



South Gloucestershire Council  
Department for Environment and Community Services  
PO Box 1954  
Strategic Planning  
Bristol  
BS37 0DD

13<sup>th</sup> February 2024

EMAIL ONLY

Dear Sir/ Madam

**Town and Country Planning Act 1990 (as amended) – Application for Approval of Details Reserved by Condition**

**Demolition of commercial buildings. Erection of 25 no. dwellings (C3) including provision of public open space and private allotment gardens and associated works (P22/00161/F)**

**LAND AT BEN'S TILES, 119 BRISTOL ROAD, FRAMPTON COTTERELL, SOUTH GLOUCESTERSHIRE, BS36 2AU**

Rackham Planning is instructed on behalf of Prestige Developments (Bristol) Ltd (“the applicant”) to submit an application to discharge planning conditions 4, 5, 8, 9, 10, 11, 12, 13, 17, 18, 21 and Parts A and B of condition 20 relating to the planning permission at the above site. Planning permission (ref: 22/00161/F) was granted on 5<sup>th</sup> February 2024 for the following development:

*“Demolition of commercial buildings. Erection of 25 no. dwellings (C3) including provision of public open space and private allotment gardens and associated works.”*

**Condition 4 – Material Sample Panels**

Condition 4 states:

*“Notwithstanding the submitted information, prior to the relative stages of development, sample panels for all roofing and all external facing materials (inclusive of paving) shall be erected on site and reviewed by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.”*

The enclosed “Material Samples” document contains information on the proposed roofing and external facing materials. Sample Panels will be erected on site to be reviewed by South Gloucestershire Council. It is anticipated that this will enable the discharge of Condition 4.

**Condition 5 – Hard and Soft Landscaping and Tree Pits**

Condition 5 states:

*“Notwithstanding the submitted details, prior to the relative stages of development, the following shall be submitted to the council for approval:*

- 1. Plans specifying all proposed boundary and hard landscape surface treatments, all finished ground levels and the presence of any retaining structures;*
- 2. Detailed drainage scheme designed to accommodate new tree planting locations;*
- 3. Details of tree pit details to demonstrate appropriate volumes of soil to allow for successful tree establishment.*

*There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed by the Local Planning Authority.*

*Any new trees or shrubs which die, are removed, or become severely damaged or diseased, shall be replaced with a like-for-like species and size, unless further specific permission has been given by the Local Planning Authority.*

*The proposed development must proceed in accordance with the approved details (including those within the maintenance schedule, with all planting taking place prior to first occupation or within the first planting season (whichever is first)”.*

The following information provides the details required by condition 5:

- The following plans prepared by Cambiun Landscape Architecture/Arboricultural Consultancy:
  - Soft Landscape Proposals (dwg. no. 1434-02 Rev G);
  - Hard Landscape Proposals (dwg. no. 1434-03 Rev G);
  - Public Open Space Proposals (dwg. no: 1434-05 Rev F);
  - Tree Pits, Rooting Volumes and Drainage Coordination (dwg. no. 1434-07 Rev 0); and
  - Typical Tree Pit Sections (dwg. no: 1434-08 Rev 0).

This information is considered sufficient to enable condition 5 to be discharged.

### **Condition 8 – Drainage**

Condition 8 states:

*“Prior to the commencement of development (excluding demolition and clearance), drainage detail proposals incorporating Sustainable Drainage Systems SUDS within the development shall be submitted for approval to the Local Planning Authority.*

*Development shall be carried out in accordance with the approved details.*

*For the avoidance of doubt, we would expect to see the following outstanding details when discharging the above condition:*

- o A clearly labelled drainage layout plan showing:*
- o all pipe networks (including highway drainage);*
- o pipe node numbers (including pipe diameter, length, slope and invert level) and manhole numbers (including cover and invert level) referred to within the drainage calculations;*
- o location of all source control features (eg water butts);*
- o exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding (where applicable).*

*o Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer); and confirmation that the drain down in 24 hours provides room for a subsequent 1 in 10 yr event.*

*Note: Either the MDx model will need to be submitted for review, or a full summary of results including: Network Details, Design Criteria, Pipe and Manhole Schedule, Outfall Details, Simulation Criteria, Online and Offline Controls, Storage Structures and Simulation Results for 1 in 1, 1 in 30 and 1 in 100 plus an allowance for Climate Change.*

*o Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer).*

*o The hedge should be located a minimum of 3m from the attenuation tank. If this is not possible then the attenuation tank will require root protection membrane to prevent root ingress.*

*o If the surface water drainage pipework is kept at the rear of the properties, as this is the prime location for extensions, we will require confirmation that all owners are made aware of this upon purchase of their property.”*

The following information provides the details required by condition 8:

- Proposed Drainage Layout (dwg. no. 3188 900k) showing pipe sizes and gradients, attenuation tank, water butts to each plot and typical permeable road construction details, prepared by Dave Cahill Design Consultants;
- Manhole Schedule (dwg. no 3188 901b); and
- MICRO drainage calculations for 1 in 30 and 1 in 100 + 45% climate (Ref: T-MD-79030\_DR\_MD1 (1 in 30 years)\_RevB (1) and T-MD-79030\_SHH\_MD1 (100yrs 45%)).

