



22 April 2024

Ben Royston
Planning Services
Bristol City Council
City Hall
PO Box 3176
Bristol BS3 9FS

Dear Ben

Former AFA HQ Site, Temple Back, Bristol, BS1 6EU –Millwrights and Coopers Court (Resi) Phase

Approval of details reserved by Condition 4 (verification) attached to planning application ref. 23/04216/X

I write on behalf of our client, Bruton (PCDF IV Bristol FS) LLP (trading as Cubex), to inform you that an application in relation to details reserved by the above conditions have been submitted via Planning Portal at the Former AFA HQ Site.

Context

The application site is located on a plot to the south of Counterslip, bounded by Temple Back to the east, and Temple Street to the west. Immediately beyond Counterslip, the area adjacent to the Floating Harbour (known as Finzels Reach) is undergoing extensive redevelopment and regeneration to deliver mixed use office, residential and hotel accommodation. Directly to the north, the Grade II* listed Generator Building is located adjacent to Counterslip, with St Philip's Bridge located to the northeast. To the southwest, the site is bounded by the recently constructed Avon Fire and Rescue Station. A number of office and residential buildings are located to the east and west of the site. Student accommodation is located directly to the south along Water Lane. The main vehicular access to the site is via Temple Street to the west; there is also existing vehicular access via Temple Back to the east.

On 3rd December 2019, planning permission (ref. 19/01255/F) was granted for:

“The demolition of existing buildings to facilitate mixed use office (Use class B1) and residential (297 Units Use class C3) redevelopment to be carried out in phases including amenity space and cycle and car provision, with vehicular access, servicing arrangements, public realm works and landscaping.”

Subsequent to the above, a Section 73 application was submitted to amend approved drawings for the residential element of the development. The changes to the Millwrights Place and Coopers Court blocks are required following detailed design development for delivery of the proposals predominantly revolve around changes to the residential footprint, notably a decrease in heights across the building. This application was approved on 30th October 2020.

Most recently a Section 73 application was approved (29th February 2024) to regularise various façade and plant changes on the residential phase of development under application ref. 23/04216/X.

Condition 4 – Verification

As per the decision notice attached to application ref. 23/04216/X –

“Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

This condition was partially discharged under discharge of condition application 23/01214/COND. Final soil testing is required before this condition can be fully discharged.”

Further to informal correspondence with Emma Tournier (Contamination Officer) at Bristol City Council confirming the details are acceptable, this application seeks to formalise this through and application and close out the last part of this condition.

With this in mind, the information submitted is as follows –

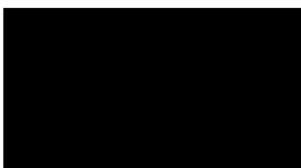
- Screened Topsoil Analysis Report dated November 2023
- Soil Verification Testing ref. F293395.29

Summary

The relevant fee has been paid via Planningportal.

We trust that this submission pack provides sufficient information to allow the approval of these details. However, if you do require any further information, please do not hesitate to contact me on the details below.

Yours sincerely,



Elliott Kelly (MRTPI)
Associate
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For and on behalf of Avison Young (UK) Limited