



# NOTICE OF DECISION

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) (England)  
Order 2015**

<b>Decision :</b>	GRANTED subject to condition(s)
<b>Application no:</b>	18/05132/F
<b>Type of application:</b>	Full Planning
<b>Site address:</b>	National Westminster Court, Broad Street, Bristol, BS1 2EQ.
<b>Description of development:</b>	Change of use of building from office (Class B1a) to hotel (Class C1) and flexible commercial (Class A1/A3/B1), additional single storey extension totalling 1,239.5 sq.m, additional infill development totalling 444.5 sq.m, alterations to building elevations, public realm improvements, works to listed buildings, installation of plant and off-site road improvements.
<b>Applicant:</b>	Artisan Bristol City Wall Limited
<b>Agent:</b>	CBRE Ltd
<b>Committee/delegation date:</b>	03.07.19
<b>Date of Notice:</b>	03.07.19

## **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.

Application No: 18/05132/F

**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 Purchase Act 2004.

**Pre commencement condition(s)**

2. Phasing Plan

Prior to the commencement of development (excluding internal strip out and asbestos removal) hereby approved a detailed Phasing Plan for the development including the construction process; the cleaning and restoration works to the Edward Everard Building; the provision of the separate commercial units; and the phasing of all the off site highway works covering the public realm improvements to Nelson Street/Quay Street/Broad Street/John Street/Little John Street/Tower Lane, the alteration to the cycle path on Nelson Street; the provision of the new Loading Bay on Nelson Street; the removal of the parking bays and provision of taxi drop off bays on Broad Street; the removal of the existing steps on Nelson Street and provision of new access to Tower Lane) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the phasing of the site shall be carried out in accordance with agreed Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of public realm works; highway works and the timely refurbishment of the building whilst ensuring the ongoing function of the public highway surrounding the site.

3. Construction Management

No development shall take place including any works of demolition (which excludes internal strip out and asbestos removal) until a construction management plan (including Construction Environmental Management measures) 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
- Proposed temporary traffic restrictions
- Arrangements for turning vehicles
- 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.

- Control measures for dust and other 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 safe operation of the highway and the amenity of surrounding premises in the lead into development both during the demolition and construction phase of the development.

4. Employment Opportunities

No development shall take place including any works of demolition (which excludes internal strip out and asbestos removal) until the developer/occupier enters into an Agreement with the City Council to produce and implement a strategy that aims to maximise the opportunities for local residents to access employment offered by the development. The developer/occupier shall engage with the City Council in respect of the Agreement within 8 weeks of the grant of planning permission. The approved strategy shall be undertaken in accordance with an agreed timetable.

Reason: In recognition of the employment opportunity offered by the development

5. Building Recording

No development (excluding the 1970s fabric) shall take place within the site boundary until the applicant/developer has secured the implementation of a programme of Listed Building recording work to level 2 of Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice 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:

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

Reason: To ensure that historic spaces and features are recorded prior to their destruction or obscuring.

6. No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the local planning authority. The authority will require evidence provided by a suitably qualified ecological consultant that no breeding birds would be adversely affected before giving any approval under this condition. Where checks for nesting birds are required they shall be undertaken by a qualified ecological consultant no more than 48 hours prior to the removal of vegetation or the demolition of, or works to buildings.

Reason: To ensure that wild birds, building or using their nests are protected.

7. Tree Protection

No work of any kind shall take place on the site (except internal strip out and asbestos removal) until the protective fences have been erected around the retained trees. In the position and to the specification shown on the Tree Protection Plan Drawing No 1203-005 Rev P1 and Tree Protection Fence Detail Drawing No. 1203-401 Rev P1 prepared by Macgregor Smith. Once installed photographs of the protective measures should be submitted and approved in writing by to the Local Planning Authority. The Local Planning Authority shall be given not less than two weeks prior written notice by the developer of the commencement of works on the site in order that the council may verify in writing that the approved tree protection measures are in place when the work commences. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area in line with Policy DM17.

8. Sustainable Drainage Strategy

The development hereby approved (other than demolition, internal strip out and asbestos removal) shall not commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal

9. Approval of road works necessary

Prior to the commencement of the relevant works approved general arrangement plan(s) indicating the following works to the highway shall be submitted and approved in writing by the Local Planning Authority.

Proposed restricted hours loading bay on Nelson Street;  
Construction of footway/cycleway on Nelson Street; and  
All other works (including all public realm improvements as shown on the approved Landscape GA Composite Plan 1203-001 Rev P5) to Nelson Street/Quay Street/Tower Lane/John Street, Little John Street/Broad Street and all other publically accessible areas associated with the site

Indicating proposals for:

- Threshold levels of the finished highway and building levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Locations of lighting, signing, street furniture, street trees and pits
- Structures and new accesses on or adjacent to the highway
- Extents of any stopping up or dedication or new highway
- Materials and finishes

These works shall then be completed prior to first occupation of the development to the satisfaction of the Local Highway Authority and as approved in writing by the Local Planning Authority.

Reason: In the interests of public safety and to ensure that all roads works associated with the proposed development are planned and approved in good time to include any statutory processes, are undertaken to a standard approved by the Local Planning Authority and are completed before occupation.