As confirmed in the application, this scheme has an attenuation tank based on the 1 in 100 calculations, which has been designed with a factor of safety of 2, allows for 45% climate change and has an additional 15% storage within the system. On this basis there will be no exceedance.

The above evidence is considered sufficient to enable condition 8 to be discharged.

### **Condition 9 – Ditch Survey**

Condition 9 states:

*“Prior to commencement of development (excluding demolition and clearance), a Ditch Condition Survey (including a long section and photos) clearly showing the fall of the ditch from the site outfall to the pond (ideally including the invert level of the pond outfall) will need to be undertaken and submitted to the LPA for review. This will need to provide detail of any mitigation requirements to ensure a clear flow of water.*

*Development shall be carried out in accordance with the approved details.”*

The following information prepared by David Cahill Design Consultants and Rackham Planning provides the details required by condition 9:

- Ditch survey and longitudinal section (dwg. no:3188 950c)
- Photographs of the cleared ditch showing the fall of the ditch.

This information is considered sufficient to enable condition 9 to be discharged.

**Condition 10 – Surface Water Pumping Station**

Condition 10 states:

*“Prior to commencement of development (excluding demolition and clearance), the following details relating to the Surface Water Pumping Station must be submitted in writing to the LPA for review:*

*a) pump specification;*

*b) details of who will own, and be responsible for maintaining the pump, setting out who (Contact name, address and telephone number of the proposed management company) will receive notifications and respond when pump failures occur;*

*c) any incorporated notification alarm systems, backup methodologies for exceedance and/or extended failure periods; and*

*d) confirmation that the maintenance and ownership document is given to all owners upon purchase of their property making them aware of their responsibilities for the structures.*

*Development shall be carried out in accordance with the approved details.”*

The following information provides the details required by condition 10:

- Storm Pump Specification (Saturn 4.5m Package Pumping Station) – T T Pumps (27/10/23);
- Details of the Management Company (Incorporation Certificate for Roman Way Management Company Ltd);
- General arrangement for Saturn Dual Package Pumping Station (dwg. ref: PP/6200/G), prepared by T T Pumps.
- Information on responsibility for maintenance of pump and any alarm systems.

This information is considered sufficient to enable condition 10 to be discharged.

**Condition 11 – Pedestrian Refuge**

Condition 11 states:

*“No development above the damp proof membrane level shall commence until details of a pedestrian central refuge crossing on Bristol Road between the site access and Court Road have been submitted to and approved by the Local Planning Authority.*

*The details shall include:*

- *A 1.3m width island.*
- *3m wide carriageway running lanes either side.*

- *A completed Stage 1 / 2 Road Safety Audit.*

*The approved central refuge shall be completed before occupation of any dwelling.”*

The following information provides the details required by condition 11:

- The following plans prepared by Highgate Transportation Ltd:
  - Site Location Plan (dwg. no 23154 100);
  - General Arrangement Refuge Pedestrian Island (dwg. no. 23154.01);
  - General Arrangement Section and Levels Plan (dwg. no. 23154.02);
  - Articulated HGV Swept Path Analysis Plan (dwg. no. 23154 TR01);
  - Double Decker Bus Swept Path Analysis Plan (dwg. no 23154 TR02); and
  - Car Swept Path Analysis (dwg. no. 23154 TR03).
- Stage 2 Road Safety Audit prepared by Avon Traffic & Safety Services which confirms that there were no road safety issues identified during the audit.

As a result, this evidence is considered sufficient to enable condition 11 to be discharged.

#### **Condition 12 – Internal Access Road**

Condition 12 states:

*“The development shall not commence (excluding demolition and clearance) until construction details for the internal access road including, drainage, lighting and road markings have been submitted to and approved by the Local Planning Authority. The approved details shall be completed before occupation of any dwelling.”*

The enclosed plan “Proposed Road Construction Details (dwg. no: 3188/951) prepared by David Cahill Desing Consultants provides the detail required by Condition 12 and is considered sufficient to enable this condition to be discharged.

#### **Condition 13 - Construction Management Plan**

Condition 13 states that:

*“Prior to the commence of development, a site specific Construction Environmental Management Plan (CEMP), must be submitted to the Local Planning Authority for approval. The CEMP as approved by the Council shall be fully complied with at all times.*

*The CEMP shall include but not necessarily be limited to:*

- (i) Measures to control the tracking of mud off-site from vehicles.*
- (ii) Measures to control dust from the demolition and construction works approved.*
- (iii) Adequate provision for the delivery and storage of materials.*
- (iv) Adequate provision for contractor parking.*

(v) A lorry routing schedule, to include access from the Bristol Road and Church Road only.

