

Our Ref: JW/TH.96996

01 March 2024

**alder  
king**

PLANNING  
CONSULTANTS

Andrew Cross  
Bristol City Council  
Development Management  
City Hall  
PO Box 3399  
Bristol  
BS1 9NE

Dear Andrew

**KEEPMOAT HOMES  
APPLICATION TO DISCHARGE CONDITIONS 33 & 34 TO PLANNING PERMISSION 22/04361/X  
CAR PARK, PARKVIEW OFFICE CAMPUS, WHITCHURCH LANE, WHITCHURCH, BRISTOL,  
BS14 0LA**

We have pleasure of enclosing, on behalf of our client Keepmoat Homes, details to discharge conditions 33 and 34 pursuant to planning permission ref: 22/04361/X at the former Parkview Office Campus on Whitchurch Lane.

Planning permission 22/04361/X was approved by the Council on 24 March 2023 ('the 2023 permission') for 91 no. residential dwellings on the site. This comprised a variation a variation of permission 22/00077/X, which was a variation of permission 21/02137/X, following the approval of permission 19/05911/F.

Pursuant to the 2023 permission, a discharge of conditions application is hereby submitted to the Council, providing details in relation to conditions 33 and 34 as set out below.

**Condition 33 – Travel Plan Pre-Occupation Elements**

Condition 33 requires evidence that the pre-occupation elements of the Travel Plan have been put in place to be submitted to the Local Planning Authority for approval. In this regard, it is confirmed by Keepmoat Homes that they have instructed Bristol City Council to implement the approved Travel Plan on their behalf. This is in accordance with the S106 Agreement for the development on the site and payment by Keepmoat Homes to Bristol City Council of £144 per dwelling for the implementation of the Travel Plan.

To that end, the responsibility for implementing the Travel Plan lies with the Council and, as such, it will already have all relevant evidence as required by planning condition 33 that the pre-occupation elements are in place. This therefore requires no further submission of details by Keepmoat Homes and condition 33 can be discharged.

### **Condition 34 – Air Permeability**

Condition 34 requires evidence to be provided to demonstrate that the agreed air permeability rate has been achieved by the approved development. In this regard, please find the following details submitted with this application for approval:

SAP Specification Schedule, dated 20 October 2023, prepared by AES Sustainability Consultants;  
Plot 49 Air Test Certificate, UCRN ref: 11403327;  
Plot 50 Air Test Certificate, UCRN ref: 11403328;  
Plot 51 Air Test Certificate, UCRN ref: 11403919;  
Plot 52 Air Test Certificate, UCRN ref: 11403918;  
Plot 53 Air Test Certificate, UCRN ref: 11403917;  
Plot 54 Air Test Certificate, UCRN ref: 11403916;  
Plot 55 Air Test Certificate, UCRN ref: 11403915;  
Plot 56 Air Test Certificate, UCRN ref: 11403914;  
Plot 57 Air Test Certificate, UCRN ref: 11404606;  
Plot 58 Air Test Certificate, UCRN ref: 11414002;  
Plot 59 Air Test Certificate, UCRN ref: 11414001;  
Plot 60 Air Test Certificate, UCRN ref: 11414000;  
Plot 61 Air Test Certificate, UCRN ref: 11445269;  
Plot 62 Air Test Certificate, UCRN ref: 11445268;  
Plot 64 Air Test Certificate, UCRN ref: 11445796;  
Plot 65 Air Test Certificate, UCRN ref: 11445795;  
Plot 66 Air Test Certificate, UCRN ref: 11447751;  
Plot 67 Air Test Certificate, UCRN ref: 11447749;  
Plot 68 Air Test Certificate, UCRN ref: 11447748;  
Plot 69 Air Test Certificate, UCRN ref: 11447750; and  
Plot 70 Air Test Certificate, UCRN ref: 11459111.

The above details comprise the SAP specification schedule and air test certificates, as requested by condition 34. It is demonstrated by the submitted documentation that the design air permeability of 5.01m<sup>3</sup>hm<sup>2</sup> has been met on all 21 plots which have been tested on the site. Condition 34 can therefore be discharged to this end.

01 March 2024

-3-

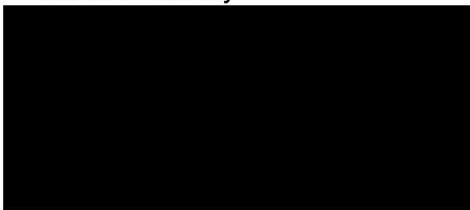


## Concluding Remarks

We trust everything is in order to ensure a swift registration and agreement of this application in line with the information set out above to discharge conditions 33 and 34 to planning permission 22/04361/X. The application form has been completed online via the Planning Portal with the associated application fee of £145 paid.

If you have any queries, please contact me directly.

Yours sincerely



**JAMIE WILTON**  
**Senior Planner**

e-mail: [jwilton@alderking.com](mailto:jwilton@alderking.com)  
direct dial: 0117 317 1178