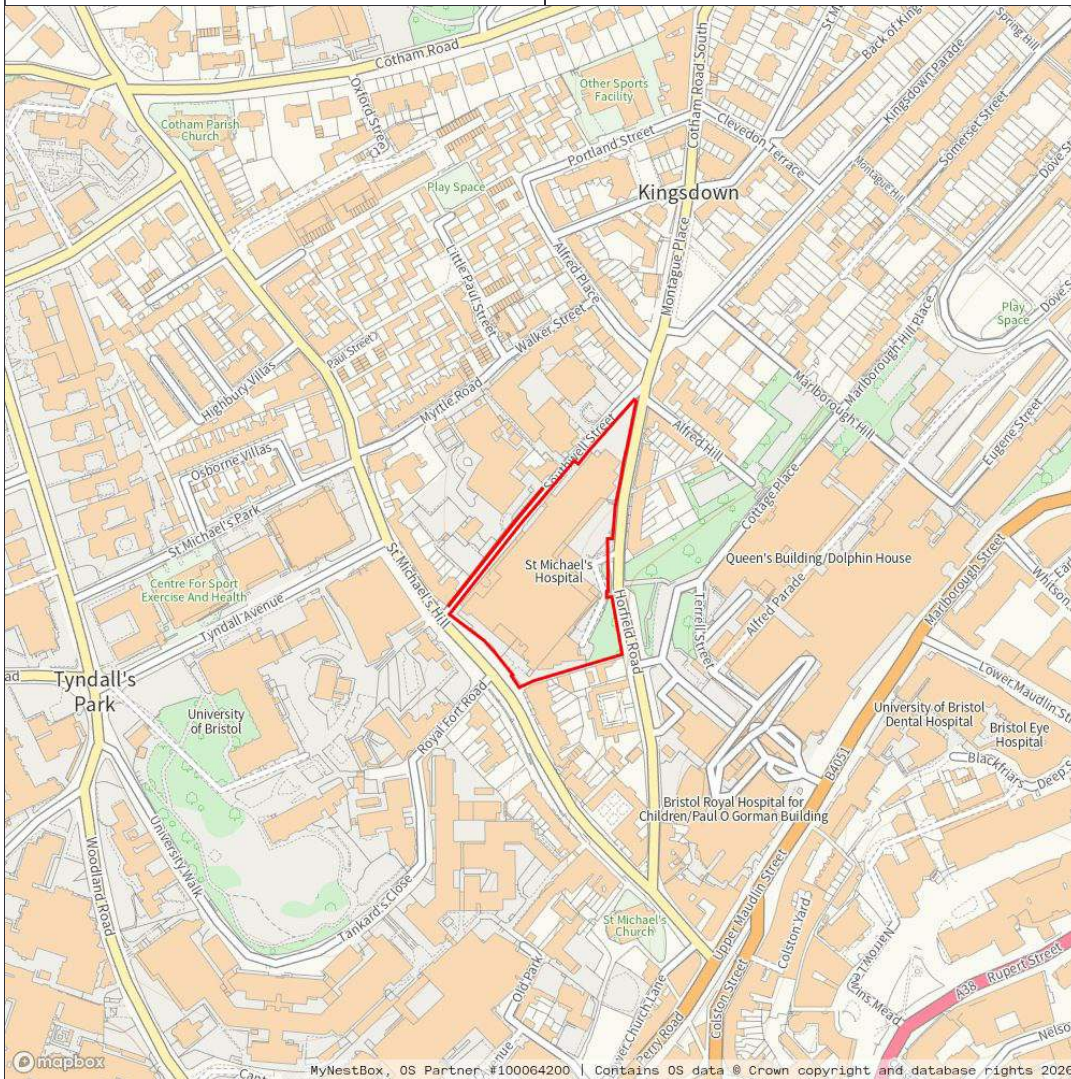


ADDRESS
Saint Michael's Hospital, 20-19 Southwell St, Bristol BS2 8EG

COMMERCIAL+LITE
CMRA+ENVIRO+CLIMATE+PLANNING

REFERENCE
Sample - Commercial Lite Enviro, Climate and Planning Report



**NO
ACTION
REQUIRED**

CONTAMINATED LAND
POTENTIAL ISSUES

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FLOOD RISK
POTENTIAL ISSUES

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PLANNING CONSTRAINTS
POTENTIAL ISSUES

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RADON
POTENTIAL ISSUES

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TRANSPORTATION
NO ISSUES

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ENERGY AND INFRASTRUCTURE
POTENTIAL ISSUES

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GROUND STABILITY
POTENTIAL ISSUES

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MINING HAZARD AREAS
POTENTIAL ISSUES

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ENVIRONMENTAL SENSITIVITY
POTENTIAL ISSUES

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CLIMATE CHANGE
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PLANNING APPLICATIONS
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Summary

Commercial+Lite+CMRA+Enviro+Climate+Planning

CONTAMINATED LAND POTENTIAL ISSUES ● ACTIVE LANDFILL ● FORMER LANDFILL ● ACTIVE PETROL OR FUEL STATIONS ● FORMER PETROL OR FUEL STATIONS ● PUBLIC REGISTER OF CONTAMINATED LAND ● CONTAMINATED LAND DESIGNATED AS SPECIAL SITES ● CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS) ● ENVIRONMENTAL POLLUTION INCIDENTS ● MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS ● FORMER MILITARY SITES ● REGULATED SITES ● HISTORIC LAND USE	FLOOD RISK POTENTIAL ISSUES ● FLUVIAL (UNDEFENDED) ● GROUNDWATER ● TIDAL (UNDEFENDED) ● PLUVIAL ○ FLOOD DEFENCES AND BENEFITING AREAS ● FLOOD STORAGE AREAS ● HISTORICAL FLOOD AREAS	PLANNING CONSTRAINTS POTENTIAL ISSUES ● GREEN BELT ● AREAS OF OUTSTANDING NATURAL BEAUTY ● NATIONAL PARKS ● SPECIAL AREAS OF CONSERVATION ● SPECIAL PROTECTION AREAS ● SITES OF SPECIAL SCIENTIFIC INTEREST ● RAMSAR ● NATURE RESERVES ● LISTED BUILDINGS ● SCHEDULED MONUMENTS ○ CERTIFICATES OF IMMUNITY ● ANCIENT WOODLAND ● REGISTERED PARKS AND GARDENS ● WORLD HERITAGE SITES ● OPEN ACCESS RADON POTENTIAL ISSUES ● RADON	TRANSPORTATION NO ISSUES ● OVERGROUND RAIL ● LONDON UNDERGROUND ● OVERGROUND RAIL - ELIZABETH LINE ● HS2 ● HS2 SAFEGUARDING ZONES ENERGY AND INFRASTRUCTURE POTENTIAL ISSUES ● NATIONAL GRID ● PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES ● POWER STATIONS ● SOLAR RENEWABLE ENERGY SITES ● WIND RENEWABLE ENERGY SITES ● OTHER RENEWABLE ENERGY SITES ● COMAH ESTABLISHMENTS
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GROUND STABILITY
POTENTIAL ISSUES

- ☒ SHRINK-SWELL CLAYS
- ☒ RUNNING SANDS
- ☒ COMPRESSIBLE GROUND
- ☒ COLLAPSIBLE DEPOSITS
- ☒ ARTIFICIAL GROUND
- ☒ DISSOLUTION OF SOLUBLE ROCKS
- ☐ LANDSLIDES

MINING HAZARD AREAS
POTENTIAL ISSUES

- ☐ COAL MINING REPORTING AREA
- ☐ OTHER MINES & MINERALS REPORTING AREAS

ENVIRONMENTAL SENSITIVITY
POTENTIAL ISSUES

- ☒ SOURCE PROTECTION ZONES
- ☐ BEDROCK GEOLOGY
- ☐ SUPERFICIAL DEPOSITS
- ☐ AQUIFER DESIGNATION
- ☐ GROUNDWATER VULNERABILITY
- ☐ GEOLOGICAL PERMEABILITY
- ☒ ENVIRONMENTALLY SENSITIVE SITES
- ☒ SURFACE WATER FEATURES

CLIMATE CHANGE
POTENTIAL ISSUES

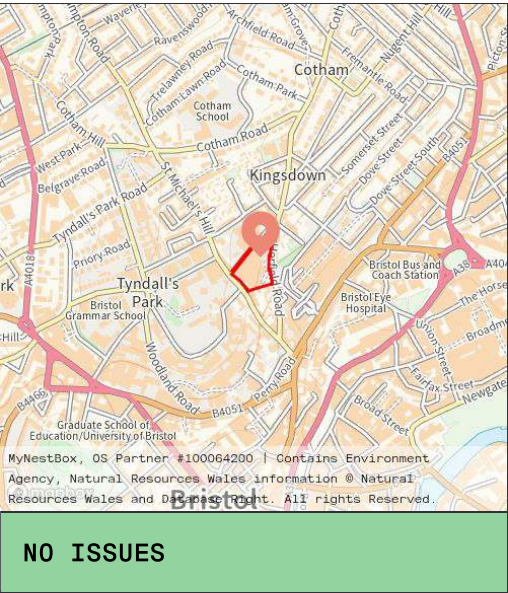
- ☒ SHRINK SWELL
- ☒ FLOODING
- ☐ HEAT STRESS
- ☒ WILDFIRE
- ☐ DROUGHT
- ☐ ENERGY PERFORMANCE CERTIFICATE (EPC)
- ☒ COASTAL EROSION EXTENT (SHORELINE MANAGEMENT PLANS)
- ☒ COASTAL EROSION EXTENT (NO FUTURE INTERVENTION)
- ☒ COASTAL EROSION SUSCEPTIBILITY

PLANNING APPLICATIONS
FOR INFORMATION ONLY

- ☐ PLANNING PORTALS
- ☐ LARGE SCALE DEVELOPMENTS
- ☐ SMALL SCALE DEVELOPMENTS

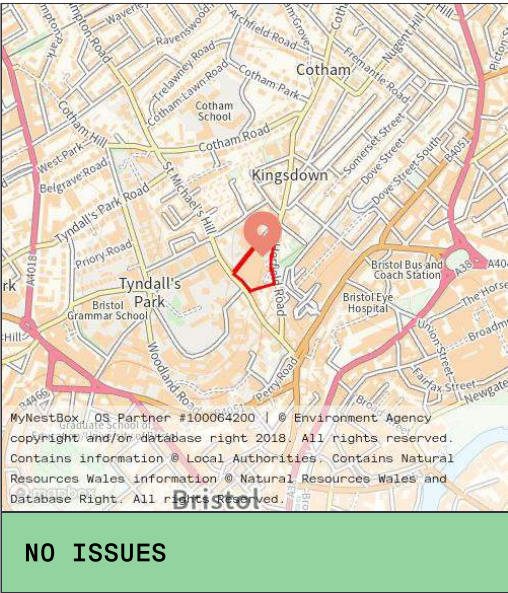
Contaminated Land

Issues identified in the Regulated Sites section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



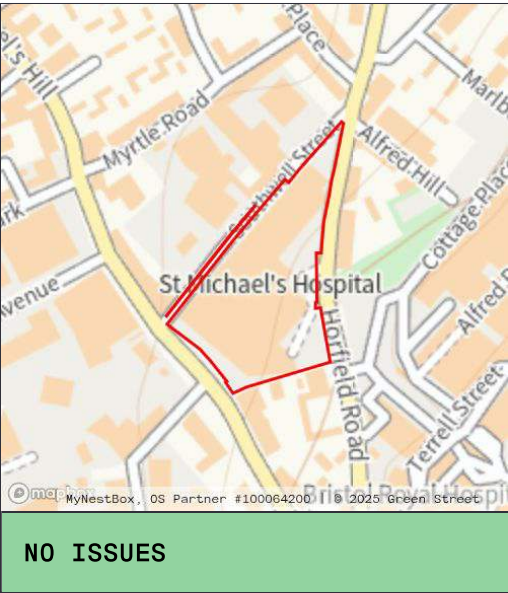
ACTIVE LANDFILL

The property is more than 1 km from any active landfill site. The risk of water and soil contamination, or poor air quality from an active landfill site, is likely low or very low.



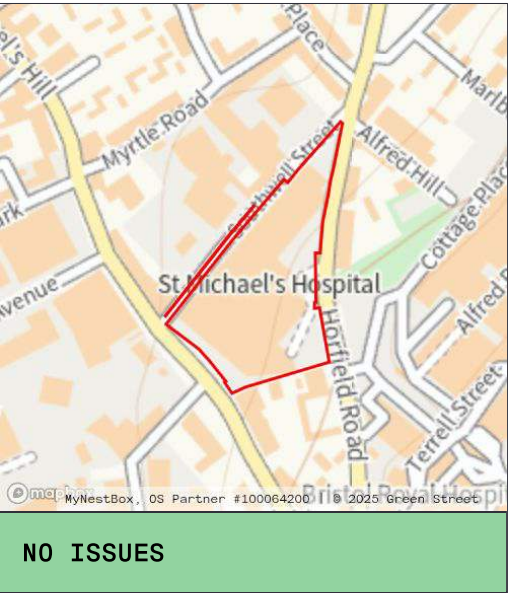
FORMER LANDFILL

The property is more than 10 metres from any former landfill site. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a former landfill site is likely low or very low.



ACTIVE PETROL OR FUEL STATIONS

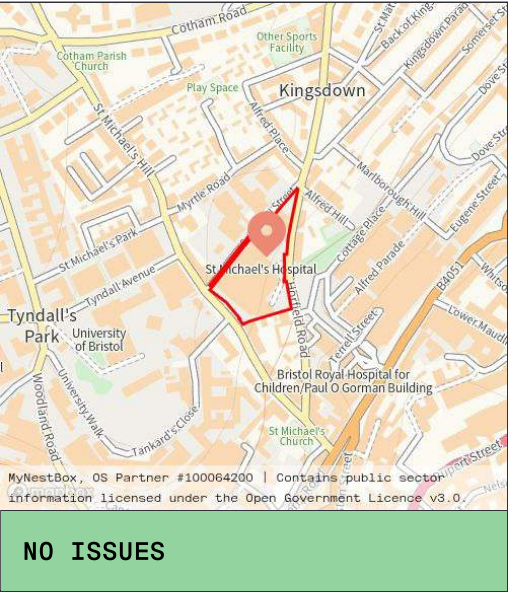
The property is more than 50 metres from any active petrol or fuel station. The risk of potential water and soil contamination or ground gas emissions arising from proximity to an active petrol or fuel station is likely low or very low.



FORMER PETROL OR FUEL STATIONS

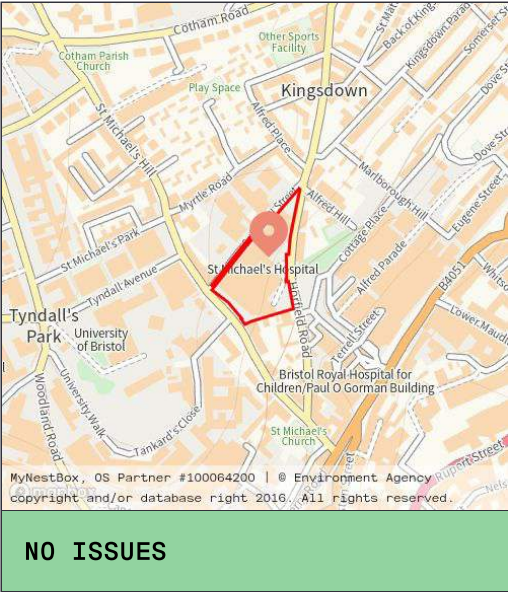
The property is more than 25 metres from any former petrol or fuel station. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a former petrol or fuel station is likely low or very low.

Contaminated Land



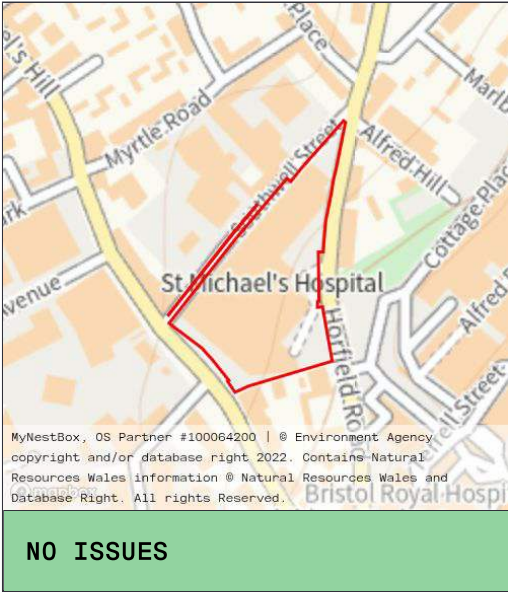
PUBLIC REGISTER OF CONTAMINATED LAND

The property is more than 250 metres from any site designated as contaminated land by the local authority. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a site designated as contaminated land is likely low or very low.