#### 10. Large Scale Details

Notwithstanding any notations on any approved plans, detailed drawings (including plans, elevations and sections) to a minimum 1:10 scale or as requested by the Local Planning Authority below (also indicating materials, treatments and finishes) of the following items shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of work is begun unless otherwise agreed in writing by the Local Planning Authority:

- a) 1:5 section details and 1:10 elevation details of all proposed new windows, oriel windows, curtain walling, shopfronts, fascias and secondary glazing where relevant, and showing the proposed profiles, glazing bars, mouldings, materials, finishes, and fabric connections at head, cill and reveal
- b) 1:5 section details and 1:10 elevation details of all proposed new external doors, accesses doors (and internal doors within the Listed buildings only), and canopies showing the proposed profiles, panelling, mouldings, materials, finishes, and fabric connections at head, threshold and reveals
- c) Details to an appropriate scale showing the proposed artworks within the public realm and within the Conservation Area and any method of fixing
- d) 1:5 section details and 1:10 elevation details of all proposed new balustrades, railings, fencing or other fall arrest, and gates to the building exteriors and showing all proposed materials, methods of fabrication, and handrails, balusters, newels, finishes, and fabric connections
- e) 1:5 section sections and 1:10 plan and elevation details of all proposed new hard landscaping showing all steps, materials, changes in level, planting beds, walls, coping, kerbs, permanent street furniture and bollards,
- f) 1:5 section details of proposed new partition walls and dry-lining, within the pre-1970's Listed buildings only, and showing all proposed materials and material connections with the existing pre-1970's fabric at wall, ceiling, and floor.

- g) 1:5 section details of proposed thermal, fire, and acoustic protection in floors between proposed ground floor function rooms and hotel bedrooms, and between bedrooms within the pre-1970's fabric of the Listed buildings, and showing how existing timberwork will be preserved and protected
- h) 1:5 section details of proposed tanking or other damp proofing measures in the existing vaulted cellars within the Listed buildings
- i) Plan and elevation details to an appropriate scale showing the reinstatement of the terracotta rainwater head from the entrance lobby to Everard's Print works within the site boundary
- j) Proposed internal elevations and plans to an appropriate scale of the entrance hall of Everard's Print works showing all proposed internal decorative wall, and floor finishes, fixtures, and proposed lighting scheme.
- k) Plans and elevations to a suitable scale showing all proposed external lighting and proposed fittings including method of fixing
- l) 1:5 section details and 1:10 elevation details of all proposed external signage and showing all proposed materials, finishes, fabrication, and fixings
- m) 1:5 section details and 1:20 elevation details of all typical grills, louvre screening and other ventilation/extraction arrangements including method of fixing
- n) 1:5 section details and 1:20 elevation details of all typical new junctions/ interventions within the old buildings, the rooftop extensions, cladding, soffits, coping and flashing and any other detailing on facades adjacent to the public realm, entrances and thresholds
- o) 1:5 section details and 1:20 elevation details of the new glazed atrium roof including any junction details with the existing building
- p) 1:5 section details and 1:10 elevation details of the full façade treatment to the section of the building on Nelson Street immediately adjacent to St John's Church where works are proposed

The development shall then be carried out in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the character of the site and the surrounding area and to ensure its appearance is satisfactory as well as to ensure the significance of these listed buildings is maintained and the special character of the Conservation Area protected

#### 11. Treatment of Block B

Notwithstanding the drawings provided, detailed drawings (including plans, 1:10 elevations and 1:5 sections indicating materials, treatments and finishes) of the design of the North East corner of Block B including alterations and additions to the upper levels; horizontal banding; and the rooftop extension above to be designed and detailed to the satisfactory resolution of the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of work is begun.

The development shall then be carried out in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the character of the site and the surrounding area and to ensure its appearance is satisfactory as well as to ensure the significance of these listed buildings is maintained and the special character of the Conservation Area protected

12. On-Site Samples

Notwithstanding any materials noted on any approved plans, sample panels of all the external materials and finishes (including the items set out below) demonstrating coursing, jointing and pointing to the masonry, are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced, unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority

- a) Brick slips to colonnade on Broad Street
- b) All new glazed tiles
- c) Powder coated brass coloured metal window reveal and arch elements
- d) Powder coated metal canopy
- e) Standing seam effect metal cladding
- f) Curtain walling
- g) All proposed colours of powder-coated metal windows
- h) Proposed paint colours and specifications for elevations to buildings on Broad Street.
- i) All grills and railings
- j) All hard landscaping and public realm materials

The works shall be completed in accordance with the approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the character of the site and the surrounding area and to ensure its appearance is satisfactory as well as to ensure the significance of these listed buildings is maintained and the special character of the Conservation Area protected

13. Method Statements - Cleaning and Removals

Prior to commencement of the relevant element a method statement detailing the following shall be submitted to and approved in writing by the Local Planning Authority

- a) The proposed method of cleaning and making-good of all facades to detailing the proposed method of removing organic growth and airborne pollutants, use of any hand tools, mechanical, abrasive, or hydraulic tools, their pressure, use of particulates, and all subsequent repairing and making-good.
- b) A method statement detailing the removal of existing wall finishes in the lobby of Everards's print works, and the first floor front office space, the recording of any remnants of the original scheme of murals, and their reinstatement or replacement.

