



Temple Quarter Enterprise Zone

Local Development Order for Temporary Uses on Plot 3 Temple Quay

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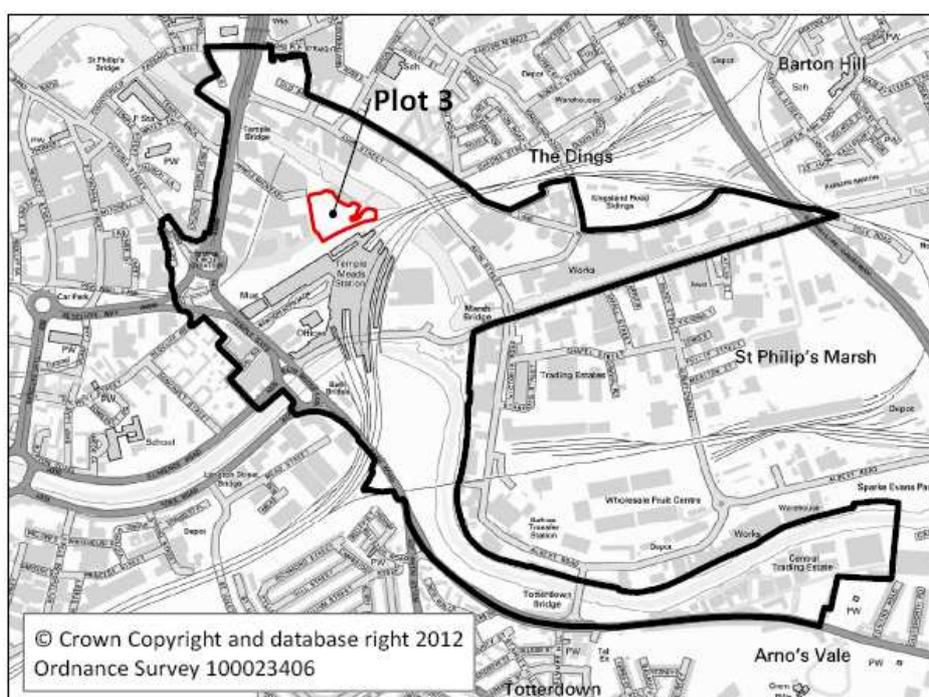
Appendix 1: Design Guidance for Temporary Uses on Plot 3

1 Local Development Order

Introduction

- 1.1 In June 2011, the West of England Local Enterprise Partnership announced a new Enterprise Zone to stimulate jobs and business growth and new development in the Temple Quarter district of Bristol. Bristol City Council wants to simplify planning processes in the Enterprise Zone whilst promoting and maintaining good standards of development. Local Development Orders (LDO) are one of the ways in which planning is being simplified in order to facilitate appropriate development.
- 1.2 This LDO grants planning permission for temporary development of Plot 3 Temple Quay within a range of uses set out at 1.6 below and subject to conditions (1) to (11). The LDO does not remove the requirement for advertising consent or consents obtained under other legislation such as Building Regulations and Licensing. Proposals should also have regard to the Equality Act 2010.
- 1.3 The LDO will expire 3 years from the date of its adoption and any development that has not commenced at this date will require a planning permission. Development carried out under the provisions of the LDO is permitted to remain on site for up to 5 years from the date of its adoption. After that date, or at an earlier date when uses of the site permitted by the LDO cease, any development or temporary use must be removed in accordance with condition (5).
- 1.4 A statement of reasons for making the LDO is provided in section 2.
- 1.5 The boundary of the site to which the LDO applies is defined in section 3 and illustrated on the location map below.

Location of LDO site within Temple Quarter Enterprise Zone



Uses permitted by the LDO

- 1.6 Planning permission is granted for the following uses on the site and for any operational development required to allow these uses, subject to conditions (1) to (11) below:
- Class A1: Shops
 - Class A2: Financial and Professional Services
 - Class A3: Restaurants and Cafes
 - Class A4: Drinking Establishments
 - Class A5: Hot Food Take-away
 - Class B1: Business
 - Class D1: Non-Residential Institutions
 - Class D2: Assembly and Leisure
 - Parks and community gardens
 - Horticulture and food production
 - Microgeneration
- 1.7 The council will particularly support companies involved in creative industries, digital technology, and environmental goods and services as potential occupiers of any business units on the site.