CONTAMINATED LAND DESIGNATED AS SPECIAL SITES

The property is more than 250 metres from any Environment Agency-designated Special Site. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a Special Site is likely low or very low. It is unlikely that any regulatory controls or future remediation actions would be mandated.



CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS)

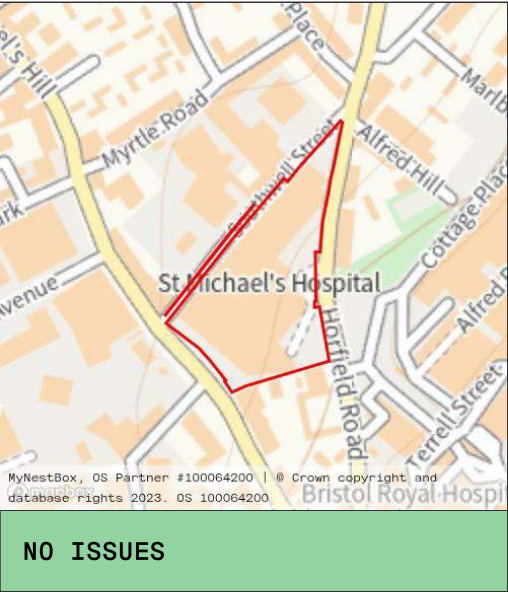
The property is more than 50 metres from any site with licensed consent for discharging effluent into controlled waters. The risk of water contamination arising from proximity to a licensed discharge is likely low or very low.



ENVIRONMENTAL POLLUTION INCIDENTS

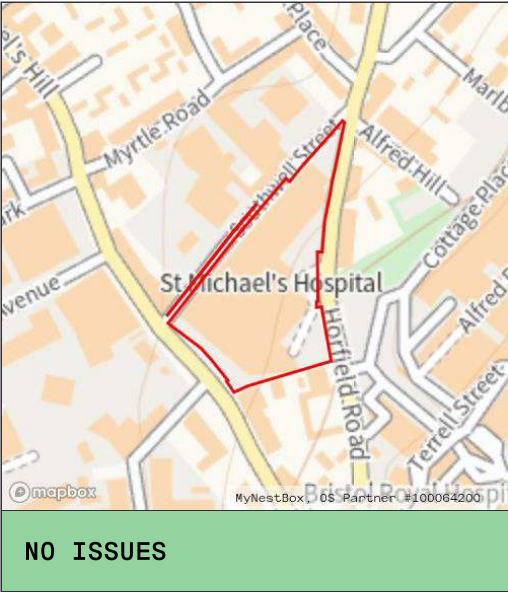
The property is more than 50 metres from any significant pollution incident. The risk of water and soil contamination, or poor air quality, arising from reported pollution incidents is likely low or very low.

Contaminated Land



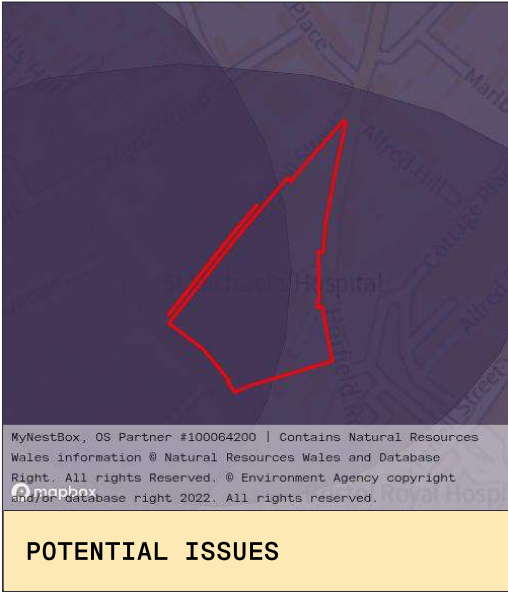
MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS

The property is more than 10 metres from any site licensed for industrial use of the land. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a site of a site licensed for industrial land use is likely low or very low.



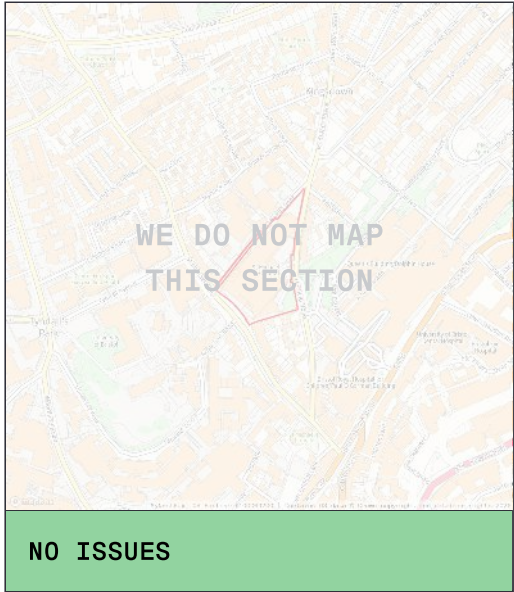
FORMER MILITARY SITES

The property is more than 500 metres from any known former military site. The risk of potential water or soil contamination, poor air quality, or unexploded ordnance, is likely low or very low.



REGULATED SITES

The property is near one or more regulated sites. These include closed mining areas, end-of-life vehicle treatment sites (operational for 7 years or more), open waste permitted sites, radioactive substance permitted sites, and industrial installations. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a regulated site is elevated.



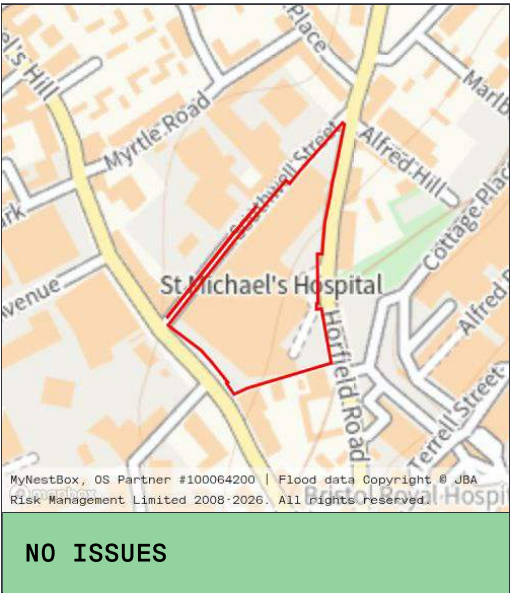
HISTORIC LAND USE

The property is more than 25 metres from any area of past industrial land use. The risk posed by contaminants, e.g. heavy metals, chemicals, or hydrocarbons, arising from former industrial land use is likely low or very low.

INFORMATION DERIVED AND REPRODUCED WITH PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND AND PROTINUS HOLDINGS - UNIVERSITY OF OXFORD, BODLEIAN LIBRARY MAP COLLECTION. ADDITIONAL SATELLITE IMAGERY DISTRIBUTED BY GOOGLE EARTH PRO 7.3.X.

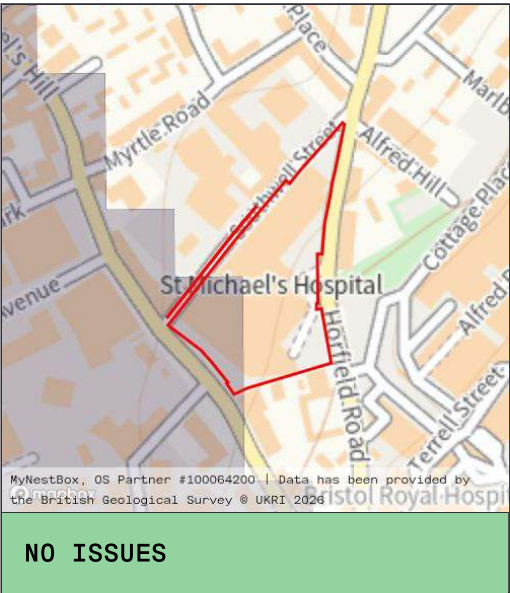
Flood Risk

Issues identified in the Historical Flood Areas section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



FLUVIAL (UNDEFENDED)

Flood risk modelling indicates no or low fluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from fluvial flooding are low or very low.



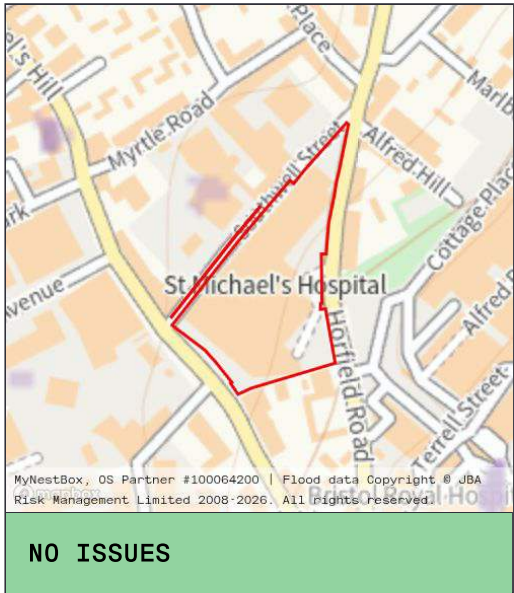
GROUNDWATER

Hydrogeological modelling does not indicate that the property is in an area where groundwater flooding may affect below-ground spaces or occur at the surface. On this basis, groundwater flood risk to the property is considered low or very low.



TIDAL (UNDEFENDED)

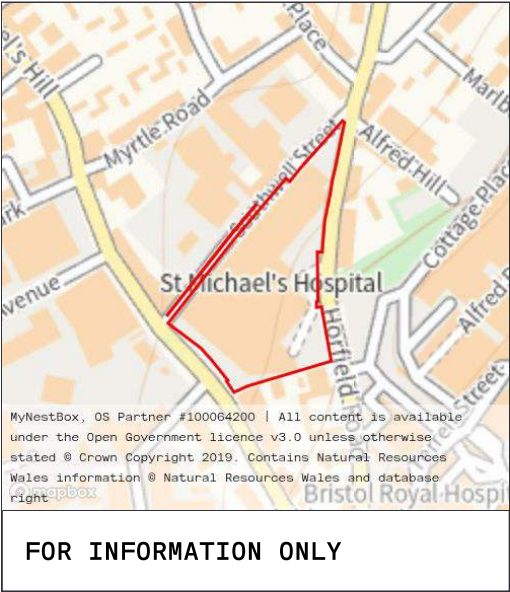
Flood risk modelling indicates no or low tidal flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from tidal flooding are low or very low.



PLUVIAL

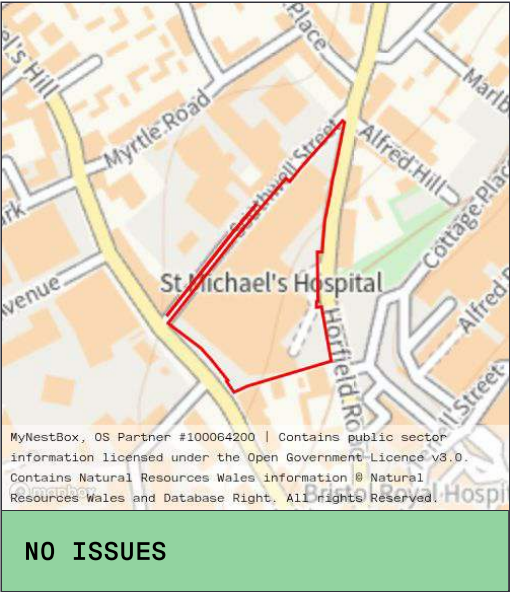
Flood risk modelling indicates no or low pluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from pluvial flooding are low or very low.

Flood Risk



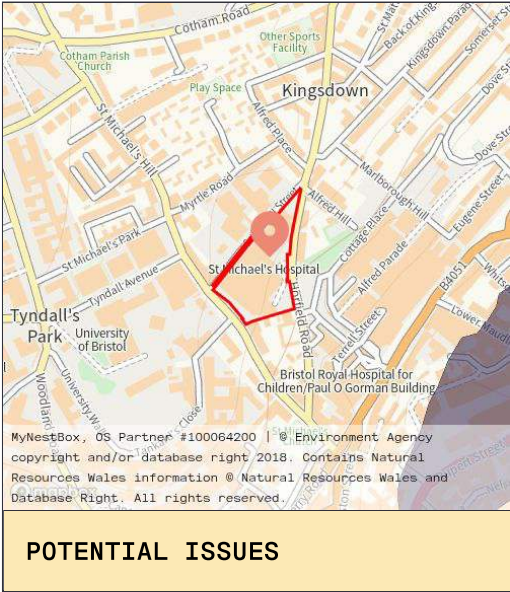
FLOOD DEFENCES AND BENEFITING AREAS

When a property is within an area benefiting from flood defences (ABFD), the risk of fluvial or tidal flooding could be significantly reduced, provided the defences are effectively maintained. The absence of ABFD does not necessarily mean the property is at risk from flooding.



FLOOD STORAGE AREAS

The property is more than 250 metres away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond). Any risk to property or possessions arising from overflowing flood storage areas are considered low or very low in likelihood and severity.



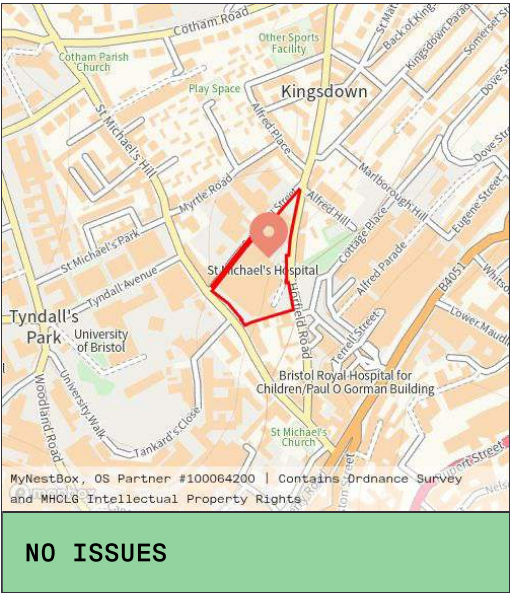
HISTORICAL FLOOD AREAS

The property is within 250 metres of an area with a history of flooding.

Planning Constraints

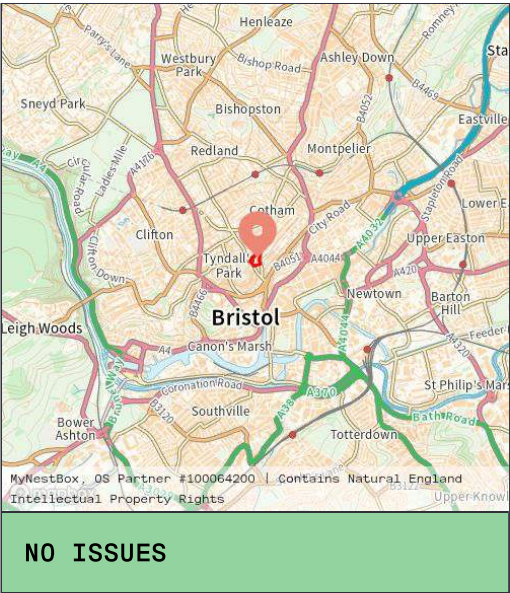
SUMMARY ↑

Issues identified in the Listed Buildings section are unlikely to affect lending or insurance considerations.



