

Bristol City Council  
Planning Services,  
Bristol  
BS1 5UY

Our Ref: 23060\_D01\_015

16 April 2024

Dear Development Management,

**APPLICATION FOR THE PARTIAL DISCHARGE OF CONDITION 9 and FULL DISCHARGE OF  
CONDITION 10 OF PERMISSION 21/01999/F AT THE FORMER CAR PARK, COLLEGE ROAD,  
CLIFTON, BRISTOL BS8 3HX**

**Introduction**

Nash Partnership have been instructed by The Hill Group to submit information for the full discharge of condition 10 and partial discharge of condition 9 (in relation to the Air source heat pump specification/information).

Please see below for the condition wording as the decision notice of permission 21/01999/F, and the altered wording as the approved Non-Material Amendment, ref: 23/04330/NMA.

**Condition 9 (Renewable Energy- Air Source Heat Pumps and PV)**

**Condition wording on Planning Permission (ref: 21/01999/F):**

*'Prior to implementation, details of the renewable energy technology (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO2 emissions to achieve 51% reduction on residual emissions from renewable energy in line with the approved energy statement (Hydrock, West Car Park Energy & Sustainability Statement, 27th September 2022) should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the dwellings and thereafter retained unless the Local Planning Authority gives written consent to any variation.*

*Prior to occupation the following information shall be provided:*

*- Evidence of the ASHP and PV system as installed including exact location and technical specification in accordance with the approved details.*

*Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.'*

**Condition wording on subsequent approved Non-Material Amendment (ref: 23/04330/NMA)**

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*'No works above ground level shall take place until details of the renewable energy technology (including the exact location, dimensions, design/ technical specification) together with calculation of energy generation and associated CO2 emissions to achieve 51% reduction on residual emissions from renewable energy in line with the approved energy statement (Hydrock, West Car Park Energy & Sustainability Statement, 27th September 2022) should be submitted to the Local Planning Authority and approved in writing. The renewable energy technology shall be installed prior to occupation of the dwellings and thereafter retained unless the Local Planning Authority gives written consent to any variation. Prior to occupation the following information shall be provided: - Evidence of the ASHP and PV system as installed including exact location and technical specification in accordance with the approved details.'*

*Reason: To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.'*

## Submitted Information

Vaillant aroTHERM plus documentation, file reference: 0020330791-03

Plans showing internal and external Air Source Heat Pump Locations, file reference: College Road Renewable Energy Location Plan

Air Source Heat Pump technical information, file references: Compact P installation instructions and Compact P Product Data

JA Solar PV panel installation information, file reference: PV Installation Information

This is submitted to request partial discharge of condition 9, in relation to details of the renewable energy technology. It is understood that evidence of the ASHP and PV system as installed is required prior to occupation.

## Condition 10 (Overheating Risk Assessment)

### Condition wording on Planning Permission (ref: 21/01999/F):

*'Prior to the commencement of development, the Local Planning Authority's written approval shall be obtained to an overheating risk assessment against the 2080 weather file. Such assessment shall include identifying the measures that are likely to be needed in the future to mitigate overheating and must demonstrate to the Council's reasonable satisfaction that the design can accommodate such measures (either as a retrofit measure(s) in future, or provided up front).'*

*Reason: To prevent overheating in the future.'*

### Condition wording on subsequent approved Non-Material Amendment (ref: 23/04330/NMA)

*'No works above ground level shall take place until the Local Planning Authority's written approval shall be obtained to an overheating risk assessment against the 2080 weather file. Such assessment shall include identifying the measures that are likely to be needed in the future to mitigate overheating and must demonstrate to the Council's reasonable satisfaction that the design can accommodate such measures (either as a retrofit measure(s) in future, or provided up front).'*

*Reason: To prevent overheating in the future.'*

## Submitted Information

- College Road Thermal Comfort Report, File reference: 32360 240205 College Road - TM59 -Part O Report-V3

The above report has been submitted for the full discharge of Condition 10.

### **Application Fee**

The application fee payable is £215.00 (£145.00 application fee, plus £70.00 Planning Portal service charge). This has been paid at the point of the application submission on the Planning Portal online.

### **Summary**

I trust that the submitted information is adequate, if you require any clarification or submission of further material in relation to the discharge of Conditions 9 and 10, please get in touch.

Yours sincerely,



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cc. Client