Design of proposals

- 1.8 The council welcomes proposals that achieve good standards of design, sustainable construction, access and layout. Development proposals allowed by this LDO should be in accordance with the Design Guidance for Temporary Uses on Plot 3 (see Appendix 1).
- 1.9 The LDO grants consent for modular buildings on the western perimeter of the site and fronting the path between the Friary and Meads Reach Bridge, subject to their height and siting being in accordance with the Design Guidance in Appendix 1 and to the requirements of condition (2). In considering the detailed plans under this condition the council will make a decision within 15 working days.
- 1.10 The council recognises that there may be other designs and approaches that would be acceptable. If proposals are not in modular buildings or do not meet the specific parameters for modular buildings set by Appendix 1 but do meet all other provisions of the LDO then condition (3) will apply. In these circumstances the LDO still allows for a simplified process involving Prior Approval by the council of any proposed operational development. Certain details will need to be submitted to the council leading to a decision within 15 working days. In reaching a decision the council will consult English Heritage and the Highway Authority.
- 1.11 Proposals are likely to be acceptable if they meet the general guidance set out in Appendix 1 and other council policies and guidance such as the Bristol Local Plan 1997, Core Strategy 2011 and other supplementary planning guidance available via the council's website at www.bristol.gov.uk/planningpolicy. Where the details submitted are not acceptable to the council but amendments can resolve matters

the council will extend the period for a decision to avoid the need for a totally fresh submission.

1.12 A full set of submission requirements are provided in section 4 of this LDO. A flowchart summarising the submission and approval process is provided in section 5.

Listed buildings

1.13 An LDO must not grant planning permission for development affecting a listed building. For this site that would be any development that the council considers might have an adverse impact on the setting of a listed building.

1.14 Much of Temple Meads train station is Grade 1 listed and the setting of the station buildings will need to be considered in development proposals. The council will consult English Heritage on any development proposal requiring Prior Approval under condition (3).

Conditions

Permitted uses

- (1) 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 total area of B1 uses shall not exceed 50% of the area of Plot 3 developed under this LDO,
 - the sum total of use classes A3, A4 and A5 shall not exceed 50% of the area of Plot 3 developed under this LDO,
 - for at least 75% of the total area of Plot 3 developed under this LDO, individual units or areas in use classes A2, A3, A4, A5 and B1 shall be no greater than 150m²,
 - no individual A1 unit or area shall be greater than 150m² and the total area of all A1 uses shall not exceed 2,500m².

Permitted layout and design

- (2) Development to be housed in modular buildings on the western perimeter of the site or fronting the path between The Friary and Meads Reach Bridge (as set out in Appendix 1) will only be deemed LDO compliant on receipt by the Local Planning Authority of a written statement including:
- applicant details,
 - description of development,
 - proposed use of the site,
 - site location plan,
- and on written approval by the Local Planning Authority of:
- the appearance of the street facing elevations,
 - retained or new screen fencing to the perimeter of Plot 3 and screening to any service areas within Plot 3,
 - a vehicular servicing proposal including hours of servicing, routing, any operational parking areas within Plot 3 and refuse and recycled materials storage and management,

- sustainable drainage,
- and if the development is carried out in full accordance with the details approved, unless otherwise agreed in writing with the Local Planning Authority.

Other designs requiring Prior Approval

- (3) Development for events, uses and activities that do not rely solely on the use of modular buildings on the western perimeter of the site or fronting the path between The Friary and Meads Reach Bridge will only be deemed LDO compliant following submission and subsequent Prior Approval by the Local Planning Authority in writing of the proposed details of the layout, design, vehicular and pedestrian access and landscaping of the development including details of:
- vehicular servicing arrangements,
 - refuse and recycled materials storage and management,
 - sustainable drainage,
- and if the development is carried out in full accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority.

Refer to section 4 for a full list of submission requirements.

Time limit for commencement

- (4) Development will only be deemed LDO compliant if it commences within 3 years from the date that the LDO is adopted.