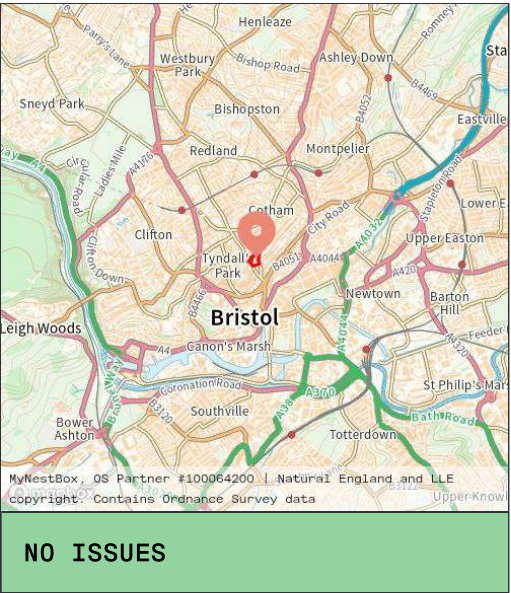
GREEN BELT

The property is more than 250 metres from one or more designated green belt areas. The risk of planning restrictions or other obligations on the property arising from proximity to a designated green belt area is likely low or very low.



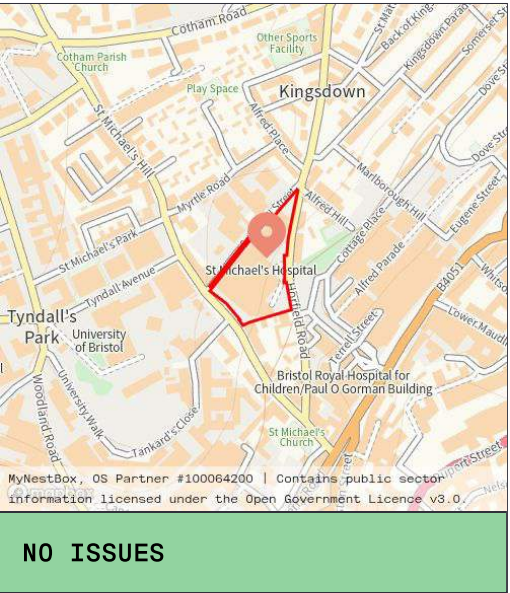
AREAS OF OUTSTANDING NATURAL BEAUTY

The property is more than 250 metres from one or more Areas of Outstanding Natural Beauty (AONB). The risk of planning restrictions or other obligations on the property arising from proximity to an Area of Outstanding Natural Beauty (AONB) is likely low or very low.



NATIONAL PARKS

The property is not within a national park. The risk of planning restrictions or other obligations arising from being within a national park are likely low or very low.

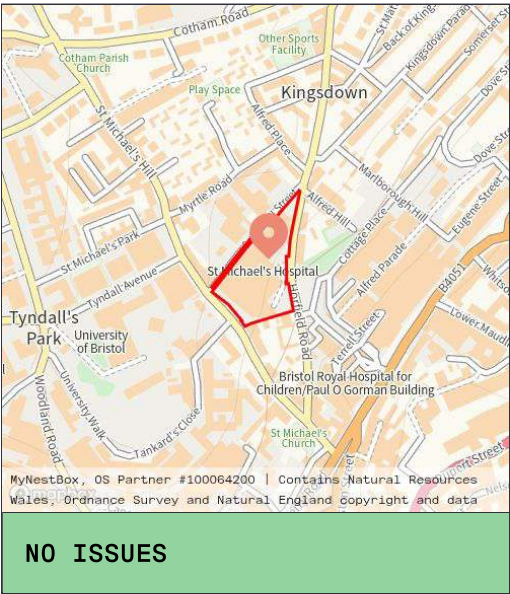


SPECIAL AREAS OF CONSERVATION

The property is more than 250 metres from one or more Special Areas of Conservation (SAC). The risk of planning restrictions or other obligations on the property arising from proximity to a Special Area of Conservation (SAC) is likely low or very low.

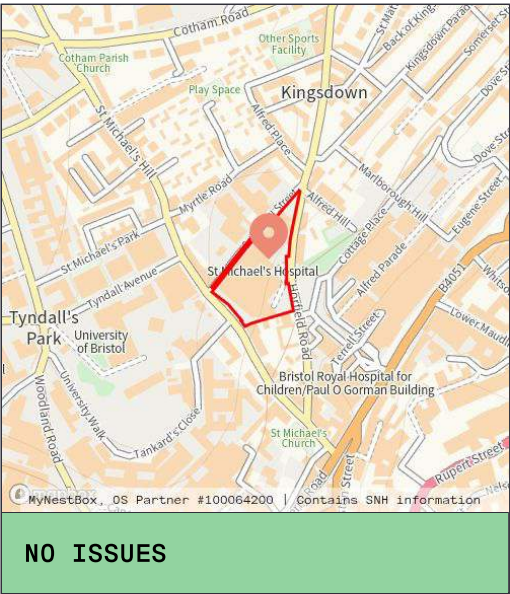
Planning Constraints

SUMMARY ↑



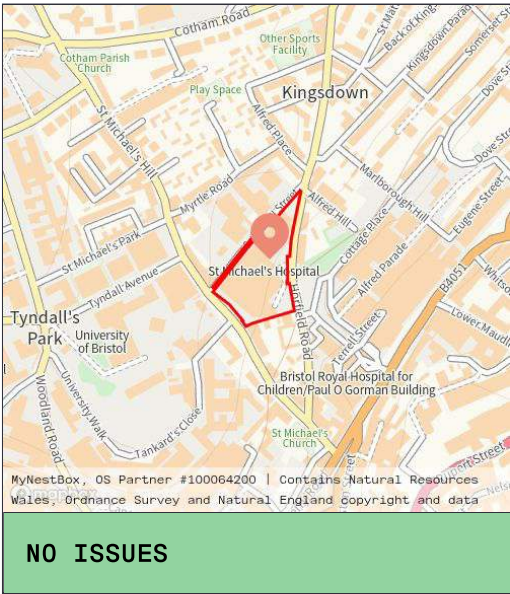
SPECIAL PROTECTION AREAS

The property is more than 250 metres from one or more Special Protection Areas (SPA). The risk of planning restrictions or other obligations on the property arising from proximity to a Special Protection Area (SPA) is likely low or very low.



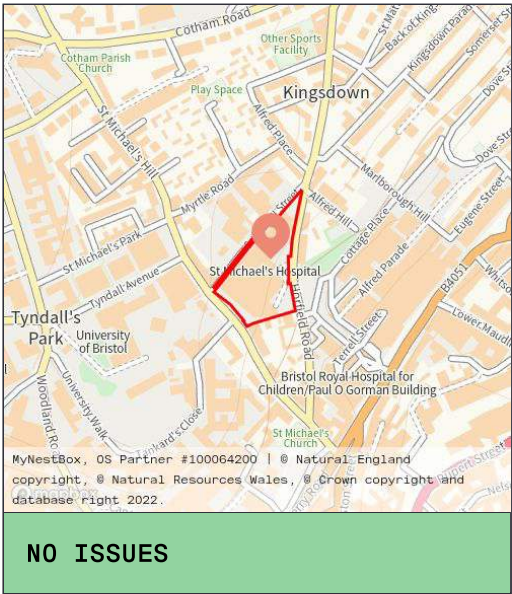
SITES OF SPECIAL SCIENTIFIC INTEREST

The property is more than 250 metres from one or more Sites of Special Scientific Interest (SSSI). The risk of planning restrictions or other obligations on the property arising from proximity to a Site of Special Scientific Interest (SSSI) is likely low or very low.



RAMSAR

The property is more than 250 metres from one or more Ramsar sites. The risk of planning restrictions or other obligations on the property arising from proximity to a Ramsar site is likely low or very low.

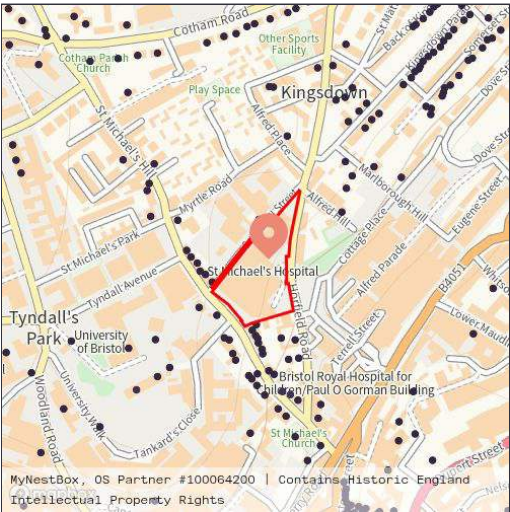


NATURE RESERVES

The property is more than 250 metres from one or more local or national nature reserves. The risk of planning restrictions or other obligations on the property arising from proximity to a local or national nature reserve is likely low or very low.

Planning Constraints

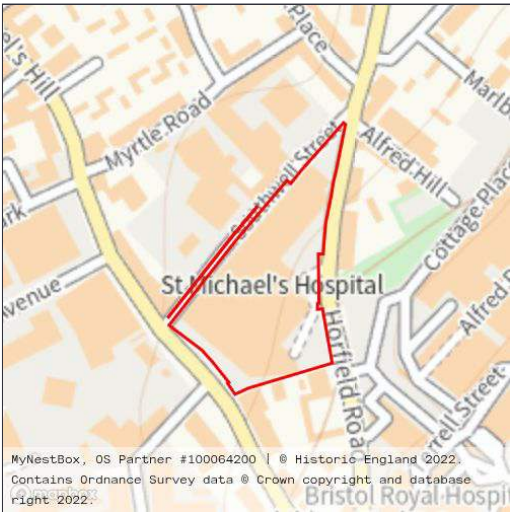
SUMMARY ↑



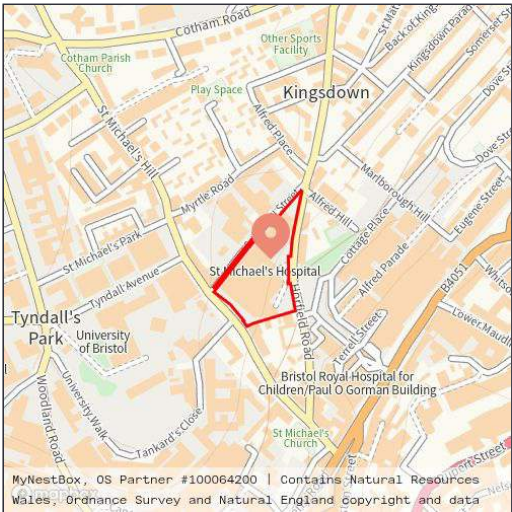
POTENTIAL ISSUES



NO ISSUES



FOR INFORMATION ONLY



NO ISSUES

LISTED BUILDINGS

The property is within 250 metres of one or more listed buildings. The risk of planning restrictions or other obligations on the property arising from proximity to a listed building is likely elevated.

SCHEDULED MONUMENTS

The property is more than 250 metres from one or more scheduled monuments. The risk of planning restrictions or other obligations on the property arising from proximity to a scheduled monument is likely low or very low.

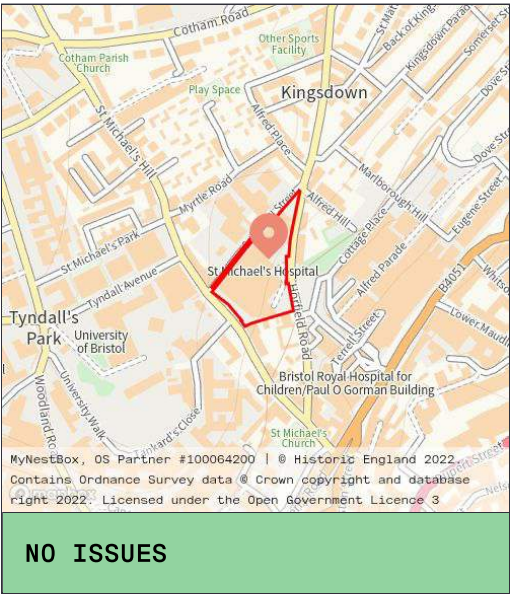
CERTIFICATES OF IMMUNITY

A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance.

ANCIENT WOODLAND

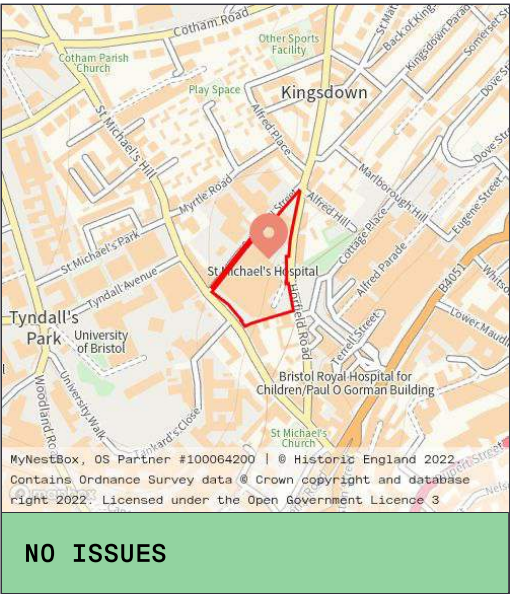
The property is more than 250 metres from one or more ancient woodlands. The risk of planning restrictions or other obligations on the property arising from proximity to an ancient woodland is likely low or very low.

Planning Constraints



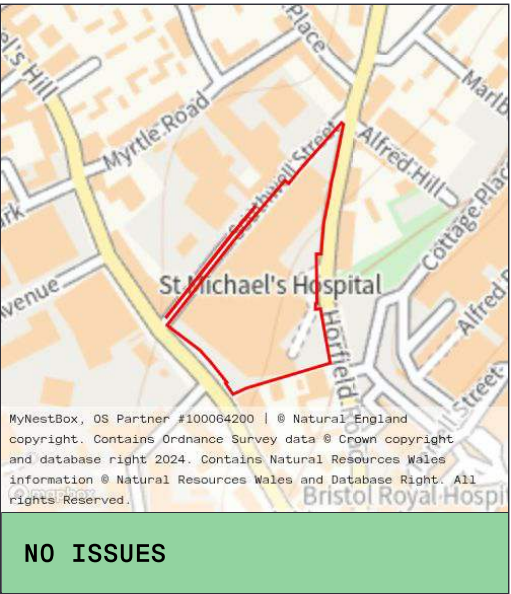
REGISTERED PARKS AND GARDENS

The property is more than 250 metres from one or more registered parks or gardens. The risk of planning restrictions or other obligations on the property arising from proximity to a registered park or garden is likely low or very low.



WORLD HERITAGE SITES

The property is more than 250 metres from one or more World Heritage Sites. The risk of planning restrictions or other obligations on the property arising from proximity to a World Heritage Site is likely low or very low.

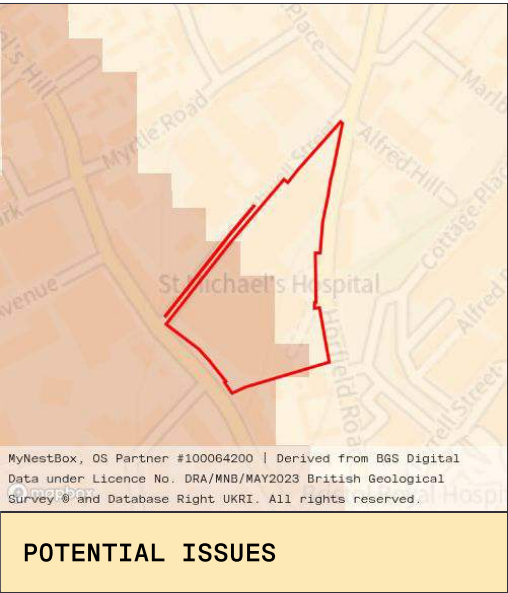


OPEN ACCESS

The property is not within an area designated as common land or open country. The risk of issues relating to access, maintenance or other restrictions arising from the property being in an open access area are likely low or very low.

Radon

The identified issue or issues are unlikely to affect lending or insurance considerations. The buyer should review the [guidance →](#) in this report.



RADON

The property is in a Radon Affected Area where 1% to 3% of buildings are estimated to be at or above the Action Level. The risk of health implications or planning restrictions arising from radon exposure are likely elevated.

Transportation

SUMMARY ↑

No issues have been identified in this category.