The works shall be completed in accordance with the approved method statement prior to first occupation or commencement of the use hereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the special architectural and historic interest of the Listed Building is safeguarded and the special character of the Conservation Area protected.

14. Submission and approval of Detailed Landscaping Scheme - Area under Block A (John Street)

Notwithstanding notations on any approved plans, a detailed landscaping scheme for the area on John Street under Block A (including hard landscaping treatment, any public art interventions and lighting proposals to improve this walkway, the secondary entrance to Block A and up to the adjacent Churchyard) shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced.

The development shall then be carried out in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the character of the site and the surrounding area and to ensure its appearance is satisfactory as well as to ensure the significance of these listed buildings is maintained and the special character of the Conservation Area protected

15. Public Art Plan

Prior to the commencement of the relevant element, a Public Art Plan including the incorporation of public art into the public realm and landscaping scheme hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The plan shall also contain relevant supporting information for any proposed Public Art element including methodologies; large scale details to a relevant scale depicting the scheme; method of fixings; any relevant samples; a timetable for delivery; and details of future maintenance responsibilities and requirements. All public art works shall be completed in accordance with the agreed scheme and thereafter retained as part of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that public art is integrated into the design and build of the development and is appropriate to the Listed Building and associated and surrounding heritage assets.

16. PV Panels

Prior to the commencement of the relevant element, details (including the exact location, dimensions, final design/ technical specification and method of fixing) together with calculation of energy generation and associated CO2 emissions to achieve a reduction on residual emissions from renewable energy of 20% or more in line with the approved energy statement should be submitted to the Local Planning Authority and approved in writing. The approved renewable technology shall be installed and operational prior to the first occupation of the use which they serve and retained as operational thereafter in perpetuity.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions

17. Living Roof

Prior to the commencement of the relevant element, a method statement shall be submitted to and approved in writing by the Local Planning Authority for the creation of a living roof as shown on approved Drawing No. EP-AFA-XX-08-DR-A-1410 P3 Proposed Roof Floor Plans and which includes wildflowers and does not employ a significant area of Sedum (Stonecrop). This shall include details of the layout and



area, construction, design (to include the provision of features for invertebrates, mounds and troughs, seeding and planting) and maintenance of the living roof. The development shall be carried out in accordance with the statement or any amendment approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: To promote biodiversity, sustainable design and to reduce surface water run-off.

18. Top Soil Verification

Prior to the commencement of each relevant element of the development hereby approved, a scheme of investigation for the assessment of any topsoil (natural or manufactured) or subsoil to be imported to the site for chemical or other potential contaminants (along with an associated phasing plan for its use on site) shall be submitted and approved in writing by the Local Planning Authority in advance of its importation onto the site. Sampling of the material received at the development site shall then be undertaken prior to its use to verify that the imported soil is free from contamination in accordance with the approved scheme of investigation and the results submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: To ensure that the safety of future occupiers is not prejudiced

**Pre occupation condition(s)**

19. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures 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.

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.

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.

20. Flood Evacuation Plan

No building or use hereby permitted shall be occupied or the use commenced until the applicant has submitted to and had approved in writing by the Local Planning Authority a Flood Warning and Evacuation Plan (FEP). This Plan shall include the following information:

\* command & control (decision making process and communications to ensure activation of FEP);

- \* training and exercising of personnel on site (H& S records of to whom and when);
- \* flood warning procedures (in terms of receipt and transmission of information and to whom);
- \* site evacuation procedures and routes; and
- \* provision for identified safe refuges (who goes there and resources to sustain them).

The FEP shall be reviewed at intervals not exceeding 3 years, and will form part of the Health & Safety at Work Register maintained by the applicant.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site

21. Sound Insulation

Prior to the first commencement of each of the individual commercial uses/premises hereby approved, a detailed scheme of noise insulation measures (this scheme shall also include details of ventilation) shall be submitted to and approved in writing by the Local Planning Authority.

The scheme of noise insulation measures shall take into account the recommendations detailed in the Noise Assessment submitted with the application and the provisions of BS 8233: 2014 " Guidance on sound insulation and noise reduction for buildings".

The approved details shall be implemented in full prior to the commencement of the use permitted and be permanently maintained.

Reason: To safeguard the amenity of nearby premises and the area generally.

22. Noise from plant and equipment

No commencement of each of the individual commercial uses/premises hereby approved shall take place until an assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the background level has been submitted to and been approved in writing by the Local Planning Authority.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

The development shall then be managed and maintained in accordance with this assessment in perpetuity

Reason: In order to safeguard the amenities of adjoining residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build.

23. Details of Extraction/Ventilation System (Premises within Use Classes A3 and C1 only)

No commencement of use of each of the individual commercial uses/premises for either Use Class A3 or C1 shall take place until details of ventilation system for the extraction and dispersal of cooking odours including details of the flue, method of odour control, noise levels and noise attenuation measures has been submitted to and approved in writing by the Council.

The details provided shall be in accordance with Annexe B of the 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust System': Published electronically by Department for Environment, Food and Rural Affairs.

