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telephone
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our ref 24/01323/COND
your ref
date 5 April 2024

Notice of Decision – Application to approve details required by condition

Application No. 24/01323/COND

Proposal: Application for approval of details reserved by condition 7 (Tree protection) of planning permission 18/06659/F for Proposed demolition of existing buildings and reconstruction of buildings C and D to provide a mixed use scheme incorporating public realm, business use (Class B 1 a), residential dwellings (Class C3), retail space (Use Classes A1, A2, A3 as flexible permission) and retail/business space (Use Classes A1, A2, A3, B1a, B1b, B1c as a flexible permission), associated car and cycle parking, landscaping, boat moorings, pedestrian and cycle link to Quaker Garden and associated alterations and rebuilding of boundary walls, and repairs to the harbour wall.

Site Address: Redcliffe Wharf Redcliffe Way Bristol BS1 6SR

With reference to the above application registered on 5 April 2024, please find below our decision.

Condition 7

Protection of Retained Trees during the Construction Period

No work of any kind shall take place on the site until the protective fences have been erected around the retained trees in the position and to the specification shown on the Hayden's Arboricultural Consultants Dwg: AIA & TPP No: 7494-D-AIA). Once installed photos should be electronically sent to the Local Authority Case Officer, shall be submitted to and approved in writing by the LPA in order that the council may verify that the approved tree protection measures are in place when the work may commence. The approved fence(s) shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted

or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.

Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area in line with Policy DM17.

The applicant has submitted the following information:

- o Hayden's Arboricultural Impact Assessment Drawing AIA & TPP No: 7494-D-AIAC (specified in Condition 7), including flow diagram specifying which tree protection measures should be erected at specific points of the development;
- o Notes of the Pre-commencement Site Meeting (Condition 8) held on 18th March 2024, which details the precise specification of tree protection works required prior to demolition. These details were approved by the Council on 19th March 2024.
- o Photograph of bark protection in place for the start of demolition works on site.
- o Method Statement Flow Chart showing each of the phases of development whereby tree protection measures need to be in place.

These have been reviewed by the Arboriculture Officer and are found to be acceptable. The Officer has requested that fair warning of future tree protection measures can be given so that tree protection measures required for future phases of development can be reviewed and agreed without delay to development.

On the basis of the above information, the details provided can be agreed.

Decision: Details approved
Date of decision: 5 April 2024

Yours Sincerely,

Development Management