Time limit for temporary uses

- (5) No later than 5 years from adoption of the LDO:
- any uses of the land granted by the LDO shall cease, and at such a time as uses of the land granted by the LDO cease (either 5 years from adoption of the LDO or at an earlier date):
 - any associated operational development shall be removed from the land unless otherwise agreed in writing by the Local Planning Authority, and
 - the land shall be returned to its condition at the time the LDO was adopted unless an alternative condition is agreed in writing with the Local Planning Authority.

Contamination

- (6) No ground excavations shall take place without Prior Approval by the Local Planning Authority in writing of details including a contaminated land assessment, except for:
- the installation of concrete footings for temporary buildings and structures,
 - utilities surface trenches that have been enclosed with clean inert fill,
- and any ground excavations carried out under the Prior Approval arrangements shall be in full accordance with the details approved. All excavated waste arising shall be sent to appropriate landfill as defined by the Waste Regulations 2011 England and Wales unless otherwise agreed in writing by the Local Planning Authority.
- (7) Any landscaping is either to be situated in raised beds or if direct onto the surface consist of a minimum of 400mm of clean imported topsoil laid on a high visibility geo-textile membrane or capillary-break layer. The topsoil should be compliant with BS3882:2007 Specification for Topsoil.

Archaeology

- (8) No ground excavation deeper than 0.5m below existing ground levels shall take place without approval by the Local Planning Authority in writing of a methodology of site investigation and recording of archaeology. All works of excavation shall be carried in accordance with the approved methodology.

Noise

- (9) The Rating Level of any noise from any fixed plant shall be at least 5dB below the background level at any residential properties and no more than 6dB above the background level at any sensitive industrial use.

Odour

- (10) Odour from any flue used for the dispersal of cooking smells serving any of the uses shall not cause nuisance to the occupants of any properties in the vicinity.

Light pollution

- (11) Any light created by reason of the development shall not exceed 5Lux as calculated at the windows of the nearest residential properties.

Advices to conditions

Contamination

- Any approval of ground excavation other than that allowed by condition (6) is likely to require an intrusive site investigation to ensure that any contamination is properly managed. Before proceeding with any such proposal you are advised to contact the council's Pollution Control Team.
- With regard to the laying of water pipes, Bristol Water should be contacted and their advice should be followed for suitable water pipe material in order to protect the supply from any ground contamination.

Noise

- Sensitive industrial use will for example be an office with windows, permanent outdoor work space or indoor workspace where it is desirable to have open doors.
- Any assessment of noise shall be made in accordance with BS4142:1997 'Method of rating industrial noise affecting mixed residential and industrial areas'.

Odour

- It is recommended that any flues for the dispersal of cooking smells shall either:
 - terminate at least 1 metre above the ridge height of any building in the vicinity, with no obstruction of upward movement of air, or
 - have a method of odour control such as activated carbon filters, electrostatic precipitation or inline oxidation.

Guidance on the above can be gained at 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust System' published electronically by the Department for Environment, Food and Rural Affairs. Product Code PB10527.

<http://www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf>

Light pollution

- Regarding potential nuisance from light pollution any assessments should take into account the provisions of 'Statutory Nuisance from Insects and Artificial Light - Guidance on Sections 101 to 103 of the Clean Neighbourhoods and Environment Act 2005' published by Defra and the Institution of Lighting Engineers and GN01:2005 'Guidance Notes for the Reduction of Obstructive Light'.

Monitoring and enforcement

- 1.15 Following approval of any proposals under the provisions of the LDO the council will monitor any subsequent development on the site to ensure compliance with the LDO and its conditions.
- 1.16 If development is carried out that is not in full accordance with the LDO and its conditions then the council will assess the development as for any other unauthorised development. This may lead to enforcement action being taken if the matter cannot be resolved in other ways such as the granting of retrospective planning permission or changes to the development to meet guidance and policy.
- 1.17 The council will also monitor the development to assess whether it is achieving the objectives set out in paragraph 2.4 of the statement of reasons. If the development is not meeting these objectives then the council may choose to revise or revoke the LDO at any time. After 3 years from the date of adoption the LDO will automatically cease unless the council chooses to renew the LDO in its current or a revised form.

2 Statement of reasons

Temple Quarter Enterprise Zone

2.1 In June 2011, the West of England Local Enterprise Partnership announced a new Enterprise Zone to stimulate business growth and new development in the Temple Quarter district of Bristol. The government's Enterprise Zone initiative offers a range of benefits to developers and occupiers including business rates discounts for up to 5 years from April 2012. Bristol City Council is also developing a simplified planning approach to assist development in the zone. This will include an enhanced Development Management service, a Spatial Framework and LDOs allowing certain developments to occur without the need for a planning application.