<https://www.gov.uk/government/publications/guidance-on-the-control-of-odour-and-noise-from-commercial-kitchen-exhaust>

The approved schemes shall be implemented prior to the commencement of the use and be permanently maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the residential amenity of occupiers above the use and nearby

24. Odour Management Plan (Premises within Use Classes A3 and C1 only)

No commencement of use of each of the individual commercial uses/premises for either Use Class A3 or C1 at the development shall take place until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan, setting out cleaning, maintenance and filter replacement policies. The plan should include a written recording system to record and demonstrate when all such work is carried out.

The uses shall then operate in full accordance with the approved Odour Management Plan in perpetuity unless otherwise agreed in writing by the Local Planning Authority,

Reason: To safeguard the residential amenity of occupiers above the use and nearby

25. Artificial Light

Prior to the first occupation or use of the development hereby approved, a detailed lighting scheme and predicted light levels by a suitably qualified Lighting Engineer shall be submitted and approved in writing by the Local Planning Authority (any light created by reason of the development shall not exceed 5Lux as calculated at the windows of the nearest residential properties). The report should include details of all external lighting (including new or replacement street lights; any decorative and security lighting within external amenity/access areas) and associated light spill plans unless otherwise agreed in writing by the Local Planning Authority.

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.

The development (including all individual commercial premises) shall then be managed and maintained in full accordance with the lighting scheme in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to safeguard the amenities of adjoining occupiers, to make the development safe and secure and to ensure protected species are not harmed.

26. Bird and Bat Boxes

Prior to the first occupation of the development hereby approved, details provided by a qualified ecological consultant shall be submitted to and approved in writing by the Local Planning Authority providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities. This shall include twenty built-in swift bricks or boxes, six house sparrow nest boxes (not terraces) and eight built-in bat tubes, bricks or boxes. The development shall be undertaken in accordance with the approved details and thereafter maintained in perpetuity.

Reason: In the interests of ecology

27. Energy and Sustainability in Accordance with Statement

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 and Sustainability Statement EPW-HYD-00-ZZ-RP-ME-0007 P06 dated 03.04.19 prepared by Hydrock Consultants Ltd prior to first occupation of the development hereby approved and thereafter be maintained in perpetuity.

A reduction in carbon dioxide emissions below residual emissions through on-site renewable technologies of at least 20% shall be achieved

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings), BCAP20 (Sustainable design standards), BCAP21 (connection to heat networks).

28. Completion and Maintenance of Vehicular Servicing facilities - Shown on approved plans

No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring have been completed in accordance with the approved plans. Thereafter, these areas shall be kept free of obstruction and available for these uses.

Reason: To ensure that there are adequate servicing facilities within the site in the interests of highway safety.

29. Reinstatement of Redundant Accessways

No building or use hereby permitted shall be occupied or the use commenced until any redundant existing accesses to the development site has been permanently stopped up and the footway reinstated in accordance with the approved plans.

Reason: In the interests of highway safety.

30. Completion of Pedestrians/Cyclists Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

31. Completion of Vehicular Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans and the said means of vehicular access shall thereafter be retained for access purposes only.

Reason: In the interests of highway safety.

32. 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.

33. 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 and immediately returned to the approved store after collections.

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.

34. Delivery Management Plan

No commencement of use of each of the individual commercial uses/premises for either Use Class C1, A1, A3 or B1 hereby approved at the development shall take place until there has been submitted to and approved in writing, by the Local Planning Authority, a Delivery Management Plan, setting out details of the times of deliveries, type of delivery, size of delivery vehicle(s), delivery route and location, frequency of deliveries (daily/weekly).

The uses shall then operate in full accordance with the approved Delivery Management Plan in perpetuity unless otherwise agreed in writing by the Local Planning Authority,

Reason: To safeguard the residential amenity of occupiers above the use and nearby and to ensure the unhindered operation of the public bus routes.

35. Operational Management, Maintenance and Security Strategy

No development hereby permitted shall be occupied or use commenced until details of the operational management, maintenance and safety and security protocols and measures for the development hereby approved are submitted to and approved in writing by the Local Planning Authority. The details (including drawings to a relevant scale where necessary) of the following are required unless otherwise agreed in writing by the Local Planning Authority:

- a) The day to day management and maintenance of the site including details relating to the use and management of all accesses and breakout areas and all associated publically accessible areas/routes including an out of hours strategy (security arrangements and systems, emergency/complaint protocols)
- b) Overall maintenance and management of the site (other than day to day)
- c) Details (including drawings where necessary) of a scheme of CCTV/cameras for all key areas (including the exact location, dimensions, design/ technical specification and method of fixing)
- d) Details (including drawings where necessary) of door and gate entry systems for all accesses including main entrance lobbies, courtyard accesses, storage areas, car parking, any other external access points, cycle and refuse and recycling stores
- e) A written refuse management strategy to include how refuse and recycling will be transferred to the stores shown on the approved plans; how refuse and recycling will be collected from the site, when and how often

