



20 December 2022

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Planning Services,
Planning, Transport and Sustainable Development,
Bristol City Council
BRISTOL
BS1 5UY

Pearce Planning Ltd
Woodspring House
17 Hill Road
Clevedon
BS21 7NE

Our Ref - KS/NS/UWE Glenside

Dear Sirs,

**FULL PLANNING APPLICATION FOR INSTALLATION OF REPLACEMENT ENTRANCE GATES
AT UWE THE HOLLIES, QUARRY WAY, BRISTOL, BS16 1FU**

PLANNING PORTAL REF: PP-12684658

Pearce Planning Ltd have been instructed by the University of the West of England to submit a Full planning application for the installation of replacement entrance gates at The Hollies Residences, Quarry Way, Bristol, BS16 1FU. In addition to this covering letter, please find enclosed the following plans and documents which make up the application:

- Planning Application Form
- CIL Form
- Site Location Plan (drg. no. B-0-01 Rev C2)
- Existing Block Plan (drg. no. B-0-02 Rev C2)
- Proposed Block Plan (drg. no. B-0-03 Rev C2)
- Proposed Elevations - Cantilever Sliding Gate Plan (drg. no. 4627/01 Rev A)
- Proposed New Gates Vehicular Access (drg. no. 4627/02)
- Tree Constraints, Tree Impacts and draft Tree Protection Method Statement for replacement gates

With regard to the Bristol City Council Local List of Requirements, it is not considered that any additional supporting documents are required to enable validation of this application.

The application fee of £293.00 will be paid by the client, via the Planning Portal.

Proposed Development

This application seeks consent for the installation of a sliding gate to replace the existing swing gate at the entrance to the property. As shown on the submitted plans, the new gate will have a galvanised finish and there will be sufficient space for a vehicle to wait in front of the gate off the public highway whilst it opens, so as not to cause any obstruction.

The reason for requiring the replacement gate is due to the existing, automatic swing gate having failed and beyond repair. The proposed sliding gate will be much more appropriate for the road layout, stopping unauthorised access and are less problematic compared with swing gates.

There will be no impact to the existing tree adjacent to the application site and a Tree Constraints, Tree Impacts and draft Tree Protection Method Statement has been submitted to confirm this.



Relevant Planning Policy

The site is within Bristol City Council where planning policy is set out in the following documents:-

- Bristol Core Strategy (2011)
- Site Allocations and Development Management Policies (2014)

The adopted proposals map shows the site is located within the Stapleton and Frome Valley Conservation Area but is not the subject of any other safeguards or designations.

Policy BCS22 and DM31 relate to protection of heritage assets and state that development within or which would affect the setting of a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.

DM23: Transport Development Management advises that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access for all sections of the community within the development and onto the highway network.

Having regard to the above policy considerations it is considered that the application proposals comply with these. The proposed replacement gates are appropriate given the context of the site and the existing fencing surrounding the property. As such there will be no detrimental impact on the setting of the conservation area. Similarly there will be no detrimental highways impacts, as a vehicle waiting to enter the site will be able to wait off of the public highway.

As stated above, there will be no detrimental impact on the adjacent tree.

Further details of the proposals are set out in the above plans and documents which demonstrate that the proposed physical works comply with the Development Plan and are acceptable in all regards otherwise.

If any other information is required to support this application, please do not hesitate to contact me. We look forward to discussing the application with you in due course.

Yours sincerely



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