

Bristol City Council  
Planning Services,  
Bristol  
BS1 5UY

Our Ref: 23060\_D01\_002

27 November 2023

Dear Development Management,

**APPLICATION FOR THE DISCHARGE OF CONDITIONS 3 (FULL DISCHARGE), 4 (PARTIAL DISCHARGE), CONDITION 6 (FULL DISCHARGE) AND CONDITION 11 (FULL DISCHARGE) OF PERMISSION 21/01999/F AT THE FORMER CAR PARK, COLLEGE ROAD, CLIFTON, BRISTOL BS8 3HX**

Nash Partnership have been instructed by The Hill Group to submit information for the discharge of pre-commencement conditions 4 (partial discharge), condition 6 (full discharge) and condition 11 (full discharge). As such, please find submitted the relevant information for these 3no. conditions attached to permission 21/01999/F.

Please see below for the condition wording as the decision notice and the submitted relevant information:

**Condition 3 (General Arrangement Plans)**

*No development shall take place until general arrangement plan(s) to a scale of 1:200 showing the following works to the adopted highway has been submitted to and approved in writing by the Local Planning Authority. Where applicable indicating proposals for:*

- Existing levels of the finished highway tying into building threshold levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Signing, street furniture, street trees and pits
- Structures on or adjacent to the highway
- Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement)

*No development shall take place over the route of any public right of way prior to the confirmation of a Town & Country Planning Act 1990 path diversion/stopping up order.*

*Prior to occupation these works shall be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.*

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

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**Information submitted for discharge of Condition 3, prepared by Whitby Wood:**

CRB-WWS-XX-XX-D-C-01010 - Proposed Levels (Revision P1)  
CRB-WWS-XX-XX-D-C-01040 - Long Sections (Revision P1)  
CRB-WWS-XX-XX-D-C-01050 – Cross Sections Main Road (Revision P1)  
CRB-WWS-XX-XX-D-C-01051 – Cross Sections Mews Road 1 (Revision P1)  
CRB-WWS-XX-XX-D-C-01052 – Cross Sections Mews Road 2 (Revision P1)

The above list of submitted information includes levels information and indicates all structures on or adjacent to the highway as required in the condition wording. The condition also requires (where applicable) the submission of information to show alterations to waiting restrictions or other Traffic Regulation Orders to enable works. The applicant has advised that no path diversions or traffic orders are required for this development and as such no information has been submitted for this element of the condition. Likewise, the condition requires (where applicable) submission of information on signing, street furniture, street trees and pits. The applicant has advised that, due to the reduction in section 38 requirements, such requirements are not needed. I trust that the submitted information is sufficient to fully discharge this condition, however, please advise if more information is required.

**Condition 4 (1:200 drawings)**

No development shall take place until plans to a scale of 1:200 showing the following information has been submitted to and approved in writing by the Local Planning Authority.

- Long sections
- General arrangement
- Threshold levels to buildings
- Drainage
- Structures
- Swept path for two directional movement of a 11.4m long refuse vehicle passing a 4.98m long large saloon car

Prior to occupation detailed technical plans to a scale of 1:200 setting out how the internal access road(s) will be constructed to the Highway Authority's adoptable standard shall be submitted and approved in writing by the Local Planning Authority.

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

Reason: To ensure the internal roads are planned and approved in good time to a satisfactory standard for use by the public and are completed prior to occupation.

**Information submitted for partial discharge of Condition 4, prepared by Whitby Wood:**

CRB-WWS-XX-XX-D-C-01010 - Proposed Levels  
CRB-WWS-XX-XX-D-C-01020 - Pavement Details  
CRB-WWS-XX-XX-D-C-01060 - General Arrangement

The following information has also been provided to facilitate the partial discharge of Condition 4. These drawings were prepared and submitted by Whitby Wood for the S38 application to Bristol City Council to satisfy the requirement detailed in the advises section of the decision notice. The council have responded declining offer to adopt on site highways.

- CRB-WWS-XX-XX-D-C-04000 - S38 General Arrangement
- CRB-WWS-XX-XX-D-C-04001 - S38 Engineering Layout
- CRB-WWS-XX-XX-D-C-04002 - S38 Adoption Plan
- CRB-WWS-XX-XX-D-C-04003 - S38 Surface Finishes and Kerbing Layout
- CRB-WWS-XX-XX-D-C-04004 - S38 Refuse Vehicle Tracking
- CRB-WWS-XX-XX-D-C-04005 - S38 Main Road Cross Sections
- CRB-WWS-XX-XX-D-C-04006 - S38 Mews Road 1 Cross Sections
- CRB-WWS-XX-XX-D-C-04007 - S38 Long Sections
- CRB-WWS-XX-XX-D-C-04008 - S38 Existing Services
- CRB-WWS-XX-XX-D-C-04010 - S38 Drainage Details Sheet 1
- CRB-WWS-XX-XX-D-C-04011 - S38 Drainage Details Sheet 2
- CRB-WWS-XX-XX-D-C-04015 - S38 Pavement Details Sheet 1

The following information has also been provided to facilitate the partial discharge of Condition 4. These drawings were prepared and submitted by Whitby Wood for the S278 application to Bristol City Council:

- CRB-WWS-XX-XX-D-C-05000-P04-S278 General Arrangement
- CRB-WWS-XX-XX-D-C-05001-P03-S278 Existing Services
- CRB-WWS-XX-XX-D-C-05002-P03-S278 Construction Details
- CRB-WWS-XX-XX-D-C-05003-P03-S278 Site Location Plan

**A partial condition discharge is submitted for condition 4 due to the need for the works to be completed to the satisfaction of the Highway Authority and approved in writing by the Local Planning Authority.**

(Further information in relation to the proposed drainage strategy has been submitted for Condition 6 as list below)

### **Condition 6 (Sustainable Drainage Strategy)**

*No development shall take place 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.*

#### **Information submitted for discharge of Condition 6, prepared by Whitby Wood:**

- College Road Drainage Condition Technical Note, Revision P1, dated 07/11/2023
- CRB-WWS-XX-XX-D-C-01000 – Proposed Drainage Layout, Revision P3
- CRB-WWS-XX-XX-D-C-01001 – Manhole Schedules, Revision P2
- CRB-WWS-XX-XX-D-C-01030 – Drainage Details Sheet 1, Revision P1

- CRB-WWS-XX-XX-D-C-01031 – Drainage Details Sheet 2, Revision P1
- CRB-WWS-XX-XX-T-C-00001 - Below Ground Drainage General Specification, dated 29/09/2023
- P451392 College Road Flow Output, dated 06/11/2023

## **Condition 11 (Broadband)**

*Prior to the commencement of development, evidence of the provision of 'next generation broadband' shall be provided to the Local Planning Authority by providing evidence that the development has been registered with a provider. Registration should show the speed rating/specification of the connection in accordance with the broadband connectivity practice note March 2018, or subsequent replacement.*

*Prior to occupation, the development shall be connected to the broadband infrastructure to achieve the speeds stated.*

### **Information submitted for discharge of Condition 11:**

- Email correspondence with Openreach:  
23060\_E01\_001\_Broadband at College Road - Openreach Registration (002)

### **Application Fee**

The application fee payable is £180.00 (£116.00 application fee, plus £64.00 Planning Portal service charge). This has been paid at the point of the application submission on the Planning Portal online.

I trust that the information submitted is adequate, if you require any clarification or submission of further material, please get in touch.

Yours sincerely,



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