The Management Plan and associated Security arrangements shall be implemented prior to the first occupation of the development and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure responsibility for the management of these facilities and to safeguard the appearance of the development, highway safety and the amenities of future and existing residents and businesses and the visual appearance of the area and to ensure the development is safe and secure

36. Management of Separate Commercial Units

Prior to the occupation of each of the commercial unit(s) separate to the main hotel use by any A1, A3 or B1 use (or combination thereof) hereby permitted, a management strategy should be submitted to and approved in writing by the Local Planning Authority. The strategies should include the following unless otherwise agreed in writing by the Local Planning Authority:

- (a) Confirmation of the tenant mix
- (b) The way in which the floorspace (layout) will be used
- (c) How the tenants will manage their servicing requirements (including confirmation of refuse and recycling storage within the units and how this will be accessed, the number and type of vehicles arriving at the site each day to deliver and collect goods and what refuse and recycling items are to be collected from where and when)
- (d) Location and operation of staff cycle storage

The floorspace shall be occupied in accordance with the approved details and strategies in perpetuity. Any subsequent occupiers of the commercial unit(s) (in perpetuity) shall submit a new management strategy to the Local Planning Authority for approval prior to occupation

Reason: To ensure responsibility for the management of these facilities and to safeguard the appearance of the development, highway safety and the amenities of future and existing residents and businesses.

37. Completion of Commercial Accommodation

The hotel use hereby approved shall not commence until the separate commercial premises shown on the drawings hereby approved have been completed and made ready for internal fit out/occupation to the written satisfaction of the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development is completed and occupied as permitted and to ensure that the ground floor of the development is brought into active use as soon as possible

**Post occupation management**

38. Limitation of Uses - Use Class A1 (Shop)

Notwithstanding the provisions of the Town and Country Planning Use Classes Order 2010 (or any Order revoking and/or re-enacting that Order), no more than the 250sq m of the flexible commercial floorspace hereby approved shall be used for the purposes of Use Class A1 (Shop) as defined in the Town and Country Planning Use Classes Order 2010 (or any Order revoking and/or re-enacting that Order) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the vitality of existing identified centres, to provide a suitable mix of uses along this important frontage and to ensure highway safety

39. Limitation of Uses - Use Class B1 (Offices)

Notwithstanding the provisions of the Town and Country Planning Use Classes Order 2010 (or any Order revoking and/or re-enacting that Order), no more than one of the two Lower Ground Floor 2 flexible commercial units accessed from Nelson Street shown on Drawing No. EP-AFA-XX-LG2DR-A- 1400 Rev P3 Proposed LG2 Floor Plan hereby approved shall be used for the purposes of Use Class B1 (Offices) as defined in the Town and Country Planning Use Classes Order 2010 (or any Order revoking and/or re-enacting that Order) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the vitality of existing identified centres, to provide a suitable mix of active uses along this important frontage and to ensure highway safety

40. Clear Glazing

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 proposed glazing at any floor level immediately adjacent to any publically accessibly street or access way shall be clear glazed to a specification to be agreed with the Local Planning Authority and in accordance with all approved details and plans

(except where identified with regard to storage/service/plant areas and unless otherwise agreed in writing by the Local Planning Authority) and shall be permanently maintained thereafter as clear glazing.

Reason: To safeguard the activity of Nelson Street, Tower Lane, Broad Street and Little John Street

41. Hours of Operation of Premises within Use Classes A1, A3, B1

The use of any premises within Use Class A1, A3 or B1 shall not be carried out outside the hours of 07:00 to 23:00 Monday to Sunday.

Reason: To safeguard the residential amenity of nearby occupiers.

42. Outdoor Customer Seating Areas (Use Class A3 and C1 Premises)

Any outdoor dining/drinking/seating areas associated with any of the Use Class A3 and C1 premises hereby approved shall not be used by customers before 7am or after 23.00pm.

Reason: To safeguard the amenity of nearby premises and the area generally.

43. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

44. Use of Refuse and recycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby premises and the area generally.

45. Roof Access

Access to all roof areas shall only be for the purposes of maintenance and emergency access. No roof area of the scheme hereby permitted shall be used as a balcony, accessible roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

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

46. Flood Resistance and Resilience Measures

The development hereby approved shall be carried out in accordance the following Flood Resistance and Resilience measures as set out by Hydrock Consultants Limited:



- If the Finished Floor Level (FFL) is not already raised a minimum of 150mm above ground immediately surrounding the entrances, channel drainage should be used to ensure any design exceedance flows, should they occur, are managed and directed away (in line with best practice) from the building.

Reason: To reduce the impacts of flooding to the proposed development and future occupants

47. Coach Access Strategy

The hotel use hereby approved shall be managed and operated in full accordance with the Coach Access Strategy 8918-HYD-XX-XX-RP-TP-1004 Rev P4 (including associated Appendices) prepared by Hydrock Consultants Ltd dated 27 March 2019 and maintained and operated as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure highway safety and adequate capacity at stops for local bus services

48. Travel Plan

The approved Framework Travel Plan 8918-HYD-XX-XX-RP-TP-6001 prepared by Hydrock Consultants Limited and dated 20/09/2018 shall be implemented in accordance with the timescales specified therein to include those parts identified as being implemented prior to occupation and following occupation unless alternative timescales are agreed in writing with the Local Planning Authority.