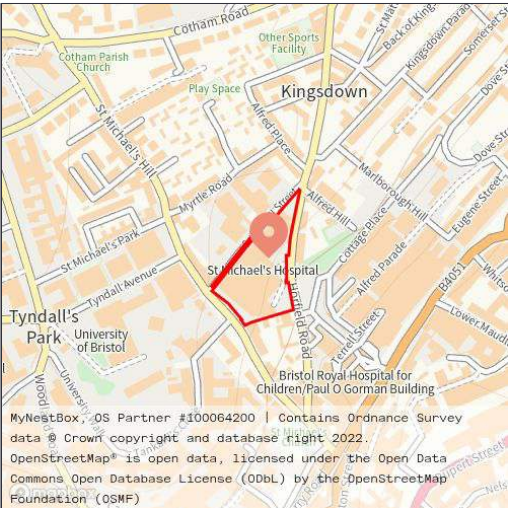


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NO ISSUES

OVERGROUND RAIL

The property is more than 250 metres from any railway station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



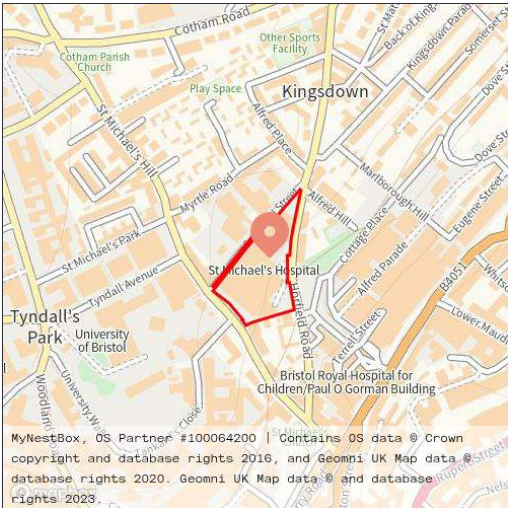
MyNestBox, OS Partner #100064200 | Contains Ordnance Survey data © Crown copyright and database right 2022.

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NO ISSUES

LONDON UNDERGROUND

The property is more than 250 metres from any London Underground station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



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NO ISSUES

OVERGROUND RAIL - ELIZABETH LINE

The property is more than 250 metres from any railway station or track along the Elizabeth Line. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



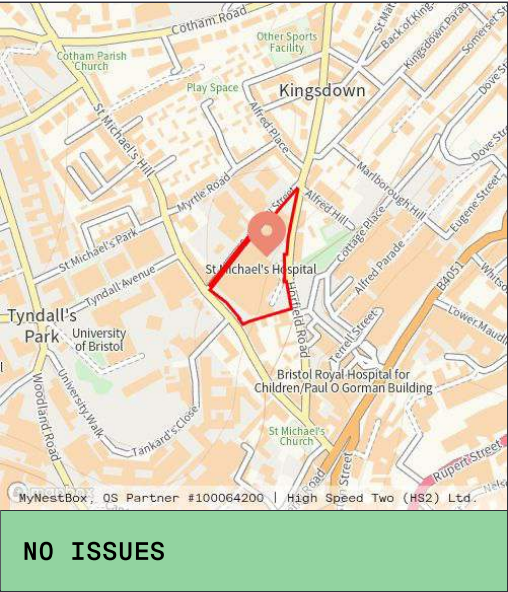
MyNestBox, OS Partner #100064200 | High Speed Two (HS2) Ltd.

NO ISSUES

HS2

The property is more than 300 metres from any proposed HS2 station or route. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

Transportation



NO ISSUES

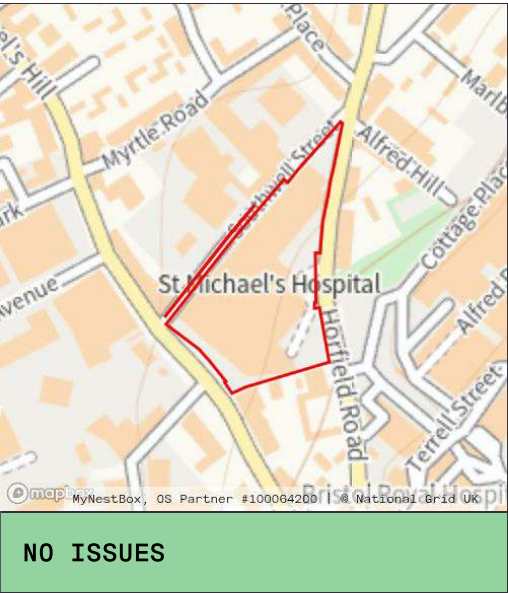
HS2 SAFEGUARDING ZONES

The property is not within a HS2 Safeguarding Zone. The risk of the property being subject to restrictions and potential compulsory purchase orders is low or very low.

Energy and Infrastructure

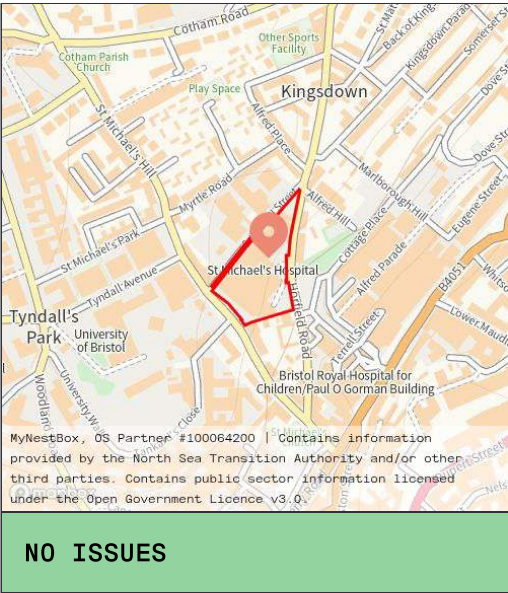
SUMMARY ↑

Issues identified in the Solar Renewable Energy Sites section are unlikely to affect lending or insurance considerations.



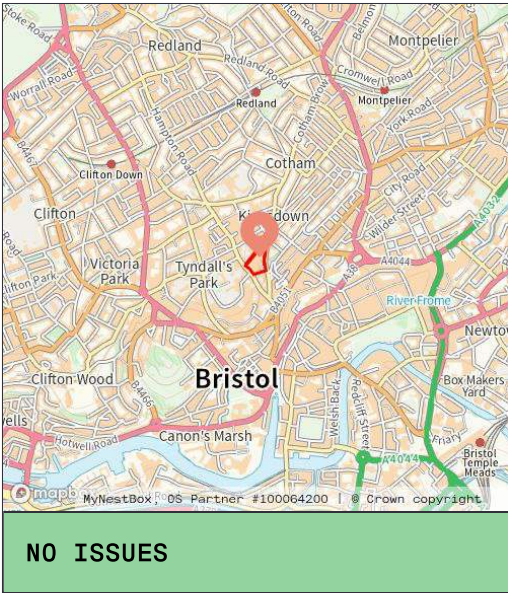
NATIONAL GRID

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower used in high voltage (above 132kV) electricity transmission. Any risks associated with increased exposure to electromagnetic fields, or issues with access, are likely low or very low.



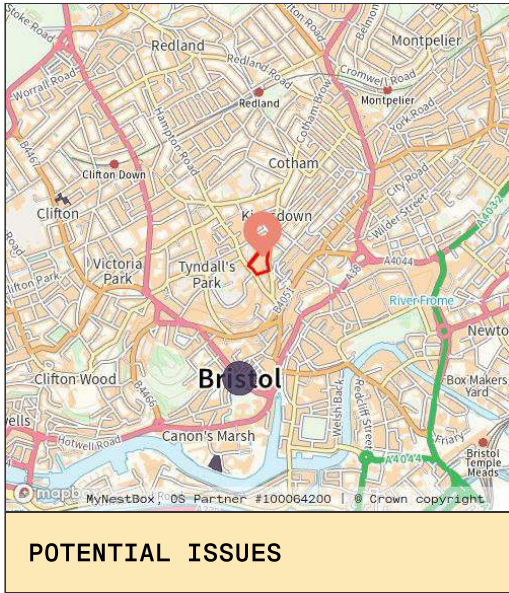
PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES

The property is more than 250 metres from any area where oil and gas exploration or production is licensed. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a licensed area is likely low or very low.



POWER STATIONS

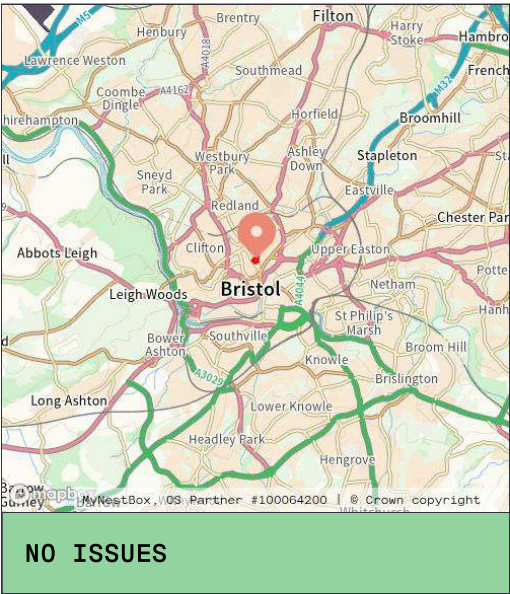
The property is more than 250 metres from any power station, including nuclear power stations. The risks associated with poor air quality, thermal pollution or other contamination arising from proximity to a power station are likely low or very low.



SOLAR RENEWABLE ENERGY SITES

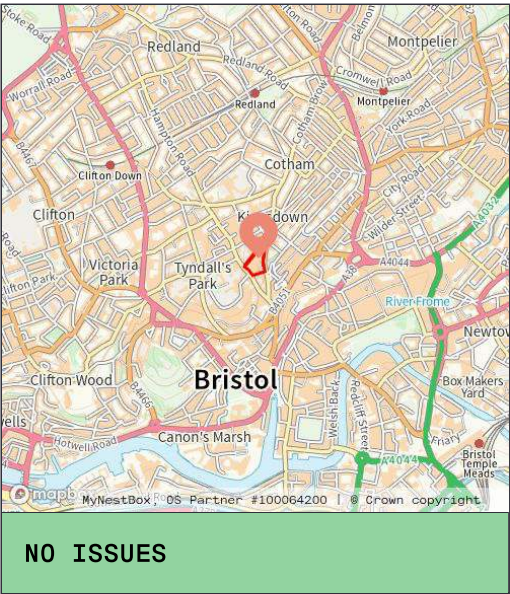
The property is within 1 km of one or more current or proposed solar energy generation sites. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely elevated.

Energy and Infrastructure



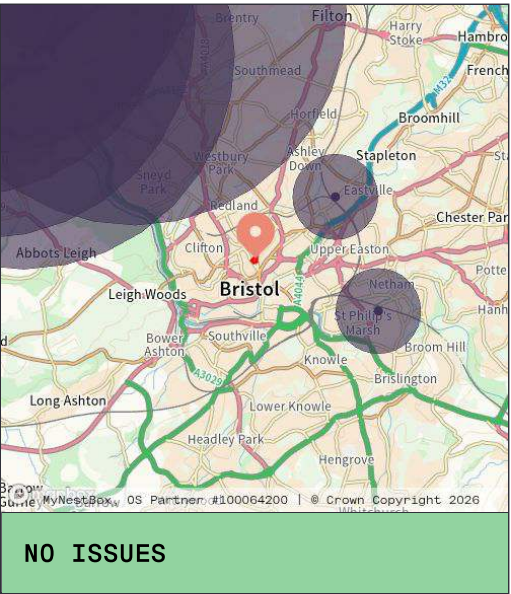
WIND RENEWABLE ENERGY SITES

The property is more than 5 km from any current or proposed wind energy generation site. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.



OTHER RENEWABLE ENERGY SITES

The property is more than 1 km from any current or proposed renewable energy site, excluding solar and wind. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.



COMAH ESTABLISHMENTS

The property is not within 5 km of any upper-tier COMAH site or within 1 km of any lower-tier COMAH site. The risk of impact in the event of an accident is likely low or very low.

Ground Stability

Issues identified in the Landslides section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



SHRINK-SWELL CLAYS

The ground at the property is either non-plastic or has low plasticity, meaning the risk of ground movement due to shrink-swell clays is low to very low.



RUNNING SANDS

There is no or very low potential for running sand issues at the property. The risk of ground instability caused by leaks, heavy rainfall, or flooding is low to very low.



COMPRESSIBLE GROUND

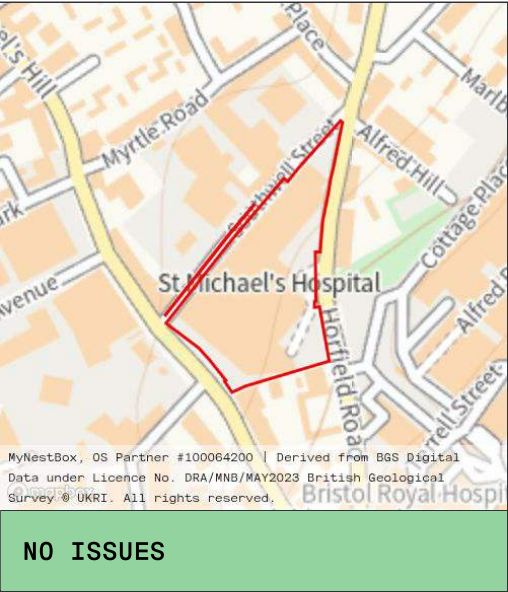
There are no significant signs of compressible ground at the property. The risk of issues related to changes in ground conditions, such as water levels or building loads, is considered low to very low.



COLLAPSIBLE DEPOSITS

There are no or very low signs of collapsible deposits at the property. The risk of ground stability, water infiltration, or structural stability issues due to collapsible deposits is expected to be low to very low.

Ground Stability



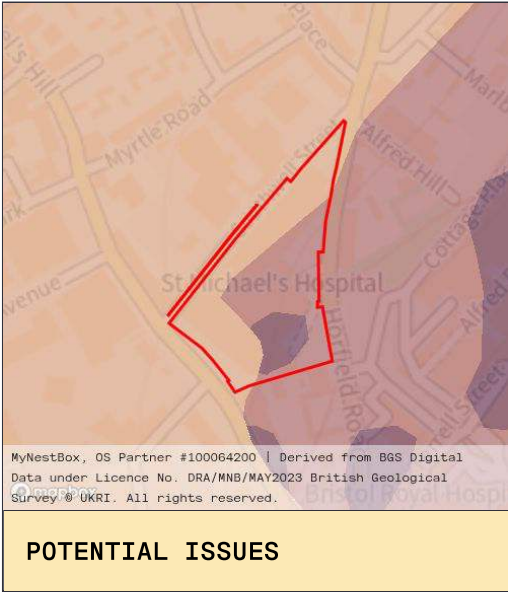
ARTIFICIAL GROUND

There is no artificial ground recorded at the property based on available data, though some artificial ground of limited thickness is common in built-up areas. The risk of any ground stability or structural issues related to artificial ground is considered low to very low.



DISSOLUTION OF SOLUBLE ROCKS

Soluble rocks are either not present at the property or are not prone to dissolution. The risk of natural subsidence caused by high water flow, either at the surface or underground, is low to very low.



LANDSLIDES

There are significant indicators for slope instability at the property. The risk of landslides due to changes in ground conditions, such as drainage alterations or excavation, is likely high or very high.

Mining Hazard Areas

The identified issue or issues are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



A map showing a red-outlined area in a residential neighborhood. The area is bounded by Myrtle Road to the north, Alfred Hill to the east, and a road labeled 'Hoffield Road' to the south. St Michael's Hospital is visible to the west. The map is overlaid with a semi-transparent grid. At the bottom left, there is a small text box that reads: 'MyNestBox, OS Partner #100064200 | The Mining Remediation Authority'.

POTENTIAL ISSUES

COAL MINING REPORTING AREA

The property is within a Coal Mining Reporting Area. The risks associated with coal mining are likely elevated.



A map showing a red-outlined area in a residential neighborhood. The area is bounded by Myrtle Road to the north, Alfred Hill to the east, and a road labeled 'Hoffield Road' to the south. St Michael's Hospital is visible to the west. The map is overlaid with a semi-transparent grid. In the center of the map, there is a large text box that reads: 'WE DO NOT MAP THIS SECTION'.