Purpose of the LDO

2.2 The Enterprise Zone contains a number of vacant and underused sites, particularly in the immediate vicinity of Temple Meads train station. Careful planning and redevelopment of these sites are essential if the area is to achieve its potential as a regional focus of transport, commerce and culture. Development will aim to deliver economic growth and innovation in high quality, well connected places.

2.3 Despite the strategic location of Temple Quarter, some sites are unlikely to attract development immediately due to market constraints and the need to properly plan the development of sites to the wider benefit of the Enterprise Zone. Nevertheless, it may be possible for vacant or underused sites to contribute to the commercial and cultural offer within the Enterprise Zone by accommodating temporary uses and the council welcomes proposals that achieve early economic activity in the zone.

2.4 This is the first LDO produced by Bristol City Council for Temple Quarter. It relates to a single site within the Enterprise Zone and has been produced in consultation with the Homes and Communities Agency acting as the landowner. The LDO will allow for temporary development to be undertaken without the need for a planning application. It will also provide certainty to the land owner and developer over the uses that will be acceptable on the site. The main objectives of the LDO are as follows:

- To animate and enliven a site at the heart of the Enterprise Zone with a diverse range of mainly small-scale uses with potential to create a new cultural destination.
- To make immediate improvements to the service provision, cultural offer, environment and local setting of Temple Meads train station. This site has the potential to serve passengers using the station as well as existing office workers at Temple Quay and the nearby residential communities in the Dings and south Redcliffe.
- To attract new businesses to the zone by allowing temporary development on a key site. New businesses may take up occupation within the temporary development or they may be attracted to existing or new premises in the zone by

the improved services, cultural and/or environmental benefits that temporary development can offer. These benefits will work alongside other incentives such as business rates discounts, investments in key infrastructure and enhanced arrangements for dealing with planning applications.