The approved Travel Plan shall be monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the Local Planning Authority.

Reason: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

49. Use of the John Street Access to the Hotel

The access to the hotel shown from John Street (including the associated vehicular access way or parking area) Drawing No. 1203-001-P5 Landscape GA Composite Plan shall be used for the short term facilitation of disabled access and emergency escape only and shall not be used for any other long term servicing, parking or operational use associated with the hotel or any of the separate commercial premises/associated uses hereby approved.

Reason: To ensure that suitable disabled access to the hotel is available and maintained and to ensure highway safety is maintained and pedestrian and vehicle conflicts do not increase on John Street.

50. Landscaping and Public Realm (including Tree Planting) Works

The public realm and landscaping works including the Tree Planting proposals hereby approved shall be undertaken in accordance with the Landscape GA Composite Plan 1203-001 Rev P5; Macgregor. Smith Planting plan Drawing 1203-200 Rev P2. Planting pits will be constructed following the designs specified in Macgregor. Smith Tree pit in Hard Landscape 1203-402 Rev P1, Tree pit Soft Landscape 1203-403 Rev P1 and Nelson Street/Tower Lane Steps Tree Pit Detail 1203-415 rev P1 and maintained in accordance with the Macgregor. Smith,

Landscape & Public Realm Addendum Rev P1 - Tree Planting December 2018 and shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with an alternative programme, details of which shall be submitted to and agreed in writing by the local planning authority. All planted materials shall be maintained for 5 years and any trees removed, dying, being severely damaged or become seriously diseased within 5 years of planting shall be replaced with others of a similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

### List of approved plans

51. 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.

8918-HYD-XX-XX-RP-TP-1004 Rev P4 Coach Access Strategy prepared by Hydrock Consultants Ltd dated 27 March 2019, received 28 March 2019

1203-415 Rev P1 Nelson Street/Tower Lane Steps Tree Pit Detail, received 27 February 2019

Landscape & Public Realm Addendum - Tree Planting Rev P1 Prepared by Macgregor Smith Dated December 2018, received 14 December 2018

EP-AFA-XX-ZZ-DR-A-1000 S2 P3 Site location plan, received 28 September 2018

EP-AFA-XX-LG2-DR--A-1010 S2 P1 Existing plan level LG2, received 28 September 2018

EP-AFA-XX-LG1-DR-A-1011 S2 P1 Existing plan level LG1, received 28 September 2018

EP-AFA-XX-GF-DR-A-1012 S2 P1 Existing plan level GF, received 28 September 2018

EP-AFA-XX-01-DR-A-1013 S2 P2 Existing plan level 01, received 28 September 2018

EP-AFA-02-GF-DR-A-1014 S2 P1 Existing plan level 02, received 28 September 2018

EP-AFA-XX-03-DR-A-1015 S2 P2 Existing plan level 03, received 28 September 2018

EP-AFA-XX-04-DR-A-1016 S2 P2 Existing plan level 04, received 28 September 2018

EP-AFA-XX-05-DR-A-1017 S2 P2 Existing plan level 05, received 28 September 2018

EP-AFA-XX-06-DR-A-1018 S2 P2 Existing plan level 06, received 28 September 2018

EP-AFA-XX-07-DR-A-1019 S2 P1 Existing roof plan, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1020 S2 P1 Existing elevation 1-3, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1021 S2 P2 Existing elevation 4, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1022 S2 P2 Existing elevations 5-7, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1023 S2 P2 Existing elevation 8-9, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1024 S2 P2 Existing elevation 10, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1025 S2 P1 Existing elevation 11, received 28 September 2018