(vi) Temporary access arrangements for construction traffic.

(vii) Details of Main Contractor including membership of Considerate Constructors scheme or similar.

(viii) Site Manager contact details.

(ix) Processes for keeping local residents and businesses informed of works being carried out and dealing with complaints.

The attached Construction Environmental Management Plan prepared by Josh Brown provides the required details relating to the management of the construction phase of the project. This information is considered sufficient to enable condition 13 to be discharged.

#### **Condition 17 – POS Sheds and Shed Bases**

Condition 17 states that:

*“Prior to first occupation of the approved development, details of sheds and bases for the allotments must be submitted to the Local Planning Authority for review. These must be fully installed prior to first occupation in accordance with the approved details”.*

The attached Public Open Space Proposals plan (dwg. no: 1434-05 Rev F) contains the details of sheds and bases for the allotments. This information is considered sufficient to enable condition 17 to be discharged.

#### **Condition 18 – Children’s Play Equipment**

Condition 18 states that:

*“Notwithstanding the detail within the approved plans, prior to first occupation of any of the approved dwellings, details and specification for the children's play equipment are to be submitted for review by the Local Planning Authority. The play equipment is to be fully installed in accordance with the approved details and fully installed prior to first occupation of the dwellings”.*

Detailed specification for the children’s play equipment is provided on the enclosed “Play Area Layout” plan (dwg. no.: 1434-09 Rev A). It is anticipated that this information addresses the requirements of Condition 18 and enables the condition to be discharged.

#### **Condition 20 – Contamination and Remediation**

Condition 20 states that:

*“A) Desk Study - Previous historic uses(s) of the site may have given rise to contamination.*

*No development (excluding demolition and clearance) shall commence until an assessment of the risks posed by any contamination has been carried out and submitted to and approved by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's guidance - Land Contamination Risk Management (LCRM)\*, and shall assess any contamination on the site, whether or not it originates on the site.*

*B) Intrusive Investigation/Remediation Strategy - Where following the risk assessment referred to in (A), land affected by contamination is found which could pose unacceptable risks, no development shall take place until detailed site investigations of the areas affected have been carried out. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.*

*Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.*

*The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.*

*c) Verification Report - Prior to first occupation, where works have been required to mitigate contaminants (under condition B) a report providing details of the verification undertaken, demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.*

*D) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority.*

*These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.”*

A Ground Investigation Report and a separate Remediation Strategy (prepared by T & P Regeneration in May 2022) were submitted as part of the information supporting the planning application. During the course of the application, the Environmental Protection Contaminated Land Officer provided the following comments in relation to the original ground investigation report (27/05/2022):

*“Further consideration and risk assessment is required particularly in respect of the vehicle repair workshop. No walkover information specific to this source was presented, nor intrusive investigation/chemical testing targeting any pollutant linkage undertaken.*

*The conceptual site model should be revised to provide information specific to the vehicle repair workshop, and appropriate further investigation carried out in accordance with the risks identified.*

*Therefore, the previous recommendation for the inclusion of a contaminated land condition with any permission granted stand”.*

It appears to be on the above basis that Condition 20 was included. In order to address the requirements, T & P Regeneration undertook supplementary site investigations for the vehicle repair workshop in November 2023 and have updated the Desk Study and Ground Investigation Report. The following information is therefore submitted to seek to discharge parts (A) and (B) of Condition 20:

- Updated Desk Study & Ground Investigation Report for Bens Yard, prepared by T & P Regeneration (December 2023);
- Remediation Strategy, prepared by T & P Regeneration (May 2022) – Given that the conclusions in the Ground Investigation report have not changed with the additional data, the original Remediation Strategy remains valid. This is therefore submitted to discharge part (B) of Condition 20.

The above information is considered sufficient to discharge parts (A) and (B) of Condition 20.

A Verification Report will be submitted prior to first occupation which will provide details of the verification undertaken on site. This will be submitted to address and discharge part (C) of Condition 20.

#### **Condition 21 – Top soil for allotments**

Condition 21 states that:

*“Prior to the first laying out of the allotments within the site, details of the method of laying out and providing topsoil/ growing medium suitable for growth of human food, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the first use of the allotments”.*

The enclosed Public Open Space Proposals plan (dwg. no.:1434-05 Rev F) sets out the proposed requirements for the topsoil for the allotments. It confirms:

*“Imported and site won topsoil to meet CLEA guidelines for Allotment Land Use. Soil to be tested by a soil scientist who is a member of the Institute of Professional Soil Scientists in order to ascertain imported and / or site won topsoil is fit for Allotment use. Subsoil capping layer to Contamination Consultants specification.”*

It is anticipated that the above procedures for sourcing and testing topsoil address the requirements of Condition 21 and enable this condition to be discharged.



