

property misdescriptions act 1991

Whilst every effort is made to ensure that these particulars are correct, no warranty is given by the City Council for any statement contained herein. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the accuracy of these details. All property is offered subject to contract prior to disposal or withdrawal. The City Council is not bound to accept the highest or any offer made in respect of the said property.

PD10012.PMD 14/06/10
PROP ID: 80024, etc.

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Bristol City Council.
100023406.2010.

**For Sale by Informal Tender
Closing date 13 August 2010**

0.32 acres of Land with Outline Planning Consent for Residential Development at Adelaide Place, All Hallows Road, Easton.



If you need this document in an alternative language to English, or in a different format, this can be arranged if you contact us on:
Bristol (0117) 922 4003 Fax: (0117) 922 4676
e-mail: property.division@bristol.gov.uk

Land at Adelaide Place, Easton.

- DESCRIPTION:** The property comprises a level parcel of land at Adelaide Place and was used previously as a workshop/vehicle repair garage, which use ceased in 2003. The land is identified by the red line on the plan overleaf and extends to 0.32 acres (0.13 hectares).
- LOCATION:** Adelaide Place is situated off All Hallows Road, Easton and is surrounded predominantly by residential and some commercial buildings.
- GUIDE PRICE:** Offers in excess of £200,000 are sought for the site.
- ACCESS:** Access to the site is over Adelaide Place which is an adopted highway.
- PLANNING:** Outline planning consent (application ref. 09/02287/PB) for residential development was granted on 02 June 2010. All interested parties should contact Peter I Westbury in the Council's Planning Department on 0117 922 3976 for further advice on what may be permitted on the site. Planning consent (application ref. 08/05098/F) for the formation of vehicle parking for Bristol Community Transport, which was granted on 24 September 2009, also exists.
- TENURE:** The land is offered for sale freehold.
- VIEWING:** The property can be viewed from Adelaide Place. Should a more detailed inspection be considered necessary, this would be on a strict appointment basis.
- SUBMISSION:** The Council is seeking offers for the land and will consider proposals for purchase of the site either on a conditional or unconditional basis.
Submissions should be sent in an envelope clearly marked:

"TENDER FOR LAND AT ADELAIDE PLACE"

and addressed to the Director of Resources, Bristol City Council, B Bond, Smeaton Road, Bristol. BS1 6XN.
- The closing date for submissions is 13 August 2010, made on the enclosed Tender Form.
- FURTHER INFORMATION:** Further information is available and can be provided by email. Please note that no land surveys have been carried out.
- For further information or to arrange an on site viewing, please contact:-
- Miss Ceri Thomas,
Housing & Property Services,
St Anne's House,
Bristol. BS4 4AB
- Tel. 0117 352 5293
ceri.thomas@bristol.gov.uk

**APPLICATION TO PURCHASE LAND
AT ADELAIDE PLACE, EASTON**

Having inspected the above site and examined the Particulars of Sale I/We/the company would be prepared to purchase the freehold interest for the sum of:

£..... Unconditional bid

£..... Conditional bid - please provide details of the conditions:

.....
.....
.....
.....
.....

It will/will not be necessary for me/us/the company to obtain a mortgage/charge to proceed with the purchase, and subject to this unconditional bid being accepted, I/we/the company am/are/is willing, within one month of acceptance, to enter into a binding contract to purchase the property on such terms as shall be agreed with the Council's Head of Legal Services.

If the bid is conditional then exchange of contracts will take place at a date to be agreed.

It should be noted that the Council is not legally bound to accept the highest or any offer.

Name

Address

.....

.....

.....

Tel No.

Email

Signed.....

Dated

This form to be returned in a sealed brown A4 envelope clearly marked:

“TENDER FOR LAND AT ADELAIDE PLACE, EASTON”

and returned to: **Director of Resources, B Bond, Smeaton Road, Bristol BS1 6EE by Noon Friday 13th August 2010.**

It is important that the bid is anonymous. Any company logos on the envelope or franking stamp may disqualify the bid.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 09/02287/PB

DECISION: GRANTED subject to condition(s)

The following condition(s) and/or advice(s) are associated with this decision.

Conditions

1. Approval of the details of access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: SR6 - This is outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. SC5 Outline Permission

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. The development hereby permitted shall begin not later than whenever is the later of the following dates: -

- (a) the expiration of 5 years from the date of this permission;
- (b) the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: SR5 - As required by Section 92 of the Town and Country Planning Act 1990.

3. SC45 Access Completion

The building(s) hereby permitted shall not be occupied or the use hereby permitted commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority and the said means of vehicular access shall thereafter be retained for access purposes only.