POTENTIAL ISSUES

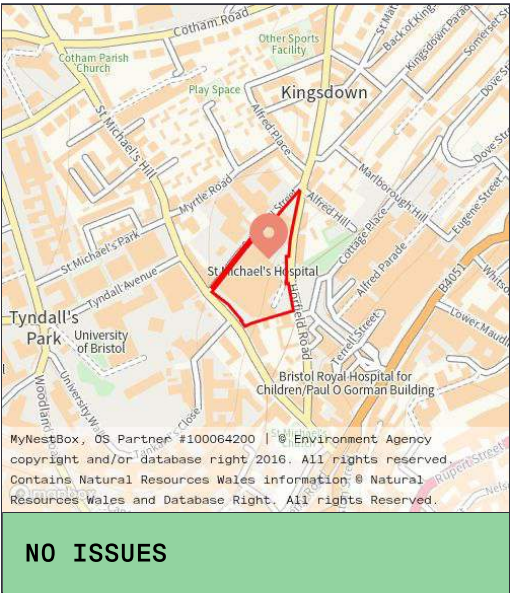
OTHER MINES & MINERALS REPORTING AREAS

The property is within an area known for other kinds of mining or mineral extraction. The risks associated with other kinds of mining or mineral extraction may be elevated

CORNWALL MINING CONSULTANTS, BRITISH GEOLOGICAL SURVEY, LOCAL AUTHORITY MINERAL PLANNING DATA, AND OTHER PUBLIC MINING RECORDS

Environmental Sensitivity

Issues identified in the Aquifer Designation and Groundwater Vulnerability sections are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



SOURCE PROTECTION ZONES

The property is not within a source protection zone (SPZ). The risk of contaminating the drinking water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.



BEDROCK GEOLOGY

The property intersects with the following rock types: mudstone, halite-stone, and sandstone.

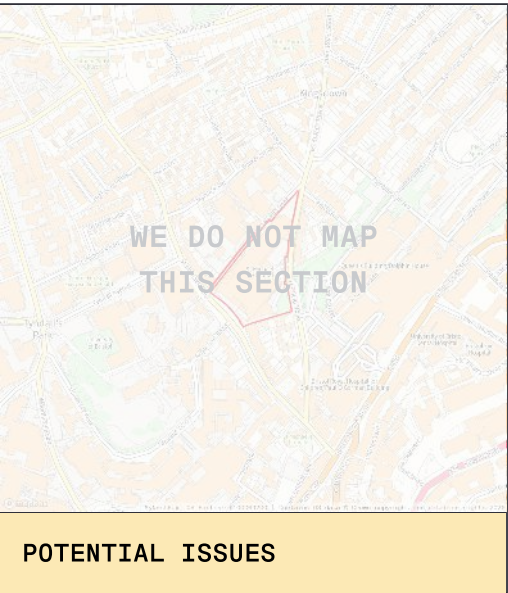
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SUPERFICIAL DEPOSITS

The property has no recorded superficial deposits.

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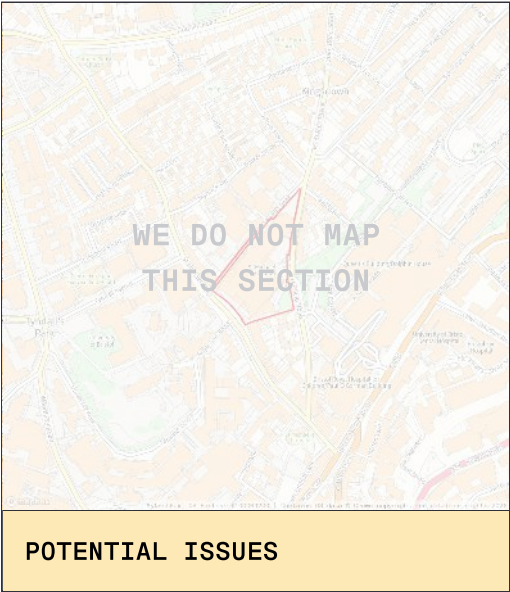


AQUIFER DESIGNATION

The property is within a Secondary A or Principal aquifer designation. The risk of contaminating the water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is likely elevated.

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Environmental Sensitivity



GROUNDWATER VULNERABILITY

The property is within an area of medium to high groundwater vulnerability. The risk of contaminating the underground water supply with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is likely elevated.

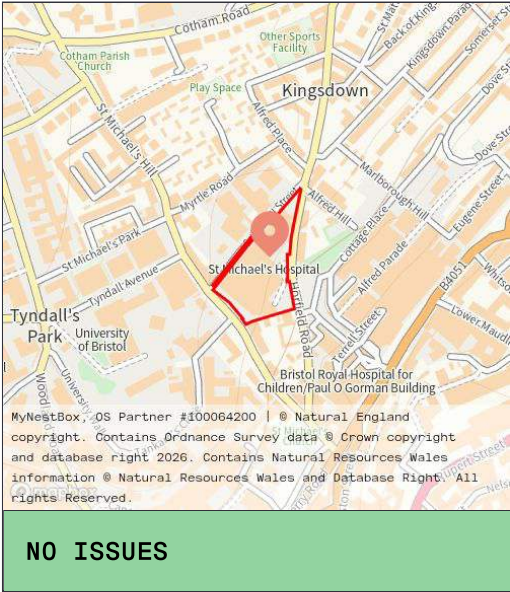
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GEOLOGICAL PERMEABILITY

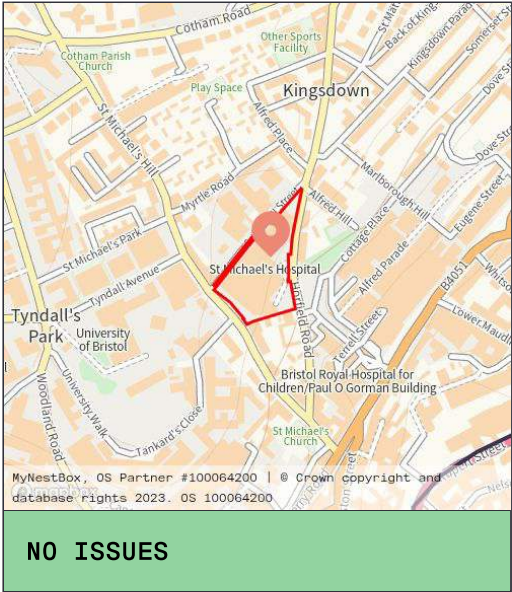
The property intersects with the following rock permeability ratings: low and high.

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ENVIRONMENTALLY SENSITIVE SITES

The property is more than 250 metres away from an environmentally sensitive site. The risk of contaminating a sensitive site with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.



SURFACE WATER FEATURES

The property is more than 250 metres away from any surface water features. The risk of contaminating water bodies with harmful substances arising from commercial activity (such as chemicals, pesticides, or waste) is low or very low.

Climate Change

Projected climate hazards and long-term resilience. [Learn more ↗](#).

Issues identified in the Heat Stress and Drought sections are unlikely to affect lending or insurance considerations. The buyer should review the [guidance →](#) in this report.

NEAR - TERM RCP 8.5 · 2030s · 50th Percentile NO CHANGE	NEAR - TERM RCP 4.5 · 2030s NO CHANGE	NEAR - TERM RCP 4.5 · 2030 NO CHANGE	NEAR - TERM RCP 4.5 · 2030 NO CHANGE
MID - TERM RCP 8.5 · 2070s · 50th Percentile NO CHANGE	MID - TERM RCP 4.5 · 2050s NO CHANGE	MID - TERM RCP 4.5 · 2055 INCREASE	MID - TERM RCP 4.5 · 2055 NO CHANGE
NO ISSUES	NO ISSUES	POTENTIAL ISSUES	NO ISSUES

SHRINK SWELL

The property is situated in an area where climate change is expected to have a low or very low impact on potential future increases in Shrink Swell hazard during the term of a typical 35 year mortgage.

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FLOODING

The property is situated in an area where climate change is expected to have a low or very low impact on potential future increases in Flooding hazard during the term of a typical 35 year mortgage.

FLOOD DATA COPYRIGHT © JBA RISK MANAGEMENT LIMITED 2008-2026. ALL RIGHTS RESERVED.

HEAT STRESS

The property is situated in an area where the likelihood of being hotter than surrounding areas due to heat stress is currently acceptable. Modelling of future climate conditions indicates heat stress risk to the property will increase and may become an issue within a typical mortgage term.

MAP IMPACT LIMITED

WILDFIRE

The property is situated in an area where the susceptibility of nearby land cover to wildfire is currently acceptable. Modelling of future climate conditions indicates wildfire risk to the property will stay the same and remain acceptable within a typical mortgage term.

MAP IMPACT LIMITED

Climate Change

NEAR - TERM RCP 4.5 · 2030 NO CHANGE		NEAR - TERM 2015 LOW	NEAR - TERM 2015 LOW
MID - TERM RCP 4.5 · 2055 INCREASE		MID - TERM 2055 LOW	MID - TERM 2055 LOW
POTENTIAL ISSUES		NO ISSUES	NO ISSUES

DROUGHT

The property is situated in an area where the likelihood of experiencing reduced access to water and drier soil conditions due to drought is currently acceptable. Modelling of future climate conditions indicates drought risk to the property will increase and may become an issue within a typical mortgage term.

MAP IMPACT LIMITED

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property’s Energy Performance Certificate (EPC), as required by UK government legislation, provides a standardised energy rating that confirms the property’s current energy efficiency and includes recommendations for possible retrofits. To view the energy rating and suggested retrofits for this property, visit [Find an energy certificate ↗](#).

COASTAL EROSION EXTENT (SHORELINE MANAGEMENT PLANS)

The property is situated in an area where, given the currently proposed shoreline management plan, climate change projections indicate a low amount of coastal erosion relative to the current coastline during the term of a typical 35-year mortgage.

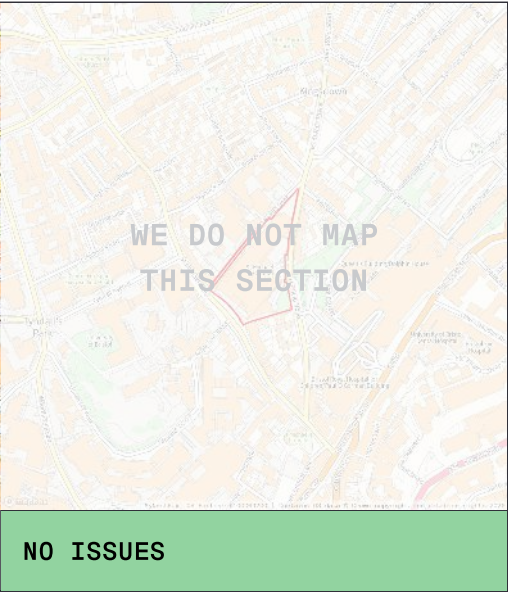
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COASTAL EROSION EXTENT (NO FUTURE INTERVENTION)

The property is situated in an area where, given no active intervention, climate change projections indicate a low amount of coastal erosion relative to the current coastline during the term of a typical 35-year mortgage.

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Climate Change



COASTAL EROSION SUSCEPTIBILITY

The property is located in an area with a low risk of coastal erosion. This suggests that either the property is situated near a cliff with low susceptibility to erosion, or it is more than 2 km from the coastline or the nearest cliff section. The risk to the property’s structural integrity from coastal erosion, including potential impacts from climate change, is expected to be low or very low.

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Planning Applications

No issues have been identified in this category.

Planning Portals

Planning Portals lists the online planning portals for planning authorities whose areas fall within the wider planning application search area for the property.

Planning application data in this report can be found in the following planning portals.

AUTHORITY	PLANNING PORTAL URL
Bristol, City of	https://pa.bristol.gov.uk/online-applications/search.do?action=simple

Direct links to planning applications may deteriorate over time. If a direct link is not accessible, please consider searching for the planning application reference in these portals.

Planning Applications

SUMMARY ↑

Large Scale Developments

Large scale planning applications includes relevant planning applications concerning multiple dwellings or significant infrastructure projects. Large scale (>150kw) renewable energy installations are also included.