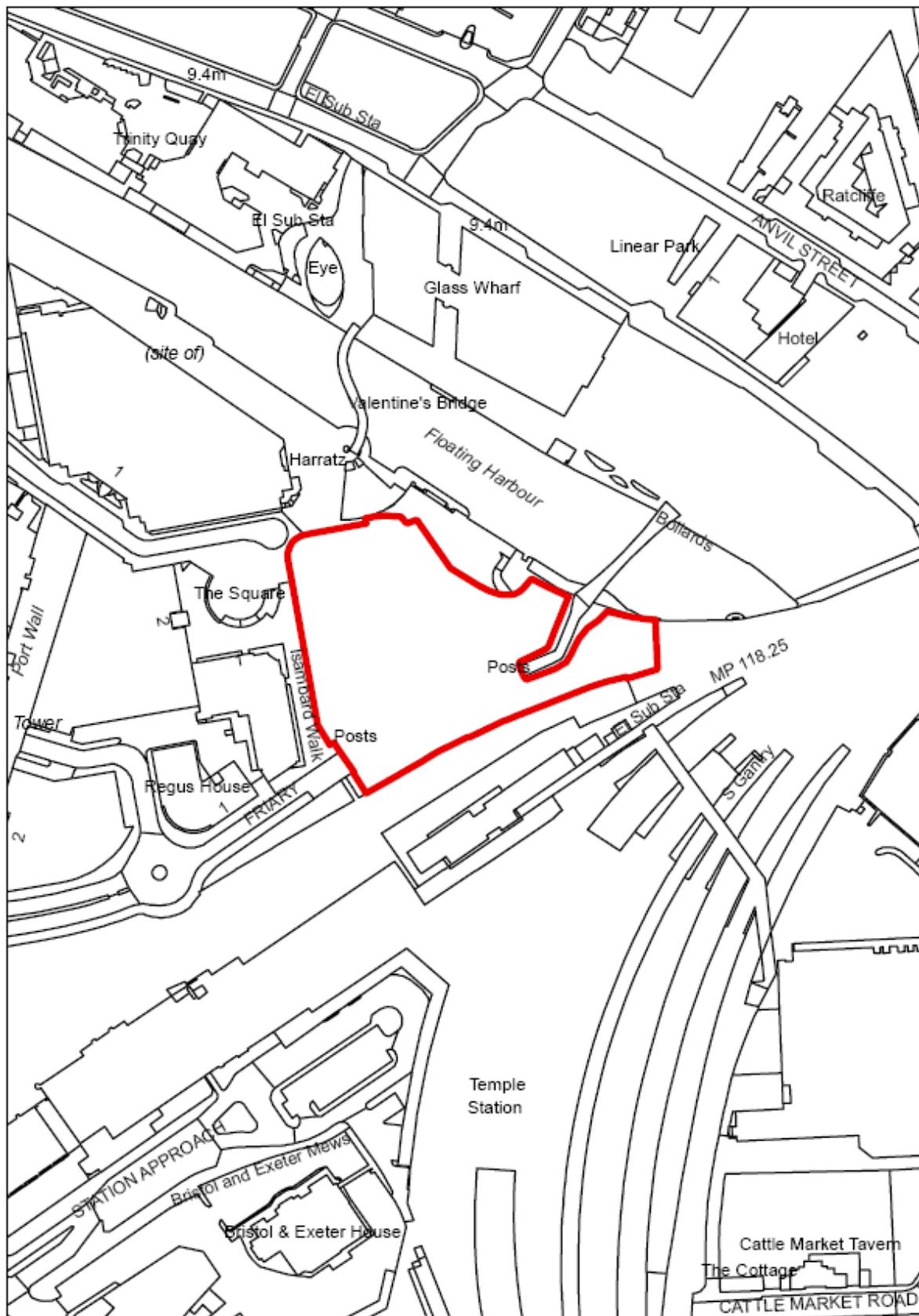
Site and context

- 2.5 Plot 3 is a 0.9 hectare brownfield site at the heart of Temple Quarter Enterprise Zone. It occupies a strategic location adjacent to Temple Meads train station with easy access to the city centre, south Bristol and the M32 motorway. The site is also located within 1km of Broadmead/Cabot Circus regional shopping centre and the historic high street and regeneration area of Old Market. Much of Temple Meads train station is Grade 1 listed and the setting of the station buildings will need to be considered in any development proposals. The site lies in Flood Zone 1.
- 2.6 Plot 3 is part of the Temple Quay private estate which has been developed over the last 10 years as a range of Grade A office buildings. In due course the site will be developed for a long term use but at present it accommodates a temporary car park. Vehicles access the site to the west via The Friary. Also to the west is the Brunel Mile – a strategic pedestrian route across the city centre linking Temple Meads with Queen Square and the Harbourside area. A footpath and cycleway run across the site to Meads Reach Bridge which crosses the Floating Harbour to the east. This connects the site with further development opportunities at Temple Quay north, industrial estates in St Philips and a range of established and more recent residential areas.
- 2.7 Along the western boundary of the site is a pedestrian route from Temple Meads into the modern Temple Quay office district via Isambard Walk and The Square. Here a number of retail outlets, a café and a pub have already been established. The Homes and Communities Agency has identified the opportunity to establish additional temporary uses on the site to supplement the existing retail, service and cultural provision in the area and contribute to the success of Temple Quarter Enterprise Zone. All mains services and drainage are available at the site boundary.

Description of development permitted by the LDO

- 2.8 The LDO grants planning permission for temporary development within a specified range of uses. Those uses and any associated development are permitted for a period of 5 years from adoption of the LDO. However, the LDO does specify an upper limit for retail (A1) unit size and for overall retail floorspace. This is in order to avoid the development having an adverse impact on established retail areas nearby. There are also limits to the individual and cumulative sizes of other uses in order to achieve a diversity of activity on the site.
- 2.9 The LDO anticipates proposals to house temporary uses in prefabricated modular buildings within a general layout and standards set by the Design Guidance in Appendix 1. If proposals do not conform precisely to parameters set by the Design Guidance then the development may still be permitted by the LDO subject to a Prior Approval process in consultation with English Heritage and the Highway Authority.