Reason: SR33 - The building shall not be occupied until the means of access for vehicles, pedestrians and cyclists have been constructed in accordance with the approved plans and completed to the satisfaction of the Local Planning Authority.

4. SC42 Development of Contaminated Sites

The development hereby permitted shall not begin on site until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority. This scheme shall include an investigation and assessment to identify the location of contaminants within the site, the degree of contamination and the measures to be taken to avoid risk to public health when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented unless otherwise agreed in writing by the Local Planning Authority. Samples as agreed in writing with the Local Planning Authority shall also be taken both during and following development to ensure that the remedial measures have been successful. After the remediation has been completed a statement shall be submitted to the Local Planning

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 09/02287/PB

Authority confirming that the remediation measures have been carried out satisfactorily and with the results of analysis of samples of fill materials and samples taken on completion of the remediation.

Reason: SR31 - To safeguard the safety and health of future occupiers of the site.

5. SC80 To ensure implementation of a programme of archaeological works

No development shall take place within the area indicated until the developer has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the developer and approved by the Local Planning Authority.

Reason: SR61 - To ensure that archaeological remains and features are recorded prior to their destruction.

6. SC3 Approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application. This application has been approved on the basis of the following plans and documents:

- Site location plan, received 18 June 2009;

Reason: SR4 – For the avoidance of doubt.

Advice(s)

1. A06 Discharging Conditions

Requests for confirmation of compliance with condition(s) associated with this permission should be made in writing or by using the application form Approval of Details Reserved by Conditions.

A fee of £85 is payable for each request (£25 if the request relates to householder development). A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks from receipt of the request and where a formal response has not been supplied within 12 weeks, the fee will be refunded.

2. The scale of the proposed residential development shall not exceed two storeys in height when considered at Reserved Matters stage in order to safeguard the amenities of existing and future occupiers of adjacent properties from overshadowing and the creation of a detrimental sense of enclosure.

3. In advance of the submission of applications for the approval of reserved matters, the Applicants are strongly recommended to engage in a public consultation exercise. This should include consulting the residents of Westbourne Court, the Pickle Factory (13 All Hallows Road), Bristol Community Transport and Easton Business Centres.

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 09/02287/PB

Reasons for granting approval

The decision to grant planning permission for the development proposal has taken account of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposals accord with the policies of the Development Plan listed in this report.

The proposal site represents previous developed land in the urban area, and the residential development of the site is in accordance with the Appendix to Policy H1 of the Local Plan, and national planning policy in PPS3.

Full regard has been paid to all other material planning considerations including representations made in respect of the application.

Joint Replacement Structure Plan Adopted September 2002

Policy 30 Safeguarding existing Employment
Policy 1 Principles of Sustainable Development
Policy 59 Transport in New Developments

Bristol Local Plan, Adopted December 1997

B1 Design Criteria and Development
B2 Local Context
M1 Transport Development Control Criteria
H1 Retention of Residential Accommodation
EC4 Protection: Existing Employment Opportunities

Planning Policy Guidance, Planning Policy Statements and Supplementary Planning Guidance

PPS 4 Planning for Sustainable Economic Growth - 2009
PPS1 Delivering Sustainable Development (February 2005)
PPS 3 Housing (November 2006)

Additional information

1. The development hereby permitted must be implemented in accordance with plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. If permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated.

Failure to comply with this advice may render those responsible to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to prosecution.

2. Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town & Country Act 1990 for non-material alterations or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.
3. Requests for confirmation of compliance with condition(s) associated with this

DETAILS OF DECISION ON AN APPLICATION (PART 2)

Application No: 09/02287/PB

permission should be made in writing or by using the application form Approval of Details Reserved by Conditions.

A fee of £85 is payable for each request. A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks from receipt of the request.

4. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
5. Please note that this notice relates only to the Council's decision in relation to the Town and Country Planning Acts and is **not a building regulations approval**. If in any doubt please contact us.
6. Applicants have the right to appeal against requirements of any condition(s) attached to this approval. Any such appeal should be made on a form obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by contacting them on 0117 3728000. Further information can also be obtained from the Planning Inspectorate's web-site, and it is possible to download copies of appeal forms and questionnaires and booklets giving guidance about the appeal process. The address is www.planning-inspectorate.gov.uk.
7. Bristol City Council actively monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development process to ensure compliance with the approved plans and conditions.



Service Manager, Development Management
Brunel House, St. George's Road, Bristol BS1 5UY

Date of Notice: 04.06.10

It is important that you should read the enclosed notes