

Jack Jones

From: Richard Sewell <Richard.Sewell@bristol.gov.uk>
Sent: 30 June 2022 08:21
To: Lucy Aspden
Cc: Paul Connelly
Subject: FW: 22/01878/P - Brislington Meadows
Attachments: 1993-113 Rev B - Isopachyte Plan.pdf

Morning Lucy,

The application was discussed yesterday at our Urban Design CRITS meeting. Below is a summary of their comments and details of what further information is required.

Please can you review with your team and make preparations to respond to their comments and provide the requested plan drawings.

I am happy to set up a meeting with the relevant Officers if you feel necessary.

Best wishes

Richard

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Thanks you for attending the design crits meeting earlier today. As discussed in the meeting the site is particularly challenging with high number of overlapping sensitive considerations to take into account.

While the current information is helpful, it is difficult to cross reference information dispersed across different documents, scales and resolution. It is important to bring together relevant information to undertake full assessment of the proposal.

The applicants are requested provide bring together the following information into drawings as outlined below. Each plan needs to be provided in scaled drawing with high resolution and clarity for detailed assessment.

1. Plan showing the proposed layout with superimposed existing tree/hedges. The requested drawing is similar to illustration on Page 121 in DAS attached below but with greater detail. Information from Arboricultural Survey along with identified Root Protection Areas need to be superimposed on the plan.

Legend

- Application boundary
- Tree Preservation Order
- ← Definitive Public Right of Way path
- Actual alignment of east-west route taken
- Existing trees and vegetation
- Trees with bat roost potential
- 2.5m contour lines
- ▨ No build zone for development due to overhead powerlines
- ▨ Existing pylon
- ▨ Existing telecommunications mast with 30m buffer
- ▨ Existing edge of Brislington Trading estate

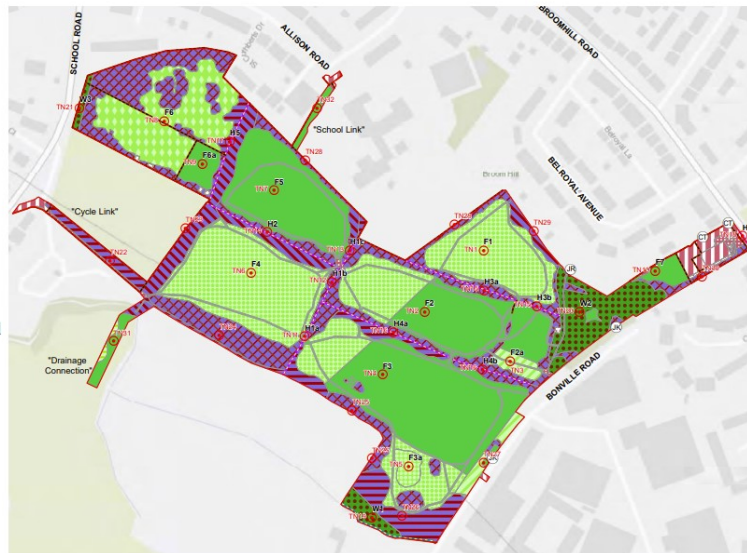


Constraints plan overlaid onto Illustrative Masterplan

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Legend

- Application Boundary
- Hedgerow (priority habitat)
- Other rivers and streams
- Urban linear feature - wall
- Urban linear feature - fence
- Neutral grassland
- Other neutral grassland
- Arrhenatherum neutral
- Lolium-Cynosurus neutral grassland
- Holcus-Juncus neutral grassland
- Modified grassland
- Other blackthorn scrub
- Bramble scrub
- Mixed scrub
- Developed Land
- Other woodland, broadleaved



Arboricultural Survey

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2. Plan(s) showing cut and fill (like attached drawing) superimposed with existing arb survey (pg 60 DAS) and proposed layout. The cut and fill needs to take into account the standard/ expected below ground works, which includes standard depth groundworks for surfaces (roads, paths, bunds), foundations (buildings) and expected/known trenching for infrastructure. It can be separated into two drawings superimposing the cut and fill information with existing trees/hedges and separate drawing with proposed layout if combined graphics becomes too crowded.
3. Plan(s) showing the ecological habitats and species plan (species identified on site) in surveys superimposed existing arb survey (pg 60 DAS), proposed layout and cut/fill plan. It can be separated into two or more drawings superimposing the information with existing trees/hedges and separate drawing with proposed layout and a separate one with cut/fill plan if combined graphics becomes too crowded.
4. Sections (along with section lines of plan) showing the proposed ground and building profile superimposed with existing site level and standard below ground works as explained above. This will clarify the extent of ground works needed for the proposal and the structural features while cross referring it with proposed layout.

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