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our ref PP-07054177
your ref
date 31 October 2018

Notice of Decision – Application to approve details required by condition

Application No. 18/03202/COND

Proposal: Application to approve details in relation to condition 4 (phasing plan) 14 and 15(Contamination reports) and 18 (Coal) of permission 17/02066/X attached to permission granted under app.no. 11/00034/P (major application).

Site Address: Land Surrounding Dove Lane St Pauls Bristol

With reference to the above application registered on 14 June 2018, please find below our decision.

Condition 4

Phasing Plan

Further to the submitted phasing plan 3792-025C the first phase of development shall not be commenced until a more detailed phasing plan has been submitted to and agreed in writing by the Local Planning Authority. The phasing plan shall identify and describe the phases of construction of development, including the relevant public realm/infrastructure elements, scheme of temporary landscaping / highway works and it shall identify those buildings / uses within each phase that shall either not be occupied, or shall not be more than 50% occupied, until those identified elements have been constructed in accordance with the approved details and made available for public use or occupation (where relevant): The development shall be carried out in accordance with the provisions of the approved phasing plan and/or any subsequent amendments to it that have been agreed in writing by the Local Planning Authority.

Decision: Details approved

Date of decision: 22 October 2018

Condition 14

Contamination Investigation Report

No development (excluding enabling works) shall take place until an investigation and risk

assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme should be submitted to and be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

human health,
property (existing or proposed) including buildings, crops, livestock, pets,
woodland and service lines and pipes,
adjoining land,
groundwater and surface waters,
ecological systems,
archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Decision: Condition discharged

Date of decision: 31 October 2018

Condition 15

Contamination Remediation Scheme

No development (excluding enabling works) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that 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.

Condition 15 can't be discharged until the development is completed and all remediation implemented.

Decision: Details approved

Date of decision: 31 October 2018

Development Management

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