Countryside Act 1981 and prior to commencing work you should ensure that no nesting birds will be affected.

2. Bats and bat roosts: Anyone who kills, injures or disturbs bats, obstructs access to bat roosts or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations Act. Prior to commencing work you should ensure that no bats or bat roosts would be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, you should consult English Nature (Taunton office 01823 283211).

3. Electric Car Charging Points

You are advised when submitting a scheme to discharge this condition that the Local Planning Authority is seeking 1 electric car charging point for every 5 parking spaces, such that this development that would require seven.
4. Obstruction to Jacob St during Construction

A proposed method of working for development adjacent Jacob St should be agreed with the Councils Network Management section (contact Duncan Venison on 0117 903 6576) well before works are due to commence. Careful construction techniques will be required given the narrowness of Jacob St and its footway, and the fact that it is used by a number of industrial sites (it will be important that it is kept open and it cannot be significantly narrowed by scaffolding without blocking the road completely).

5. SUDS: You are advised that the SuDs scheme required by condition should seek to reduce surface water runoff from the site (compared to its pre-development condition) by 30%.

6. Planning Obligations

Please be advised that this application has been approved subject to a Section 106 Legal Agreement which secures various Planning Obligations required in association with the development. The agreement is dated the same as this notice of decision.

Reasons for granting approval

Taking account of Section 38(6) of the Planning and Compulsory Purchase Act 2004, it has been concluded that the development accords with the policies of the Development Plan comprising the Joint Replacement Structure Plan adopted September 2002, the Bristol Core Strategy 2011 and the saved Adopted Bristol Local Plan, December 1997, so far as material to the application and the National Planning Policy Framework – March 2012 and all other material planning considerations listed below including emerging Development Plan policies:

ME4  Controlling the Impact of Noise
ME6  Contaminated Land
B2   Local Context
B5   Layout and Form
B15  Streets and Open Space
B16  New Buildings
B17  Extensions to Buildings
B18  Alterations to Traditional Buildings
B21  Demolition: Listed Buildings & Buildings in Conservation Areas
B22  Sites of Archaeological Significance
M1   Transport Development Control Criteria
M16  Cycling and Pedestrians
EC4  Protection: Existing Employment Opportunities
EC6  Protection and Promotion: Small Businesses
H8   Upper Floors Over Shops and Offices
CC7  Pedestrian Links
BCS2 Entrepreneurial District
BCS7  Centres and Retailing
BCS8  Delivering a Thriving Economy
BCS10 Transport and Access Improvements
BCS11 Infrastructure and Developer Contributions
BCS13 Climate Change
BCS14 Sustainable Energy
BCS15 Sustainable Design and Construction
BCS16 Flood Risk and Water Management
BCS17 Affordable Housing Provision
BCS18 Housing Type
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BCS20  Effective and Efficient Use of Land
BCS21  Quality Urban Design
BCS22  Conservation and the Historic Environment
BCS23  Pollution
HE1   Housing in major developments
HE2   Housing through efficient use of land
HE3   Family sized housing
HE5   Office space in major developments
HE7   New retail development
HE10  Retail development outside shopping areas and frontages
HE12  Food, drink and evening economy uses
MP4   Residential car parking
MP6   Design of car parking
MP8   Primary and Secondary Pedestrian Routes
MP12  Public art
MP13  Active ground floor uses
NH1   Major development in the city centre
OM1   Site policies for Old Market
OM2   Residential growth in Old Market
OM3   Family sized housing in Old Market
OM4   Retail and the evening economy in Old Market
OM8   Design in Old Market
DM6   New Retail, Leisure and Hotel Development
DM9   Food and Drink Uses and the Evening Economy
DM11  Retaining Valuable Employment Sites
DM12  The Health Impacts of Development
DM21  Transport Development Management
DM24  Local Character and Distinctiveness
DM25  Layout and Form
DM26  Public Realm
DM27  Design of New Buildings
DM28  Alterations to Existing Buildings
DM29  Heritage Assets
DM30  Recycling and Refuse Provision in New Development
DM32  Contaminated Land
DM33  Noise Mitigation
SPD4  Achieving Positive Planning through the use of Planning Obligations (October 2005)
SPD5  Sustainable Design and Construction (February 2006)

In dealing with the application we have worked with the applicant in a positive and pro-active manner and have implemented the requirement in the National Planning Policy Framework paragraph 187.

\[\text{Signature}\]

Service Manager, Development Management
Brunel House, St. George’s Road, Bristol BS1 5UY

Date of Notice: 14th December 2012

It is important that you read the following “Additional information”