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
20/02031/X ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application for the variation of conditions 5 (Arboricultural Measures), 6 (Tree Protection Measures), 20 (Energy Efficiency Measures) and 29 (Approved Plans), following grant of planning permission 19/06088/X - Application to vary condition Nos 2 (Sample Panel) 3 (Design Details) 11 (Living roof) 16 (BREEAM) 21(Skid Resistant Surfacing) attached to planning permission ref 19/01425/F which approved the construction of new lecture theatres and study spaces, and associated landscape works.	APPROVED	25m
20/01013/COND ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application to approve details in relation to conditon 5(temporary access to site) and 6(cemp) of permission 19/01425/F Construction of new lecture theatres and study spaces, and associated landscape works.	APPROVED	25m
20/00246/COND ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application to approve details in relation to condition 3 (details of materials and elements) and 4 (highway condition survey) of permission 19/01425/F Construction of new lecture theatres and study spaces, and associated landscape works.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
19/06183/COND ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application to approve details in relation to condition 8 (impact Noise), 12 (archaeology) and 15 (archaeologist confirmation) of permission 19/01425/F Construction of new lecture theatres and study spaces, and associated landscape works.	APPROVED	25m
19/03723/LA ↗	Bristol, City of	Royal Fort Gatehouse Royal Fort Road Bristol BS8 1UH Proposed external works - roof repairs, render repairs to the chimney and wall to the extension, re pointing to the old building boundary walls and redecoration to the external joinery. Internal works consist of upgrading the fire detection system, upgrade of the electrical installation system and enhancing the buildings acoustic properties. Renewing some fire doors and frames and the installation of a new w/c and kitchenette within the modern extension.	APPROVED	25m
17/04365/SCR ↗	Bristol, City of	Part Of University Precinct & St Michaels Park Tyndall Avenue Bristol Request for a Screening Opinion as to whether an Environmental Impact Assessment is required for a proposed application for a public realm improvement scheme to Tyndall Avenue, which forms part of the University precinct, along with works to St Michaels Park to accommodate diverted buses.	APPROVED	25m
23/00549/X ↗	Bristol, City of	Bookbinder House 1 Kingsdown Parade Bristol BS6 5UD Variation of conditions 6 (Top-hung opening (by restrictor) and obscured glazed window) and 7 (List of approved documents) attached to permission 17/04627/X for conversion of building to provide 6 no. apartments and retain commercial space on ground floor. Amendment sought to replace fixed-pane window within office space with top-hung casement to match adjacent, to allow natural ventilation.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
25/12610/COND ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Application for approval of details reserved by condition 5, 6, 11, 14 and 15 of permission 24/02309/F Erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at The Bristol Children's Hospital.	APPROVED	50m
25/13033/COND ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Application for approval of details reserved by condition 13 of permission 24/02309/F Erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at The Bristol Children's Hospital.	APPROVED	50m
25/13437/COND ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Application for approval of details reserved by condition 7 of permission 24/02309/F Erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at The Bristol Children's Hospital.	APPROVED	50m
25/13616/COND ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Application for approval of details reserved by condition 8 of permission 24/02309/F Erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at The Bristol Children's Hospital.	APPROVED	50m
26/11641/COND ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Application for approval of details reserved by condition 12 (Lighting Plan) of permission 24/02309/F - Erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at The Bristol Children's Hospital.	PENDING	50m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
24/02995/LA ↗	Bristol, City of	land to rear of cots for tots house southwell street bristol bs2 8ej erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at the bristol children's hospital. this proposal looks to remove the boundary wall to allow the new development to be constructed.	APPROVED	50m
19/00961/F ↗	Bristol, City of	5 kingsdown parade bristol bs6 5ud change of use of part from derelict vehicle servicing depot to residential use. construction of 4 no. selfbuild dwellings following demolition of existing depot building and walling, with 3 no offstreet car parking spaces, amenity space and associated refuse and cycle storage. (self build)	WITHDRAWN	50m
18/00146/COND ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application to approve details in relation to condition 2 (Waste Management) of permission 17/04627/X, which was an application for variation of condition no. 7 (approved plans) following grant of planning permission 16/01402/X (Application for removal of condition 2 (Energy Statement) and variation of conditions 6 (non-opening, obscure window) and 7 (List of approved plans and documents) following grant of planning permission. 14/01723/F for 6 no. apartments - Now proposed changes to approved plans with revised plans.	APPROVED	100m
17/03875/NMA ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application for non-material amendment following planning permissions 16/01402/X (as amended by 16/05858/NMA), which approved the conversion of the building to provide 6 no. apartments and retention of the commercial space on the ground floor now proposed changes to rooflights, all timber windows, relocation of rear elevation, new window openings to side elevation, roof tiles to be clay double roman , shopfront amendments and changes to floor plan layout.	OTHER	100m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
17/04627/X ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application for variation of condition 7no. (approved Plans) following grant of planning permission app.no. 16/01402/X - Application for removal of condition 2 (Energy statement) and variation of conditions 6 (non-opening obscure window) and 7 (List of approved plans and documents) following grant of planning permission. 14/01723/F for 6 no. apartments - Now proposed changes to approved plans with revised plans.	APPROVED	100m
17/05753/COND ↗	Bristol, City of	6 Kingsdown Parade Bristol BS6 5UD Application to approve details in relation to condition 2(Artificial Lighting) 3(Contamination) 4 (Remediation Scheme) 5(Implementation of Remediation Scheme) 6 (Detail Drawings) 7(Sample) 8(SUDS) 9 (Green roof) 10 (Landscaping) 11(tree Protection) 12 (Archaeological Works) 13(Fabric of Building) 14(Road Works) 15 (Highway Retaining Walls) 16 (Cycle parking) of permission 15/02242/F Proposed demolition of existing depot and walling, construction of 5 no. family dwellings with associated widened access, car parking, amenity space, refuse and cycle storage. Alterations to no. 6 Kingsdown Parade.	APPROVED	100m
18/01956/P ↗	Bristol, City of	8 kingsdown parade bristol bs6 5ud application for outline planning permission with some matters reserved. demolition of existing dwelling and garage, and construction of 9no. apartments. approval sought for access, appearance, layout, and scale.	WITHDRAWN	100m
20/02201/COND ↗	Bristol, City of	Land Adjacent To Bristol Heart Institute At Junction Of Cottage Place And Marlborough Hill Bristol BS2 8ED Application to approve details in relation to conditon 2 (Construction Management Plan), 3 (Construction Environmental Management Plan), 5 (Structure Adjacent To Public Highway), 6 (Highway Works - General Arrangement), 7 (Employment Opportunities) and 8(Overheating Risk Assessment) of permission 19/02729/F Extension to north east end of Bristol Heart Institute to provide a new Cardiovascular Research Unit.	APPROVED	200m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>23/04336/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street Bristol BS2 8HW Application for Approval of Details Reserved by Condition 20 (part g) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds.	APPROVED	500m
<u>17/03218/COND</u> <u>↗</u>	Bristol, City of	Lewins Place Lewins Mead Bristol BS1 2NR Application to approve details in relation to condition 13 (External Forecourt) and 14(Flood Evacuation Plan) of permission 15/02011/F (and conditions 4 + 5 of 17/01406/X) Creation of 4 residential apartments (Use Class C3) at first floor level with associated 'infill' building works. Change of use of part ground floor from office (Use Class B1(a)) to plant room, bin and cycle store (Use Class C3). Erection of new recycling store (Use Class C3) at the rear of the building. Rearrangement of car parking layout and provision of external landscaping. External refurbishment works including installation of new balconies, windows and 13th / 14th storey cladding. Construction of rooftop conservatory and garden area on the east tower.	APPROVED	500m
<u>20/02595/COND</u> <u>↗</u>	Bristol, City of	Number One Bristol Lewins Mead Bristol BS1 2NR Application to approve details in relation to condition 3(further details) of permission 15/02011/F Creation of 4 residential apartments (Use Class C3) at first floor level with associated 'infill' building works. (Major Application).	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
17/01406/X ↗	Bristol, City of	Lewins Place Lewins Mead Bristol BS1 2NR Variation of condition No. 19 for planning permission 15/02011/F - (Which was for Creation of 4 residential apartments (Use Class C3) at first floor level with associated 'infill' building works. Change of use of part ground floor from office (Use Class B1(a)) to plant room, bin and cycle store (Use Class C3). Erection of new recycling store (Use Class C3) at the rear of the building. Rearrangement of car parking layout and provision of external landscaping. External refurbishment works including installation of new balconies, windows and 13th / 14th storey cladding. Construction of rooftop conservatory and garden area on the east tower) Changes to the approved plans are required to allow for an amended design solution for the roof garden and garden room. (RETROSPECTIVE)	APPROVED	500m
17/00316/NMA ↗	Bristol, City of	lewins place lewins mead bristol bs1 2nr non-material amendment for planning permission 15/02011/f - creation of 4 residential apartments (use class c3) at first floor level with associated 'infill' building works. change of use of part ground floor from office (use class b1(a)) to plant room, bin and cycle store (use class c3). erection of new recycling store (use class c3) at the rear of the building. rearrangement of car parking layout and provision of external landscaping. external refurbishment works including installation of new balconies, windows and 13th / 14th storey cladding. construction of rooftop conservatory and garden area on the east tower. (major application)	OTHER	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>17/00222/COND</u> <u>↗</u>	Bristol, City of	Lewins Place Lewins Mead Bristol BS1 2NR Application to approve details in relation to condition 10 (External Landscaping) of permission 15/02011/F (Creation of 4 residential apartments (Use Class C3) at first floor level with associated 'infill' building works. Change of use of part ground floor from office (Use Class B1(a)) to plant room, bin and cycle store (Use Class C3). Erection of new recycling store (Use Class C3) at the rear of the building. Rearrangement of car parking layout and provision of external landscaping. External refurbishment works including installation of new balconies, windows and 13th / 14th storey cladding. Construction of rooftop conservatory and garden area on the east tower. (Major Application)).	WITHDRAWN	500m
<u>25/14666/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for approval of details reserved by condition 18 (b,c,d,e and f) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	OTHER	500m
<u>26/10482/NMA</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a Non-Material Amendment Following a Grant of Planning Permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking. Non-Material minor Amendments sought to the facade and internal layout.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
26/12695/COND ↗	Bristol, City of	Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for approval of details reserved by condition nos. 17 C & D (Material Samples) 18 F & K (Material Samples) 19 A, B, C, D, G & J (Material Samples) of permission 19/04331/F - Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking. Major.	PENDING	500m
26/12700/COND ↗	Bristol, City of	bristol royal infirmary old building marlborough street city centre bristol bs2 8hw application for approval of details reserved by condition nos. 14 (lighting strategy) of permission 19/04331/f - mixed use development comprising the conversion of part of the old bri hospital building to accommodate 62 residential flats (c3 use class) alongside external alterations; retention and refurbishment of fripps chapel for community use (a3, d1 or d2 use class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (sui generis) and 123 sq m of ground floor commercial floorspace (a1, a2, b1, d1 and d2 use class) associated landscaping; private access road, car parking and cycle parking.	PENDING	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/01667/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 17(f) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m
22/00810/NMA ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a Non-Material Amendment following a grant of planning permission of 19/04331/F for the mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sqm of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping, private access road, car parking and cycle parking. Amendment to enable openable windows to Marlborough street facade.	OTHER	500m
22/00972/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application approve details in relation to condition 19(materials) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/01107/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 19(materials) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m
22/01255/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 18 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	OTHER	500m
22/02330/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 18 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats	OTHER	500m
22/03767/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 26 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	APPROVED	500m
22/03872/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 2 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/03889/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to conditoin 37 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	APPROVED	500m
22/03950/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 27 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	APPROVED	500m
22/03952/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve dtails in relation to condition 36 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats .	APPROVED	500m
22/03970/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 34 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	APPROVED	500m
22/03972/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 10 of permission of 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>22/04173/NMA</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a non-material amendment following grant of planning permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
<u>21/00469/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 14(Lighting Strategy) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
<u>21/00460/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 15 (Local Employment Opportunities)of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/00426/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 7(suds) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations.	OTHER	500m
20/03667/NMA ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a non-material amendment following grant of planning of permission 19/04331/F for a mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking - now proposed amendments to increase number of student bedrooms from 416 to 431.	OTHER	500m
20/03375/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to conditon 9 (bats) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class).	APPROVED	500m
19/03773/SCR ↗	Bristol, City of	old building bristol royal infirmary marlborough street city centre bristol bs2 8hw request for a screening opinion as to whether an environmental impact assessment is required in respect of mixed-use development proposed at the old bristol royal infirmary site comprising purpose-built student accommodation and conventional residential floorspace.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
17/03964/N ↗	Bristol, City of	Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU Prior Notification of Proposed Demolition - all current buildings on the site.	APPROVED	500m
17/02572/N ↗	Bristol, City of	Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU Application for prior notification of proposed demolition of all the buildings on site.	REFUSED	500m
17/02413/F ↗	Bristol, City of	Old Bristol Royal Infirmary Building Marlborough Street (South Side) City Centre Bristol BS1 3NU Demolition of the existing buildings and redevelopment of the site to provide a part 7, 8 and 9 storey building fronting Marlborough Street, comprising 715 student bedspaces; communal areas and central courtyard; and erection of part 4, 5 and 6 storey building to the rear to accommodate a mix of uses, including office floorspace (Use Class B1) and/or medical school (Use Class D1) equating to 6,860sqm and a small commercial unit; associated access road, landscaping, public realm improvements, undercroft car parking and cycle parking. (MAJOR).	OTHER	500m
21/00706/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for approve of details for condition 11(Energy Strategy) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>21/01705/COND</u> <u>2</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 19(Material Samples) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
<u>21/01912/COND</u> <u>2</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 3(highway works) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use.	APPROVED	500m
<u>21/02181/COND</u> <u>2</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 5(Structure Adjacent to the Highway) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/02533/F ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Conversion of the Old BRI Hospital building to accommodate co-living (Sui generis) accommodation on levels 01 and 02 with residential flats (Use Class C3) on basement levels 01 and 02 and, level 03 (as a variation only to the use of the Old BRI Hospital building permitted under planning permission LPA Ref. 19/04331/F), together with external alterations, including the introduction of a window on basement level 01 on Whiston Street and cycle parking and waste storage. (Major application).	OTHER	500m
21/02637/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 2(Phasing Plan) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class).	OTHER	500m
21/05102/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 52() of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/00602/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 17 of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel.	OTHER	500m
21/05409/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Applicatin to approve details in relation to condition 17 (e,h) (method statements) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m
21/05436/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 13(Flat layout) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>21/05445/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 22(Marlborough Street Access) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m
<u>21/05466/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 17(g) (method statement) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
<u>21/05614/COND</u> <u>↗</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 18(b) (further details) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>21/05772/COND</u> <u>2</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 16(Living Roof Maintenance Strategy) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
<u>21/05773/COND</u> <u>2</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 18(c) (further details) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
<u>21/05777/COND</u> <u>2</u>	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 18(o, p)(further details) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	OTHER	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/05788/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 20(sample panels) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings uilding to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
21/06352/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application to approve details in relation to condition 18(m) (further details) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 student beds (Sui Generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
21/06427/NMA ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a non-material amendment following grant of planning permission of 19/04331/F for the mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sqm of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking - now proposed internal and external amendments.	OTHER	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/06436/X ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for variation/remove condition 52 (non-opening windows) of permission 19/04331/F - Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking - Air Quality Assessment concludes mechanical ventilation is not required and that opening windows to the Marlborough Street facade should be allowed.	WITHDRAWN	500m
21/06619/NMA ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a non-material amendment following grant of planning permission 19/04331/F for a mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking now proposed amendments to the facade of the Old Building of the BRI.	OTHER	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/00511/NMA ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for a Non-Material Amendment following a grant of planning permission of 19/04331/F for the mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking. Non material amendment for description of development and minor changes related to increase in build to rent units from 62 to 75.	APPROVED	500m
26/11596/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for approval of details reserved by condition 34 (Travel Plan) of permission 19/04331/F - Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats (C3 Use Class) alongside external alterations; retention and refurbishment of Fripps Chapel for community use (A3, D1 or D2 Use Class); demolition of the remainder of the buildings and erection of a part 4, 5 and 6 storey building to provide 416 students beds (Sui generis) and 123 sq m of ground floor commercial floorspace (A1, A2, B1, D1 and D2 Use Class) associated landscaping; private access road, car parking and cycle parking.	APPROVED	500m
26/11080/COND ↗	Bristol, City of	Old Building Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Application for approval of details reserved by condition 18(n) of permission 19/04331/F Mixed use development comprising the conversion of part of the Old BRI Hospital building to accommodate 62 residential flats.	PENDING	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/05121/COU ↗	Bristol, City of	82 - 88 colston street bristol bs1 5bb application to determine if prior approval is required for a proposed change of use from commercial, business and service (use class e) to dwellinghouse (use class c3). 8 dwellings.	WITHDRAWN	500m
18/00227/COND ↗	Bristol, City of	12d cotham road bristol bs6 6dr application to approve details in relation to condition 2(drawings); 3 (samples); and 4 (photovoltaic panels) of permission 17/02228/f: conversion of existing childcare nursery (use class d1) to residential 8no. flats use class c3) with associated car parking, cycle and refuse storage. new rear pedestrian access, partial demolition and extension at the rear and replacement roofs. removal of tree and replacement planting.	OTHER	500m
18/02864/NMA ↗	Bristol, City of	12D & 12E Cotham Road Bristol BS6 6DR Application for a non-material amendment to permission 17/02228/F - Conversion of existing childcare nursery (Use Class D1)to residential 8no. flats (Use Class C3) with associated car parking, cycle and refuse storage. New rear pedestrian access, partial demolition and extension at the rear and replacement roofs. Removal of tree and replacement planting - now proposed the addition of 1no. 'velux' window.	APPROVED	500m
17/02228/F ↗	Bristol, City of	12D And E Cotham Road Bristol BS6 6DR Conversion of existing childcare nursery (Use Class D1) to residential 8no. flats Use Class C3) with associated car parking, cycle and refuse storage. New rear pedestrian access, partial demolition and extension at the rear and replacement roofs. Removal of tree and replacement planting.	APPROVED	500m

Planning Applications

SUMMARY ↑

Small Scale Developments

Small Scale Developments includes relevant planning applications categorised as either small or medium. Small planning applications are proposals for things like an extension to or renovation of a single dwelling. Medium planning applications are proposals concerning 2-5 dwellings. Small infrastructure projects, such as mobile phone masts or small scale (<150kw) renewable energy projects, are also included.