EP-AFA-XX-ZZ-DR-A-1026 S2 P1 Existing elevation 13, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1027 S2 P2 Existing elevation 12, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1028 S2 P1 Existing elevation 14, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1029 S2 P1 Existing elevation 15, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1030 S2 P1 Existing elevation 16, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1031 S2 P1 Existing elevation 17, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1032 S2 P1 Existing elevations 18-19, received 28 September 2018  
EP-AFA-XX-ZZ-DR-A-1250 S2 P7 Proposed elevations 1-3, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1251 S2 P7 Proposed elevation 4, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1252 S2 P8 Proposed elevation 5-7, received 28 March 2019  
EP-AFA-XX-ZZ-DR-A-1253 S2 P8 Proposed elevation 8-9, received 28 March 2019  
EP-AFA-XX-ZZ-DR-A-1254 S0 P6 Proposed elevation 10, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1255 S2 P6 Proposed elevation 11, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1256 S0 P5 Proposed elevation 12, received 28 March 2019  
EP-AFA-XX-ZZ-DR-A-1257 S0 P4 Proposed elevations 13, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1259 S2 P5 Proposed elevation 15, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1258 S0 P5 Proposed elevation 14, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1260 S2 P7 Proposed elevations 16, received 28 March 2019  
EP-AFA-XX-ZZ-DR-A-1261 S0 P4 Proposed elevation 17, received 27 February 2019  
EP-AFA-XX-ZZ-DR-A-1262 S0 P4 Proposed elevation 18-19, received 27 February 2019  
EP-AFA-XX-LG2-DR-A-1400 S2 P3 Proposed plan level LG2, received 27 February 2019  
EP-AFA-XX-LG1-DR-A-1401 S2 P3 Proposed plan level LG1, received 27 February 2019  
EP-AFA-XX-GF-DR-A-1402 S2 P5 Proposed plan level GF, received 12 May 2019  
EP-AFA-XX-01-DR-A-1403 S2 P1 Proposed plan level 01, received 28 September 2018  
EP-AFA-XX-02-DR-A-1404 S2 P3 Proposed level 02, received 27 February 2019  
EP-AFA-XX-03-DR-A-1405 S2 P2 Proposed plan level 03, received 28 September 2018  
EP-AFA-XX-04-DR-A-1406 P4 Proposed plan level 04, received 28 March 2019  
EP-AFA-XX-05-DR-A-1407 S2 P3 Proposed plan level 05, received 28 March 2019  
EP-AFA-XX-06-DR-A-1408 P3 Proposed plan level 06, received 28 March 2019  
EP-AFA-XX-07-DR-A-1409 P3 Proposed plan level 07, received 28 March 2019  
EP-AFA-XX-08-DR-A-1410 P3 Proposed roof plan, received 28 March 2019  
1203-001 P5 Landscape GA - composite, received 21 May 2019  
1203-002 P5 Landscape GA - LGF-02 & Car park, received 21 May 2019  
1203-003 P3 Landscape GA - LGF-01, received 21 May 2019  
1203-004 P3 Landscape GA - GF-00, received 21 May 2019  
1203-005 P1 Tree protection and removal plan, received 28 September 2018  
1203-200 P2 Planting plan, received 27 February 2019

1203-401 P1 Tree Protection Fence Detail, received 28 September 2018  
1203-402 P1 Tree pit in hard landscape, received 28 September 2018  
1203-403 P1 Tree pit in soft landscape, received 28 September 2018  
1203-404 P2 Plan, section & elevation - Nelson Street steps, received 27 February 2019  
1203-405 P1 Plan, section & elevation - Little John Street, received 28 September 2018  
1203-406 P1 Plan, section & elevation - Lightwell 1, received 28 September 2018  
Energy and Sustainability Statement EPW-HYD-00-ZZ-RP-ME-0007 P06 dated 03.04.19 prepared by Hydrock Consultants Ltd, received 3 April 2019  
Framework Travel Plan 8918-HYD-XX-XX-RP-TP-6001 prepared by Hydrock Consultants Limited and dated 20/09/2018, received 28 September 2018

Reason: For the avoidance of doubt.

### **Advice(s)**

1. Bird and Bat Advice:

All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged.

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree).

Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators and at least 3.5 metres high on publicly accessible sites. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well-lit locations. Bat boxes which are being placed on buildings should be placed as close to the eaves (if present) as possible.

#### Swifts

Internal nest trays or boxes are particularly recommended for swifts. Swift bricks are best provided in pairs or groups (e.g. at least two or three on a building, avoiding windows). This is because they are usually colonial nesters. Swift boxes/bricks are best located on north, north-east or east facing walls, at least 5 metres high, so that there is a clear distance (drop) below the swift boxes/bricks of 5 metres or more so that there is space for the swifts to easily fly in and out of the boxes. Locating swift boxes under the eaves (where present) is desirable. One of the best designs is those by Schwegler because they are very durable

#### House sparrows

House sparrow boxes should be grouped together because they nest communally. Please note that the RSPB does not recommend the use of house sparrow terraces in new build projects because they are seldom used by more than one pair of birds. Instead house sparrow nesting boxes should be used which should be located at least 1.5 metres apart. Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bird boxes should be erected out of the reach of predators. House sparrow boxes should be erected between two and four metres high. The house sparrow boxes should be positioned high up under the eaves if possible.

2. Living Roof Advice:

The roofs should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilised sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roofs should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ Sedum (stonecrop) because this has limited benefits for wildlife. To benefit certain invertebrates the roofs should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 - 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects. Please see [www.thegreenroofcentre.co.uk](http://www.thegreenroofcentre.co.uk) and <http://livingroofs.org/> for further information and the following reference: English Nature (2006). Living roofs. ISBN 1 85716 934.4

3. Asbestos Advice:

The potential presence of asbestos containing materials (ACM's) on the site is noted. In order to prevent contamination of the site, surrounding highways and to prevent harm to construction workers, surrounding residents, receptors and future site users, we recommend the applicants undertake an asbestos survey prior to the commencement of works. Any asbestos containing materials present on site must be removed in accordance with the Control of Asbestos Regulations 2012

4. Noise Advice:

Anti vibration mounts should be used to isolate plant from fixed structures and a flexible connector used to connect the flue to the fan if there is a potential to transmit vibration to any noise sensitive property. Any systems will also need regular maintenance so as to reduce mechanical noise.

The recommended design criteria for dwellings are as follows:

Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms & 50 dB in outdoor living areas.

Nighttime (23.00 - 07.00) 30 dB LAeq 8 hours & LAm<sub>ax</sub> less than 45 dB in bedrooms.

Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the recommended design criteria is as follows:

Noise Rating Curve NR20 at all times in any habitable rooms

5. Noise Level Advice:

The recommended design criteria for dwellings are as follows:

Daytime (07.00 - 23.00) 35 dB LAeq 16 hours in all rooms & 50 dB in outdoor living areas.

Nighttime (23.00 - 07.00) 30 dB LAeq 8 hours & LAm<sub>ax</sub> less than 45 dB in bedrooms.

Where residential properties are likely to be affected by amplified music from neighbouring pubs or clubs, the recommended design criteria is as follows:

Noise Rating Curve NR20 at all times in any habitable rooms

6. Odour Advice:

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

<https://www.gov.uk/government/publications/guidance-on-the-control-of-odour-and-noise-from-commercial-kitchen-exhaust>

7. Tree Planting Season Advice:

You are advised that the tree planting season is normally November to February.

8. Topsoil Importation Advice:

All measures specified in the approved scheme for topsoil importation to site must accord with BCC Pollution Control's Imported Materials Guidance Notes.

9. Right of Light Advice:

The building/extension that you propose may affect a right of light enjoyed by the neighbouring property. This is a private right which can be acquired by prescriptive uses over 20 years; as such it is not affected in any way by the grant of planning permission

10. Signage Advice:

This application does not include the assessment of any signage associated with the proposed development. Any signage required by end users is likely to require separate advertisement consent and listed building consent where relevant

11. Cumulative Impact Zone Advice:

Please note that this site is located in a designated Cumulative Impact Area (CIA). The CIA policy, when triggered, applies to applications for the grant of new licenses or significant variations of existing licenses in respect of premises that primarily provide alcohol for supply on the premises, restaurants and takeaway outlets. Applicants for licenses in the CIA area will need to be able to demonstrate that they can offer something different from what is currently available without adding to the impact already being experienced.

The applicant should note that the grant of planning permission for uses that may require a separate licence does not prejudice or preclude the application of the CIA policy by other departments of Bristol City Council.

12. Flue Advice:

This application does not include the assessment of any flues associated with the proposed A3 and C1 uses. Any flues required by end users is likely to require separate planning permission

13. Highways Works Advice:

The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking work on the highway you must enter into a formal agreement with the Council which would specify the works and the terms and conditions under which they are to be carried out. You should contact TDM - Strategic City Transport (CH) Bristol City Council, PO Box 3176 Bristol BS3 9FS or e mail TransportDM@bristol.gov.uk allowing sufficient time for the preparation and signing of the agreement. You will be required to pay fees to cover the Councils cost's in undertaking the actions:

- o Drafting the Agreement
- o A Monitoring fee equivalent to 15% of the planning application fee
- o Approved the highway details
- o Inspecting the highway works

In order to comply with the requirements of condition you are advised that the implementation of a Traffic Regulation Order is required. The Traffic Regulation Order process is a lengthy legal process involving statutory public consultation and you should allow an average of 6 months from instruction to implementation. You are advised that the Traffic Regulation Order process cannot commence until payment of the TRO fees are received. To start the TRO process telephone 01179036846.

The development hereby approved is likely to impact on the highway network during its construction. The applicant is required to contact Highway Network Management to discuss any temporary traffic management measures required. Such as footway, public right of way or carriageway closures or temporary parking restrictions. Please call 0117 9036852 or e mail traffic@bristol.gov.uk a minimum of eight weeks prior to any activity on site enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed

Planning permission is not permission to work in the highway. A Highway Agreement under S278 of the Highways Act 1980 must be completed the bond secured and the City Council's technical approval and inspection fees paid before any drawings are considered and approved and formal technical approval is necessary prior to any works being permitted.

14. PV Design Guidance Advice:

The applicant is reminded that evidence that the PV design has been approved by an MCS (Microgeneration Certification Scheme) accredited installer to ensure shading is taken into account within the energy generation calculations should be submitted within energy statements and PV details.

**Article 35 Statement**

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 (2019) paragraph 38.

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

## **Additional information for application no 18/05132/F**

### **Planning permission – important provisos**

1. If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts or Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note.
2. It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

### **Compliance with the approved plans and conditions**

3. The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or a part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.
4. If work on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

### **Register a new address**

5. Bristol City Council is responsible for all property numbering and street naming in Bristol. You will need to apply for a property number and address if your planning permission involves the creation of a new dwelling or flat. Find more information on how to [register for a new address or make an amendment to an address](#)

### **Amendments**

6. Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

### **Conditions compliance**

7. Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.
8. A fee is payable for each request. A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.



## DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 18/05132/F

9. The web page [www.bristol.gov.uk/planning-and-building-regulations/planning-conditions](http://www.bristol.gov.uk/planning-and-building-regulations/planning-conditions) provides further guidance on this process.

### **Right of Appeal**

10. Applicants have a right of appeal against the requirements of any conditions attached to this approval. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify us ([development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

### **Complaints**

11. Only planning matters can be considered at an Appeal. If you think that the Council did not properly consider your application, you can make a complaint under the council's complaints procedures, details can be found on the website [www.bristol.gov.uk/complaints-and-feedback](http://www.bristol.gov.uk/complaints-and-feedback) or by calling 0117 9223000.