

24 November 2023
Cb200420mt- cover letter



Ken Reid
Development Management
Bristol City Council
City Hall
Bristol
BS3 9FS

Matt Tucker BA (Hons) MPLAN MRTPI
E: mtucker@savills.com
DL: +44 (0) 1179100331
F: +44 (0) 1179100339

Embassy House
Queens Avenue
Bristol BS8 1SB
T: +44 (0) 1179 100 300
savills.com

Dear Ken,

**Chanson Foods, Avon Street, Bristol
Submission of Application for Approval of Details Reserved by Condition**

On behalf of the applicant, Host Management (UK) Limited, please find enclosed an application for approval of details reserved by condition pursuant to Planning Permission 19/02664/F for 'demolition of the existing building and redevelopment of the site for purpose built student accommodation (Sui generis use) and flexible Class A1/A3/B1/D1 use, together with servicing arrangements, public realm works and landscaping' at Chanson Foods, Avon Street, Bristol.

Supporting Information – Conditions Sought for Discharge

The information submitted in support of this application is in accordance with the requirements of the relevant conditions attached to the full planning permission. In addition to the completed Application Form, the table below lists each condition that this application is seeking to discharge or partially discharge, which includes conditions 2, 9, 10 and 15. For each condition, the table specifies the information submitted and to be relied upon.

Condition	Plan / Document	Dwg / Doc Reference
Condition 2 – Construction Management Plan	Demolition Plan Incorporating CPP/ CEMP	MS-RAMS-IB/14180/22-11-2023
Condition 9 – Unexploded Ordnance	Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment	Dated 7 th September 2018
Condition 10 – Fencing	519-CLA-01-GL-DR-L-1003	519-CLA-01-GL-DR-L-1003
Condition 15 – BREEAM Pre-Assessment	Breem email to Pete Jeavons on 03/05/19 confirming that the scheme is BREEAM registered and corresponding BREEAM New Construction 2018 portal page.	Breem email to Pete Jeavons on 03/05/19 confirming that the scheme is BREEAM registered and corresponding BREEAM New Construction 2018 portal page.

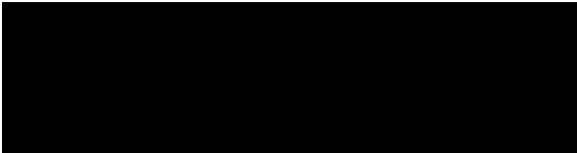
For condition 2 (Construction Management Plan) only a partial discharge is sought in relation to the demolition works. The CMP submitted covers the demolition phase of works therefore, another CMP will be submitted for all further works in due course to fully discharge the condition.

Similarly, details submitted pursuant to condition 10 (Fencing) is only sought during the construction period only. It is recognised that the fence detail does not reflect the design intent of the walkway between the proposal and the railway line; thus, a subsequent submission for the approval of fence details will be made at the appropriate time.

The application fee is calculated to be £116 (+£64 planning portal fee) and has been paid via the planning portal.

I trust that the information submitted will enable the validation and due consideration of the application. If you have any questions regarding the enclosed or require further information please do not hesitate to contact me.

Yours sincerely,



Matt Tucker BA (Hons) MPlan MRTPI
Associate Director
07807999050