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
20/06203/F ↗	Bristol, City of	Bristol Maternity Hospital St Michaels Hill/Southwell Street Bristol BS2 8BS The installation of upgraded telecommunications apparatus, to include 3 no. new antennae and ancillary apparatus.	WITHDRAWN	25m
22/06097/F ↗	Bristol, City of	St Michaels Hospital Southwell Street Bristol BS2 8EG Erection of roof mounted plant, including enclosures and associated alterations.	APPROVED	25m
18/05059/F ↗	Bristol, City of	St Michaels Hospital Southwell Street Bristol BS2 8EG Roof top base station.	APPROVED	25m
26/11516/F ↗	Bristol, City of	St Michaels Hospital Southwell Street Bristol BS2 8EG Erection of roof mounted plant, including enclosure and associated external alterations to building.	APPROVED	25m
24/05122/F ↗	Bristol, City of	St Michaels Hospital Southwell Street Bristol BS2 8EG Adding additional radios to three of the existing antennas and a cabinet Lifting one of these antennas by 1.5m. Installing a handrail around the edge of the plant room roof.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/05987/VP ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Area 1 (trees in North Corner) T1-Maple- Reduce by 3m & reshape by 20%. T2- Malus (ornamental Apple)- Reduce by 1.5m. T3- Sorbus -Reduce by 1m. Area 2- Trees in grass area/carpark T4- Maple near footpath- Reduce by 3m & reshape by 20%. T5- Laburnum- Crown reduce by 1m & reshape crown. T6-Maple on left near carpark- Reduce by 3m & reshape crown by 20% .T7- Maple further away- Reduce by 3m, clear building by 2m and reshape by 20%.	APPROVED	25m
17/02133/VC ↗	Bristol, City of	School Of Veterinary Science Southwell Street Bristol BS2 8EJ Broad-Leafed Limes (T1) & (T2): - thin crowns by 20-25%.	APPROVED	25m
17/00139/VC ↗	Bristol, City of	Alfred Hill Bristol 4. Maple, located at the far end of the car-park on Alfred Hill- remove large right limb from over the car-park and sever lvy	APPROVED	25m
21/04964/VP ↗	Bristol, City of	Guild Court 78 - 86 Horfield Road Bristol BS2 8EQ T1 - Ash - Fell to ground level, tree is in decline with obvious signs of Ash Dieback.(TPO 689)	APPROVED	25m
18/04083/F ↗	Bristol, City of	36/38 Southwell Street Bristol BS2 8EJ The proposal is for a change of use from General Hospital Use (sui generis) to Hostel/Hotel Accommodation (C1), and a small rear extension.	APPROVED	25m
22/01866/F ↗	Bristol, City of	54 St Michaels Hill Bristol BS2 8DX Renovation of timber sash windows; installation of mechanical ventilation extract fan to rear facade.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/01291/LA ↗	Bristol, City of	54 St Michaels Hill Bristol BS2 8DX Renovation of timber sash windows; installation of mechanical ventilation extract fan to rear facade; like-for-like replacement of internal doors to provide 30 minutes fire resistance and 30 minutes fire resistant lining to store areas; introduction of fire resistant glazing to internal window; and alterations to internal door security locks and latches.	APPROVED	25m
22/02038/VP ↗	Bristol, City of	Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW BH 15 (G)Mixed (Lime, Pine, Cherry) -Fell BH 22 Cherry - Fell failed cherry tree to North East. BH 24 (G) Mixed (Ash, Sycamore, Lime, Birch) Fell dead Birch. BH 25 Norway Maple - Remove deadwood over 25mm diameter. BH 25 - Norway Maple - Sever Iv. BH 26 (G) Mixed (Ash, Sycamore, Maple)- Prune sycamore clear of 27 Alfred Hill by 2m (property Frontage). TPO 541	APPROVED	25m
18/06027/F ↗	Bristol, City of	Land Adjacent To The Seahorse Upper Maudlin Street Bristol BS2 8BJ Proposed free standing timber structure to accommodate 'Bereavement Hub', located within courtyard and alterations to the existing wall onto Upper Maudlin Street, to allow for the retention of the existing means of escape from the Children's Hospital.	APPROVED	25m
19/05490/VP ↗	Bristol, City of	Terrell Street Bristol 7x Corsican Pine Fell. 3x standing dead Corsican Pines- Fell.TPO 541	APPROVED	25m
18/03129/F ↗	Bristol, City of	Bristol Royal Infirmary Upper Maudlin Street Bristol BS2 8HW Erection of single storey extension to Welcome Centre to create new entrance lobby.	APPROVED	25m
23/02166/COND ↗	Bristol, City of	Terrell Street Ward Block Terrell Street Bristol BS2 8ED Application for approval of details reserved by condition 3 of permission 21/04179/F Extension of existing building and other associated works.	OTHER	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
19/06186/F ↗	Bristol, City of	Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW Alterations to main entrance to Queen's Building, to provide new entrance revolving door.	APPROVED	25m
20/00639/F ↗	Bristol, City of	Bristol Haematology And Oncology Centre Horfield Road Bristol BS2 8ED Erection of an air handling unit enclosure and new cycle parking facilities.	APPROVED	25m
20/02220/VD ↗	Bristol, City of	Terrell Street Bristol Common Lime - Fell dangerous tree.	APPROVED	25m
21/05705/VC ↗	Bristol, City of	70 Horfield Road Bristol BS2 8EQ T2 - Acer pseudoplatanus (Sycamore) - Re-Pollard leaving height of 8m and radial spread of 6m T3 - Ilex aquafolium (Holly)- Fell.	APPROVED	25m
21/02566/F ↗	Bristol, City of	H H Wills Physics Laboratory Tyndall Avenue Bristol BS8 1TL Erection of a nitrogen storage cylinder and ancillary works.	APPROVED	25m
21/02349/VC ↗	Bristol, City of	Royal Fort Gardens University Walk Bristol Tulip Tree (T1) - Fell.	APPROVED	25m
21/04345/F ↗	Bristol, City of	Royal Fort Gardens University Walk Bristol Installation of a statue and associated works.	APPROVED	25m
21/06300/VC ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Whitebeam (T1) - Fell	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
16/04387/VC ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Common Lime (T1)(A-7): Crown clean and 25% crown thin. Sugar Maple (T2)(A-40): 20% crown thin. Atlas Cedar (T3)(A-113): 30% end weight reduction, whilst retaining good form. Sweetgum (T4)(A-275): Remove one of the duel leaders. Griselinia (T5)(T6): Remove branches resting or near resting on wall. Cherry (T7)(-214): Fell, because tree is heavily leaning and exhibiting basal heave. Replace with standard Japanese Maple within the garden.	APPROVED	25m
21/06763/X ↗	Bristol, City of	David Smith Building 73 St Michaels Hill Bristol BS2 8BH Variation of condition 3 (time-limited permission) of permission 20/01213/X (Erection of temporary lecture theatres) - now proposed: extension of the time period of the permission until 20 June 2026	APPROVED	25m
21/03985/VC ↗	Bristol, City of	Royal Fort Lodge Tyndall Avenue Bristol BS8 1UH Common Lime (T1) (A-2) -Fell Bay Tree (T2) (A-8) - Crown lift to 4m and balance form . Holly (T3) (A-6) - Reduce to a stem of 3m in height. Holly (T4)(A-10) -Reduce to a stem 4m in height (Picture: T4 Holly.jpg) . Holly (T5)(A-145d) -Stool to a 1m stem (Picture: T5 Holly.jpg).	APPROVED	25m
21/03669/VC ↗	Bristol, City of	Royal Fort Gardens University Walk Bristol Cherry (T1) - Fell	APPROVED	25m
24/03938/VC ↗	Bristol, City of	Royal Fort Gardens University Walk Bristol BS8 1UH T1 & T2 - Holm Oak x 2 - Crown thin by 20-25% over road. T3 & T4 - Leyland Cypress x 2 - Crown lift to 5m height clearance over road. T5 - London Plane - Crown lift to 5m height over driveway. T6 - Variegated Holly - Reduce crown height by 2-3m.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
24/03576/VC ↗	Bristol, City of	Stuart House Royal Fort Road Bristol BS8 1UH T1 & T2 - Southern Magnolias - Crown reduction by up to 1.5m.	APPROVED	25m
24/03294/F ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Proposed ramp to the south facade of the building.	APPROVED	25m
24/03120/LB ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Proposed ramp to the south facade of the building.	PENDING	25m
24/02811/VC ↗	Bristol, City of	royal fort house gardens royal fort road bristol bs8 1uh t1 - lawsons cypress - reduce height to 3m. t2 - lawsons cypress - reduce height to 4m.	REFUSED	25m
24/02617/LA ↗	Bristol, City of	Royal Fort Gatehouse Royal Fort Road Bristol BS8 1UH Render works. Replacement of windows like for like. Roof works. Safety barrier to roof. Internal works.	APPROVED	25m
24/02616/F ↗	Bristol, City of	Royal Fort Gatehouse Royal Fort Road Bristol BS8 1UH Render works. Replacement of windows like for like. Roof works. Safety barrier to roof. Internal works.	APPROVED	25m
23/04718/VC ↗	Bristol, City of	University Of Bristol Ada Lovelace Building University Walk Bristol BS8 1TW T1 - Birch - Remove low branch over building.	APPROVED	25m
23/04397/VC ↗	Bristol, City of	Royal Fort Gardens University Walk Cotham Bristol BS8 1UH T1 - Bay Tree - Stool to 0.5m height.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
<u>23/04148/VC ↗</u>	Bristol, City of	Royal Fort Gardens University Walk Cotham Bristol BS8 1UH T1 - Sycamore (A-194) - Fell.	APPROVED	25m
<u>23/02008/VC ↗</u>	Bristol, City of	Royal Fort Gardens University Walk Bristol BS8 1UH T1 - Sweet Chestnut - Fell. T2 - Amur Maple - Fell.	APPROVED	25m
<u>23/01123/VC ↗</u>	Bristol, City of	Royal Fort Lodge Tyndall Avenue Bristol BS8 1UH T1 - Horse Chestnut - 25-30% reduction of lower limbs on Western and Southern aspects.	APPROVED	25m
<u>23/00058/VC ↗</u>	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH London Plane (T1) - Prune to Provide Clearance from neighbouring tree by 1-2m. Sycamore (T2) - Crown reduction by 1-2m. Sycamore cv (T3) - Reduce height of stem to 8m (due to crown dieback). Black Mulberry (T4) - Crown reduction by 0.5-1m,	APPROVED	25m
<u>25/10101/VC ↗</u>	Bristol, City of	H H Wills Physics Laboratory Tyndall Avenue Bristol BS8 1TL T1 - Whitebeam - Fell	APPROVED	25m
<u>22/05768/VC ↗</u>	Bristol, City of	Ronald McDonald House Royal Fort Road Bristol BS2 8DH T1 - Weeping Ash - Fell.	OTHER	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/03031/CE ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application for a Lawful Development Certificate for an existing activity - To confirm that planning permission 20/02031/X, application for the variation of conditions 5 (Arboricultural Measures), 6 (Tree Protection Measures), 20 (Energy Efficiency Measures) and 29 (Approved Plans), following grant of planning permission 19/06088/X, application to vary conditions 2 (Sample Panel), 3 (Design Details), 11 (Living roof), 16 (BREEAM), and 21 (Skid Resistant Surfacing) attached to planning permission 19/01425/F, which approved the construction of new lecture theatres, study spaces and associated landscape works, has lawfully commenced and remains extant.	APPROVED	25m
22/03015/VC ↗	Bristol, City of	university of bristol ada lovelace building university walk bristol bs8 1tw lime (t1) - prune back from building to allow 1m clearance.	REFUSED	25m
22/02192/VC ↗	Bristol, City of	Stuart House Royal Fort Road Bristol BS8 1UH T1 & T2 - Southern Magnolias -1-2m crown reduction.	APPROVED	25m
16/04393/VC ↗	Bristol, City of	royal fort house royal fort road bristol bs8 1uh holm oaks (t1)(a-164) & (t2)(a-166): thin crowns by 25%.	WITHDRAWN	25m
16/05721/VC ↗	Bristol, City of	Royal Fort Gatehouse Royal Fort Road Bristol BS8 1UH Apple (T1): Reduce height by 3-4m and laterals growth by 1-2m. 25% crown thin. Apple (T2): 20% crown thin	APPROVED	25m
17/00534/VC ↗	Bristol, City of	Ronald Mcdonald House Royal Fort Road Bristol BS2 8DH T1 Sycamore - fell	OTHER	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
17/02290/LA ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Repairs to the stone work of the Palladian mansion; replacement of sand cement render with lime render to the Annexe; replacement of badly eroded copings and cills to the Annexe; and repairs to timber windows.	APPROVED	25m
17/05539/VC ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Silver Lime (T1)(A-157): 40% end weight reduction of over extended western portion of crown. Varigated Sycamore (T2)(A-181): Reduce height of crown to 10m.	APPROVED	25m
18/02253/F ↗	Bristol, City of	Royal Fort Courtyard Bristol BS2 8BH Erection of temporary lecture theatres.	APPROVED	25m
18/02932/CPLB ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Application for a Lawful Development Certificate for proposed works to upgrade the security alarm system.	APPROVED	25m
18/04470/VC ↗	Bristol, City of	royal fort house royal fort road bristol bs8 1uh lucombe oak (t1) - fell	REFUSED	25m
18/04836/F ↗	Bristol, City of	Royal Fort Courtyard Royal Fort Road Bristol BS8 1TG Relocation of an approved temporary container-café facility.	APPROVED	25m
19/00616/VC ↗	Bristol, City of	Royal Fort Lodge Tyndall Avenue Bristol BS8 1UH Sycamore (T1) - fell because tree has lost its leader due to strong winds and has lost aesthetic value . Replant with standard English Oak. Sycamore (T2) - 30 % crown reduction-This multi-stemmed tree has a cavity in the centre of the main union .	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
19/02325/VD ↗	Bristol, City of	H H Wills Physics Laboratory Tyndall Avenue Bristol BS8 1TL Pillar Apples - Fell.	APPROVED	25m
19/02870/VC ↗	Bristol, City of	Stuart House Royal Fort Road Bristol BS8 1UH Southern Magnolia (T1) - reduce crown by 1 metre; and Southern Magnolia (T2) - reduce height by up to 2 metres and lateral growth by 1 metre.	APPROVED	25m
19/04387/VC ↗	Bristol, City of	Royal Fort House Royal Fort Road Bristol BS8 1UH Sweet Chestnut (T1)- Reduce crown spread over the road by up to 3m and reduce crown height by up to 2m (picture: Proposed crown reduction of T1 on road side_LI) to re-balance crown and retain good form.	APPROVED	25m
19/04903/COND ↗	Bristol, City of	Royal Fort Gatehouse Royal Fort Road Bristol BS8 1UH Application to approve details in relation to condition 2 (fire door) of permission 19/03723/LA proposed external works.	APPROVED	25m
19/05038/F ↗	Bristol, City of	Royal Fort Lodge Tyndall Avenue Bristol BS8 1UH Installation of a new floor standing, removable, external water fountain and bottle refilling station for student use. Locally sourced paving slabs laid for hardstanding area.	APPROVED	25m
21/01935/VC ↗	Bristol, City of	Stuart House Royal Fort Road Bristol BS8 1UH Silver Birch (T1)(T2) & (T3) - Crown lift to 4m height from base (ref: Proposed height of Birch Lift (T3).jpg) Italian Alder (T4) - Reduce lateral branches on western leader by 1-1.5m	APPROVED	25m
20/01213/X ↗	Bristol, City of	David Smith Building 73 St Michaels Hill Bristol BS2 8BH Variation of condition no. 4 (time limited permission) of permission 18/02253/F (Erection of temporary lecture theatres) - Application to vary the wording of the Condition to extend the time period of the permission until 20 June 2022.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
20/00782/COND ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application to approve details in relation to condition 7 (Precautionary method working), 8 (method statement - living roof) and 12 (bat boxes) of permission 19/06088/X Application to vary condition Nos 2(Sample Panel) 3(Design Details) 11(Living roof) 16(BREEAM) 21(Skid Resistant Surfacing) attached to planning permission ref 19/01425/F: Construction of new lecture theatres and study spaces, and associated landscape works	APPROVED	25m
19/06088/X ↗	Bristol, City of	Land To The Rear Of 73 St Michaels Hill Bristol BS2 8BH Application to vary condition Nos 2(Sample Panel) 3(Design Details) 11(Living roof) 16(BREEAM) 21(Skid Resistant Surfacing) attached to planning permission ref 19/01425/F	APPROVED	25m
19/05039/LA ↗	Bristol, City of	Royal Fort Lodge Tyndall Avenue Bristol BS8 1UH Installation of a new floor standing, removable, external water fountain and bottle refilling station for student use. Locally sourced paving slabs laid for hardstanding area.	APPROVED	25m
24/03427/VP ↗	Bristol, City of	Bristol Royal Infirmary Marlborough Street City Centre Bristol BS2 8HW BH14 - Birch x 3 - Fell. BH15 - Lime x 3 - Crown lift to 3m from ground along highway. Cherry (next to BH22) - Fell. (TPO 541).	APPROVED	25m
23/00740/VC ↗	Bristol, City of	27 alfred hill bristol bs2 8hn sycamore trees - cut back to create 2m clearance from building.	REFUSED	25m
22/00271/VP ↗	Bristol, City of	Nurses Home Terrell Street Bristol BS2 8EE 9. Fell 3 x dead/dying silver birch trees. (TPO 541).	APPROVED	25m
19/00676/VC ↗	Bristol, City of	Car Park Alfred Hill Bristol G1- Group of Sycamores on boundary- remove limbs growing over car-park and remove deadwood.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/05748/VP ↗	Bristol, City of	Land North West Of Terrell Street Bristol T1 - Acer pseudoplatanus - Reduce back branches overhanging Horfield Road garden by 2m. TPO 541	APPROVED	25m
22/00259/VC ↗	Bristol, City of	43 Alfred Hill Bristol BS2 8HN Sycamore - Fell.	OTHER	25m
20/03546/VC ↗	Bristol, City of	university of bristol biomedical sciences university walk bristol bs8 1td london plane (t1) - pollard to height of 5m following loss of major limb.	REFUSED	25m
23/04420/VC ↗	Bristol, City of	university of bristol biomedical sciences university walk bristol bs8 1td t1 - cotoneaster - crown reduction of 1-2m. t2 - lilac - crown thin by 15-20%.	REFUSED	25m
23/02478/VC ↗	Bristol, City of	biomedical sciences, university of bristol university walk cotham bristol bs8 1td t1 - cotoneaster - crown reduction by 1-2m.	REFUSED	25m
21/04009/VC ↗	Bristol, City of	67 st michael's hill bristol ash (t1) - 25-30% crown reduction whilst retaining good form.	REFUSED	25m
19/05429/VC ↗	Bristol, City of	University Of Bristol Biomedical Sciences University Walk Bristol BS8 1TD Snowy Mespilus (T1)- Fell. Replace with Winter Flowering Cherry. Tree Cotoneaster (T2) - 25-30% crown thin.	APPROVED	25m
21/04010/VC ↗	Bristol, City of	69 st michael's hill bristol bs2 8dz ash (t1) - 25-30% crown reduction whilst retaining good form.	REFUSED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/03089/COND ↗	Bristol, City of	university of bristol biomedical sciences university walk bristol bs8 1td application to approve details in relation to condition 2 (noise assessment) of permission 20/03818/f erection of plant on roof of building with supporting ductwork (partial discharge).	OTHER	25m
22/04749/VC ↗	Bristol, City of	land adjacent to 61 st michaels hill bristol london plane (t1) - prune back from adjacent buildings to allow 1-2m clearance and reshape remaining crown to maintain good form.	REFUSED	25m
23/00741/VC ↗	Bristol, City of	41 Alfred Hill Bristol BS2 8HN Sycamore - Fell.	APPROVED	25m
26/10479/VC ↗	Bristol, City of	3 Prospect House Prospect Avenue Kingsdown Bristol BS2 8EH T1 - Sycamore - Re-pollard to existing pollard heads; reduction in height and radial spread of 3m. T2 - Cordyline - Fell.	APPROVED	25m
24/02309/F ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Erection of a new four storey building to provide temporary residential accommodation for children (and the parents of children) receiving long term out-patient care at The Bristol Children's Hospital.	APPROVED	50m
23/04113/LA ↗	Bristol, City of	land to rear of cots for tots house southwell street bristol bs2 8ej removal of the upper sections of the existing retaining wall. please note the retaining wall is not specifically listed but did historically form the boundary of a listed building.	WITHDRAWN	50m
22/05685/F ↗	Bristol, City of	Land To Rear Of Cots For Tots House Southwell Street Bristol BS2 8EJ Application for demolition in a conservation area - Removal of the upper sections of the existing retaining wall.	WITHDRAWN	50m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
24/03426/VC ↗	Bristol, City of	37 alfred hill bristol bs2 8hn 37ah 1 - sycamore - crown lift to 5m all round. 37ah 2 - poplar - fell.	REFUSED	50m
18/06434/COND ↗	Bristol, City of	2 Kingsdown Parade Bristol BS6 5UD Application to approved details in relation to condition 2 (detail drawings) of 11/00789/F Erection of an extension above the existing single storey rear extension and internal alterations to accommodation over commercial premises including separate entrance and new shop front.	OTHER	50m
23/03803/VC ↗	Bristol, City of	Bengoughs Almshouses Horfield Road Kingsdown Bristol BS2 8EB T1 - Alder - Crown reduce by 2-3m. T2 - Portuguese Laurel - Crown reduce by 1.5m.	APPROVED	50m
19/03380/VC ↗	Bristol, City of	Bengoughs Almshouses Horfield Road Bristol BS2 8EB T1 Portuguese Laurel - crown reduce by 1.5-2m, to tidy and keep an appropriate size for situation. T2 Alder - reduce height by 3-4m and width by 1.5-2.	OTHER	50m
20/01281/VP ↗	Bristol, City of	Bristol Royal Infirmary Boiler House 40 Southwell Street Bristol BS2 8EJ T1 - Platanus x acerifolia - Crown reduce southeast side of tree by 2-3 metres and shape. TPO 1059 The tree over hands a drop in the ground where the NHS are planning to crane in a new boiler, the branches are to be reduced back to leave adequate space to drop the boiler in and not damage the tree.	APPROVED	50m
17/06969/VC ↗	Bristol, City of	Prospect House Prospect Avenue Kingsdown Bristol BS2 8EH Sycamore (T1) - re-pollard to previous points, roughly 3.0 metres in height.	OTHER	50m
26/10339/VC ↗	Bristol, City of	4A Alfred Place Kingsdown Bristol BS2 8HD Cherry - Crown lift to 2.6m clearance over pavement, 5.4m over highway, 0.5m around sign.	APPROVED	50m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
17/07051/VC ↗	Bristol, City of	69 st michael's hill bristol bs2 8dz ash (t1)- 30% crown reduction.	REFUSED	50m
17/00257/LA ↗	Bristol, City of	44 St Michael's Hill Bristol BS2 8DX Minor internal alterations including those to provide a shower room, WC and utility room. Also formation of opening between proposed kitchen and dining room.	APPROVED	50m
24/03635/VC ↗	Bristol, City of	4 kingsdown parade bristol bs6 5ud t1 - birch - fell. t2 - apple - fell.	REFUSED	50m
25/13762/H ↗	Bristol, City of	4 kingsdown parade bristol bs6 5ud loft conversion and internal alterations.	REFUSED	50m
21/03303/VC ↗	Bristol, City of	3 Prospect House Prospect Avenue Kingsdown Bristol BS2 8EH T1 - Pittosporum, reduce by roughly 3.0m and trim lateral growth by upto 1.5m.	APPROVED	50m
23/03183/VC ↗	Bristol, City of	3 Prospect House Prospect Avenue Kingsdown Bristol BS2 8EH T1 - Pittosporum - Reduce by approx 3m and trim lateral growth by up to 1.5m.	OTHER	50m
21/02977/LA ↗	Bristol, City of	67 st michael's hill kingsdown bristol bs2 8dz structural works on first floor level only, to strengthen timber stud wall and deflected first and second floor, floor joists.	APPROVED	50m
24/00420/F ↗	Bristol, City of	4 Alfred Place Kingsdown Bristol BS2 8HD Replace current timber sash windows and single-glazed panes with new timber sash windows with modern slimline Heritage 12mm double glazing.	APPROVED	50m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
23/04961/F ↗	Bristol, City of	4A,B,C,D,E,F,G,H Alfred Place Kingsdown Bristol BS2 8HD Replace and repair windows and doors.	APPROVED	50m
26/11021/VC ↗	Bristol, City of	48 Alfred Hill Bristol BS2 8HN T1 - Acacia - Fell.	APPROVED	50m
17/00419/F ↗	Bristol, City of	4 - 14 Alfred Place Kingsdown Bristol BS2 8HD Proposed replacement windows.	APPROVED	50m
21/02732/F ↗	Bristol, City of	4A-12H Alfred Place Kingsdown Bristol BS2 8HD Window replacement works to UPVC.	REFUSED	50m
24/00008/F ↗	Bristol, City of	10A, B , C , D, E , F & G Alfred Place Kingsdown Bristol BS2 8HD Window replacements.	APPROVED	50m
23/04962/F ↗	Bristol, City of	12A,B,C,D,E,F Alfred Place Kingsdown Bristol BS2 8HD Window replacement.	APPROVED	50m
19/01425/F ↗	Bristol, City of	land to the rear of 73 st michaels hill bristol bs2 8bh construction of new lecture theatres and study spaces, and associated landscape works.	APPROVED	50m
26/10575/F ↗	Bristol, City of	23 Horfield Road Bristol BS2 8EA Change of use from Use Class C3 (dwellinghouses) to Class C4 (small Houses in Multiple Occupation), with associated provision for car parking, refuse, and cycle storage.	APPROVED	100m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
21/05928/COND ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application to a approve details of condition 6(archaeological works) of permission 20/03545/F Demolition of existing building and construction of 5no. new dwellings (4no. houses and 1no. maisonette).	APPROVED	100m
22/04160/NMA ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application for a nonmaterial amendment following grant of planning permission 20/03545/F for the demolition of existing building and construction of 5no. new dwellings (4no. houses and 1no. maisonette).	OTHER	100m
17/02599/X ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application for a variation of condtion 12 (List of approved plans and drawings) attached to planning permission 16/03794/X, which approved the construction of two semi-detached houses and works to existing building.	APPROVED	100m
17/05055/COND ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application to approve details in relation to condition 2(Further details) and 3 (Sample panel) of permission 17/02599/X Application for a variation of condition 12 (List of approved plans and drawings) attached to planning permission 16/03794/X, which approved the construction of two semi-detached houses and works to existing building.	OTHER	100m
23/02640/COND ↗	Bristol, City of	5 Kingsdown Parade Cotham Bristol BS6 5UD Application for approval of details reserved by condition 4, 9 and 10 of permission 20/03545/F Demolition of existing building and construction of 5no. new dwellings (4no. houses and 1no. maisonette).	OTHER	100m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
22/05043/COND ↗	Bristol, City of	5 Kingsdown Parade Bristol BS6 5UD Application for approval of details reserved by Conditions 2 (Site Clearance Method Statement (PMW)) and 3 (Ecological Mitigation Statement, if required) of permission 20/03545/F (as amended by 22/04160/NMA), which approved the demolition of the existing building and construction of 5no. new dwellings (4no. houses and 1no. maisonette).	APPROVED	100m
20/03545/F ↗	Bristol, City of	5 kingsdown parade bristol bs6 5ud demolition of existing building and construction of 5no. new dwellings (4no. houses and 1no. maisonette).	APPROVED	100m
24/04653/CE ↗	Bristol, City of	Colstons Almshouse 26 St Michaels Hill Bristol BS2 8DY Application for a Lawful Development Certificate for an Existing Use or Operation or Activity - The existing lawful use of part of the building as 12no. self-contained flats under Class C3.	APPROVED	100m
18/02025/F ↗	Bristol, City of	6 Kingsdown Parade Bristol BS6 5UD Proposed demolition of existing depot and walling, construction of 5 no. family dwellings with associated widened access, car parking, amenity space, refuse and cycle storage. Alterations to no. 6 Kingsdown Parade.	APPROVED	100m