The enclosed landscape plans update (to ensure consistency with approved Proposed Site Plan), provide additional landscape details (to address relevant conditions) and supersede the following approved Landscape Plans:

- 1434-02 Rev E Soft Landscape Plans
- 1434-03 Rev E Hard Landscape Proposals
- 1434-05 Rev E POS Proposals

### Summary

The details submitted with this application enable conditions 4, 5, 8, 9, 10, 11, 12, 13, 17, 18, 21 and Parts A and B of Condition 20 to be discharged. This application is submitted online via the Planning Portal (under ref: PP-12598770) with the following:

- A copy of the completed application form to discharge the details reserved by conditions 4, 5, 8, 9, 10, 11, 12, 13, 17, 18, 21 and Parts A and B of condition 20;
- Condition 4 – Materials Sample Panels document prepared by David Cahill Design Consultants;
- Condition 5 – The following plans prepared by Cambiun Landscape Architecture:
  - Soft Landscape Proposals (dwg. no. 1434-02 Rev G);
  - Hard Landscape Proposals (dwg. no. 1434-03 Rev G);
  - Public Open Space Proposals (dwg. no: 1434-05 Rev F);
  - Tree Pits, Rooting Volumes and Drainage Coordination (dwg. no. 1434-07 Rev O); and
  - Typical Tree Pit Sections (dwg. no: 1434-08 Rev O).
- Condition 8 – SuDs. The following information:
  - Proposed Drainage Layout (dwg. no. 3188 900k) showing pipe sizes and gradients, attenuation tank, water butts to each plot and typical permeable road construction details; (to follow due to file size exceeding the Planning Portal limit);
  - Manhole Schedule (dwg. no 3188 901b); and
  - MICRO drainage calculations for 1 in 30 and 1 in 100 + 45% climate (Ref: T-MD-79030\_DR\_MD1 (1 in 30 years)\_RevB (1) and T-MD-79030\_SHH\_MD1 (100yrs 45%)).
- Condition 9 – Ditch Condition Survey. The following information:
  - Ditch survey and longitudinal section (dwg. no:3188 950c) prepared by David Cahill Design Consultants;
  - Photographs of the cleared ditch showing fall of the ditch.
- Condition 10 – Pumping Station. The following information:
  - Storm Pump Specification (Saturn 4.5m Package Pumping Station) – T T Pumps (27/10/23);
  - Details of the Management Company (Incorporation Certificate for Roman Way Management Company Ltd);
  - General arrangement for Saturn Dual Package Pumping Station (dwg. ref: PP/6200/G), prepared by T T Pumps.
  - Information on responsibility for maintenance of pump and any alarm systems.
- Condition 11 – Pedestrian Central Refuge. The following plans prepared by Highgate Transportation Ltd:
  - Site Location Plan (dwg. 23154 100);

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- Articulated HGV Swept Path Analysis Plan (dwg. no. 23154 TR01);
- Double Decker Bus Swept Path Analysis Plan (dwg. no 23154 TR02); and
- Car Swept Path Analysis (dwg. no. 23154 TR03); and

The Stage 2 Road Safety Audit prepared by Avon Traffic & Safety Services.

- Condition 12 - Proposed Road Construction Details (dwg. no: 3188/951) prepared by David Cahill Design Consultants.
- Condition 13 - Construction Environmental Management Plan prepared by Josh Brown.
- Condition 17 - The following plans prepared by Cambiun Landscape Architecture:
  - Public Open Space Proposals (dwg. no: 1434-05 Rev F)
- Condition 18 - The following plans prepared by Cambiun Landscape Architecture:
  - Play Area Layout (1434-09 Rev A)
- Condition 20 - Contamination and Remediation. The following information prepared by T & P Regeneration:
  - Updated Desk Study & Ground Investigation Report for Bens Yard (December 2023);
  - Remediation Strategy (May 2022).
- Condition 21 - The following plans prepared by Cambiun Landscape Architecture:
  - Public Open Space Proposals (dwg. no.;1434-05 Rev F)
- The planning application fee of £145 (plus £64 (inc. VAT) admin fee levied by the Planning Portal) has been paid directly and we understand will be transferred to you.

I trust the attached enables the application to be registered and the conditions to be discharged expediently. In the event of any queries, please do not hesitate to contact me via email (address below) or phone (07841 674794).

Yours faithfully

**Stuart Rackham**

**Rackham Planning Limited**

[Stuart@rackhamplanning.co.uk](mailto:Stuart@rackhamplanning.co.uk)

Enc: As Above

CC: Prestige Developments (Bristol) Ltd