

Development Management
Bristol City Council
City Hall, College Green
Bristol BS1 5UY

Our ref: PR01411

Your ref: PP-09590797

Date: 4th March 2021

Via the Planning Portal only

Dear Sir/Madam,

Application for approval of details reserved by condition Nos.4, 7, 8, 9, and 10 attached to permission ref. 18/06663/F for “Erection of part two and part three-storey building containing 6no. flats, with associated landscaping.”

Site Address: Advertising Corner of Air Balloon Road, Hillside Road, Bristol BS5 8LB

I write in connection with the above site, on behalf of our client Moosehead Ltd, seeking approval of the first group of pre-commencement conditions attached to the consent ref. 18/06663/F, granted 11th September 2019.

Condition 4: Land affected by contamination - Site Characterisation

Enclosed with this application is a Phase 1 Site Investigation (desk study report), dated September 2020 and prepared by Wesson Environmental. Due to the file size restrictions of the Planning Portal, the desk study's appendices B and C are provided as separate documents. The report concludes that a review of documentary information indicates that there is a negligible risk to human health and to controlled waters. Furthermore, risks from ground gas are also considered to be negligible.

Condition 7: Site Investigation - Coal Mining

The application is supported by a Structural Report – In Respect of Coal Mining Investigation, dated October 2020 and prepared by TM Ventham Structural Engineers. The report concludes that there is a superficial layer of made ground over sandstone with a thin seam of coal at a depth of approximately 24m. There are no signs of mine workings on the site, and the identified shaft is a well, which is 12m deep. Recommendations for the well are to excavate down to the top of the sandstone and cap it at that level with a reinforced slab.

Condition 8: Site Waste Management Plan

The Applicant provides a Site Waste Management Plan, dated February 2021, which has been prepared in consultation with Bristol Waste Company. The Plan details the layout of the refuse/recycling store and receptacles therein, confirmation that the collection arrangements will be made by Bristol Waste, details for access to the store, and proposed arrangements for collection days.

Condition 9: Sustainable Drainage System (SuDS)

TM Ventham Structural Engineers once again provide a report in respect of the Design for the Disposal of Surface Water, dated February 2021, to support this application. The project has been discussed with Wessex Water, who have agreed to allow the surface water to be taken to a nearby combined sewer, provided that the flow rate is attenuated to 2L/s, which is achieved through an on-site attenuation tank.

Condition 10: Submission of samples before specified elements started

Given the current pandemic and modified ways of working, combined with the site not falling within a protected/sensitive landscape or heritage setting; a proposed materials sheet is provided in substitute to physical samples. Plan ref. P26, dated 4th February 2021 refers. In summary, this indicates: -

- i. Grey double Roman roof tiles,
- ii. Bradstone 'Rough Dressed' ground floor plinth in Silver Grey,
- iii. Anthracite Grey (upvc) windows and doors,
- iv. Bathstone render and reconstructed Bathstone for cills, string courses, and bays, and
- v. Parex Through-Coloured Render for elevations (in Pollen Yellow, Sky Blue, Old Rose, & Pale Green).

We trust the above and enclosed are acceptable to approve the condition details. Should Officers have any questions or require further information, please contact me at the as soon as possible, so that all queries can be resolved within the lifespan of the application.

Yours faithfully,

Kevin Morley BA (HONS) MTP MRTPI
Principal Planning Consultant
Stokes Morgan Planning Ltd