Homebuyer Guidance

Guidance based on your Martello report. Where shown, Requirements are stop-and-check items to resolve with the relevant professional before proceeding. Resources provide authoritative information, and Recommendations are practical next steps you may choose to take.

CONTAMINATED LAND ↑



REGULATED SITES

Consider asking the seller if they're aware of any past contamination, remediation work, or environmental issues affecting the property or nearby land. If they are, ask whether it affected insurance, valuation, or required any clean-up.

If you have concerns about past contamination, let your surveyor know. While they won't test for pollution, they may spot signs during the inspection that are worth following up.

FLOOD RISK ↑



HISTORICAL FLOOD AREAS

Flooding can have an impact on the purchaser's ability to obtain insurance at standard prices, the purchaser should make enquiries as to whether the property can be insured on a standard basis.

There may be an increased chance of higher insurance premiums or specific conditions being applied to flood coverage.

RADON ↑



RADON

Basic radon protection measures may be required particularly if the property has poor ventilation, modern sealed windows and a cellar or basement. Further guidance is available from [UKradon](#).

Ask the seller's conveyancer whether any radon protection measures have been installed at the property.

GROUND STABILITY ↑



LANDSLIDES

If your client is purchasing with a mortgage you should consult the [BSA](#) or [UK Finance handbook](#) to determine your lenders position on the insurability of the property.

Ground stability can have an impact on the purchaser's ability to obtain insurance at standard terms. We suggest that the buyer obtains at least three buildings insurance quotes to establish pricing.

If there is subsidence at the property a structural engineer will be able to advise on the extent and potential remediation measures.

Check with the Seller's Solicitors whether there has been any subsidence or ground movement at the property and if so has the seller be able to obtain insurance on standard terms.

Advise client that there may be ground stability risks at the property. Further advice on mitigation and potential issues can be found by your client on the [BGS Geosure website](#) under Property Hazard Information, or [BGS Geology Themes website](#).

MINING HAZARD AREAS ↑



OTHER MINES & MINERALS REPORTING AREAS

A Mines and Minerals report should be ordered to surface potential hazards related to other mining or mineral extraction activity in the area.

ENVIRONMENTAL SENSITIVITY ↑



AQUIFER DESIGNATION



GROUNDWATER VULNERABILITY

AQUIFER DESIGNATION AND GROUNDWATER VULNERABILITY

Consider environmental liability insurance for pollution risks, and check if any water discharge permits or consents are required especially if hazardous substances will be used on site. Regular water quality monitoring may be required.

Where hazardous materials will be used, it is advisory to perform routine integrity tests on storage tanks to prevent leaks, consider pollution prevention strategies, including filters, bunds, and closed-loop systems to handle wastewater safely, and ensure a spill prevention plan is in place.

AQUIFER DESIGNATION

Drainage systems with filters or containment measures to prevent pollutants from entering groundwater are recommended.

Regular groundwater testing to monitor for contaminants is advised, demonstrating due diligence and detecting potential issues early.

GROUNDWATER VULNERABILITY

Impermeable surfaces and effective drainage systems in high-risk areas are recommended to prevent contaminants from reaching the soil and groundwater.

Participation in local groundwater protection programs is encouraged to support water quality and show environmental responsibility.

CLIMATE CHANGE ↑

- HEAT STRESS
- DROUGHT

Resources

The following resources offer further information and guidance that may be of interest given the contents of this report

HEAT STRESS

Consider practical ways to reduce summer heat build-up, such as shading windows exposed to direct sun and improving ventilation. [Shade the UK's Overheating Adaptation Guide for Homes](#) gives practical examples for houses and flats.

DROUGHT

If you proceed, stay informed about local restrictions such as hosepipe bans and consider simple water-saving steps such as fixing leaks, using water-efficient fittings, and using water carefully in the garden. The [UKHSA's public drought guidance](#) is a useful starting point.

Recommendations

The following suggestions are actions you may choose to consider taking based on the contents of this report

HEAT STRESS

If you can, ask the seller whether any rooms become uncomfortably hot in summer, especially top-floor rooms or spaces with large south- or west-facing windows. This can help you judge whether extra shading or ventilation may be needed.

If you plan to improve the property, make sure summer comfort is considered alongside winter warmth. Energy efficiency measures do not automatically make overheating worse, but shading and ventilation should still be considered as part of the design.

DROUGHT

Ask the seller whether prolonged dry periods create practical issues for the property, such as water-use restrictions affecting day-to-day use, extra garden maintenance, or concerns about local water supply. This may help you judge whether drought is becoming a practical issue, rather than just a general background risk.

Check whether the property depends on features that may be harder to manage during prolonged dry periods, such as a private water supply, extensive planting, large lawns, or other high outdoor water use. This can help you judge whether the property may become more awkward or costly to run in dry weather.

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We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:
Head of Business Operations
MyNestBox Limited
3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW
Tel: 01172 395 282
support@martello.app

You can get more information about the PCCB from
www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

PURPOSE OF THIS REPORT

This is a Commercial Lite report, all of our findings assume that this property is being purchased as one of the permitted land uses defined in 2.7.3 of our [report terms](#) with no agricultural use or planned change of use or significant alterations to the property. Lenders may impose additional conditions or refuse mortgages on properties which have been identified as having high environmental risks. Buyers should always confirm lending conditions before accepting an offer.

BGS DISCLAIMER

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ABOUT PLANNING APPLICATIONS DATA

The planning datasets provide a robust representation of the planning application history around the property. We use several data providers, including LandHawk, Planning Pipe, and manual checks of Local Authority portals, to confirm accuracy. However, our data reflects the status at the time of this report's production, as the planning application process is dynamic and subject to change.

If your property purchase relies on planning proposals in the local area that may impact your decision to buy, we recommend contacting the Planning Department at the relevant Local Authority to stay updated on proposed developments.

While we strive to ensure the accuracy and completeness of the data obtained from third-party providers, Martello cannot guarantee that such data is free from errors, omissions, or inaccuracies. However, should you have concerns or issues related to the planning data included in this report, we are committed to assisting you.

Though Martello shall not be liable for losses or damages incurred by the client or beneficiary arising from third-party data inaccuracies, if you have any queries or concerns with any of the data in this report please contact support@martello.app and we will ensure that the matter is resolved appropriately and to your satisfaction.

REPORT SIGN OFF STATEMENT

The Ashfield Risk Team, comprising suitably qualified and experienced environmental consultants with expertise in environmental risk assessment and contaminated land, has reviewed the data, methodology and quality of Martello's Report and certifies that it meets the requirements of the PCCB Compliance Notes on Environmental Reports and Flooding, and the Law Society Practice Notes on Contaminated Land, Flooding, and Climate Change. All Contaminated Land sections have been assessed in accordance with Part 2A of the Environmental Protection Act 1990, using the Source–Pathway–Receptor model to evaluate potential environmental risks. The report has been prepared by Martello using a methodology and risk framework developed and overseen by the Ashfield Risk Team. The review and sign-off have been undertaken in accordance with applicable professional standards and internal quality assurance procedures. Please note that a negative search result does not confirm that the property is free from contamination, unless explicitly stated.

The Ashfield Risk Team

CONTACT MARTELLO

If you have any questions about the findings in this report please contact the Martello customer support team by email: support@martello.app, or by phone: 0117 2395 282 and we'll be happy to help.