3 LDO boundary



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4 Submission requirements

- 4.1 A flowchart summarising the submission and approval process is provided in section 5.
- 4.2 If development meets the requirements of condition (2) please submit to the council a written statement including applicant details, description of development, proposed use of the site and a site location plan as set out at 4.7, 4.9, 4.11 and 4.12 below. Please also submit plans and drawings to show the limited details required for approval under condition (2) plus a written statement to describe servicing proposals including waste management. Elevation drawings should be to scales set out at 4.15 below.
- 4.3 If proposals require Prior Approval under condition (3), please provide in writing information with supporting plans and documentation as set out in condition (3) and at 4.7-4.15 below to enable the council to fully understand and assess your proposals. All plans must be accurately drawn using a conventional scale.
- 4.4 If proposals require Prior Approval of proposed excavations under condition (6), please consult the council's Pollution Control Team for advice in order to provide a contaminated land assessment which may require an intrusive site investigation.
- 4.5 If proposals involve ground excavation deeper than 0.5m please provide in writing a methodology for site investigation and recording of archaeology in accordance with condition (8).
- 4.6 The information should be submitted to the Major Schemes Team in electronic form. You are encouraged to contact the team for informal advice on whether proposals are likely to meet the requirements of the LDO and local planning policies and guidance, before making a formal submission.

Address: Major Schemes Team, Development Management, City Development, Bristol City Council, Brunel House, St George's Road, Bristol, BS1 5UY

Telephone: (0117) 9223048, 9222967 or 9223010

Email: tgezplanningenquiries@bristol.gov.uk

Applicant details

- 4.7 Name, Company, Address, Postcode, Telephone, Email

Site details

- 4.8 Address, Postcode, Site area

Description of development

- 4.9 Please describe the proposed development in terms of the uses to be accommodated and the proposed floorspaces and areas involved (m²).

Brief supporting statement

4.10 This will be useful to give other relevant background to the scheme to support the plans and drawings and would be a good place to provide information about the environmental credentials of the scheme.

Proposed use of the site

4.11 Provide an indication of:

- Known and/or potential occupiers and end users of the proposed development
- How many jobs the development is expected to generate
- Intended duration of the development

Location plan

4.12 All submissions must include a location plan indicating the boundary of proposed development on an OS base to 1:1250 scale (nb. the development proposal will not be LDO compliant if it extends beyond the LDO boundary identified in section 3). If you intend to carry out development within only a part of Plot 3 then this should be clear from your location plan.

Block plan

4.13 Where buildings, structures or other operational development are proposed, please provide a block plan to a scale not less than 1:200 which shows a detailed layout of the whole site and the relationship of the proposed works with the boundary of the property, nearby roads and neighbouring buildings. Applications will need to provide an existing and a proposed site layout. The plan should be drawn at an identified standard metric scale and should accurately show:

- The direction of north
- The proposed development in relation to the site boundaries and other existing buildings on the site
- The uses (including use classes) to which external areas are to be put
- The extent and type of any hard surfacing, for example parking spaces, turning areas, paths and location of refuse and recycling facilities including the method of surface water drainage, cycle parking and vehicular servicing
- Boundary treatments, including position and height of walls and fencing where this is proposed
- Identify anything to be demolished

Floor plans

4.14 Where buildings or structures are proposed, please provide floor plans showing their layout. Floor plans should:

- Be to a scale of 1:100 or 1:50
- Show the direction of north
- State the use class of each individual unit and its floorspace
- Show all floor levels (including roof levels) of the building(s) being constructed
- Label each floor

Proposed elevations

4.15 Where buildings or structures are proposed, please provide elevation drawings showing what these will look like from the outside. Elevation drawings should:

- Be to a scale of 1:100 or 1:50
- Show every elevation of the building or structure, for example front, side(s) and rear, and state the direction in which each elevation faces, for example 'rear (south)'
- In some instances, show elevations of adjoining buildings, so that the proposal can be assessed in context
- In all instances, show the property boundary and parts of adjoining properties
- Indicate the colour and type of finishing materials to be used (for example colour and type of brick, render, roof tiles, windows/doors etc), this should include the roof covering

5 Flowchart illustrating LDO process

- 5.1 This flowchart is a summary of the submission and approval process to be carried out in relation to the LDO and must be read in association with the whole of the LDO and the Design Guidance.
- 5.2 Please note that to be compliant with the LDO development must comply with all conditions of the LDO.
- 5.3 The council is providing a 15 working day decision process for detailed items that have to be submitted for approval under the LDO.

