

10 Queen Square
Bristol
BS1 4NT

T: 0117 989 7000
F: 0117 925 1016

www.turleyassociates.co.uk

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Planning, Transport & Sustainable Devt.
Brunel House
St. George's Road
Bristol
BS1 5UY

Our ref: CASA1005

Your ref:

E : dtempleton@turleyassociates.co.uk

FAO: Ian Collinson

Dear Sirs

THE WATERFRONT, TEMPLE QUAY CENTRAL APPLICATION ON BEHALF OF CASTLEMORE SECURITIES LIMITED

On behalf of our client, Castlemore Securities Limited, please find enclosed a planning application for the redevelopment of The Waterfront, Temple Quay Central. The site, which comprises Plots ND2 – ND5 of the previously approved outline planning application for Temple Quay North, lies between Avon Street and the Floating Harbour.

The planning application seeks permission for the redevelopment of this important part of Bristol, to provide a mixed-use scheme comprising business (including offices), residential, retail, leisure, financial and professional services, food and drink, and leisure uses (Classes B1, C3, D2, A1, A2, A3, A4 and A5), public realm, car parking, roads and footpaths, landscaping and other associated infrastructure.

The planning application comprises fifteen copies of the following:

- Application Forms and Certificate B;
- Planning Supporting Statement;
- Existing OS Plan of application site area edged red/blue;
- Existing site layout plan and site survey plan;
- Proposed layout plan for whole site;
- Proposed floor (including roof) and elevation plans for building plots ND2-ND4;
- Waterfront Master Plan;
- Indicative plans and elevations for plot ND5;
- Cross Section Plans across whole site;
- Perspective drawings;
- Section Elevation Plans for all buildings (except ND5);
- Environmental Statement (ES) (two volumes);
- Environmental Statement Non-Technical Summary (NTS);
- Design and Access Statement;
- Landscape Design Statement;

- Waterfront Access Strategy;
- Programme of Works Schedule/Statement;
- Statement of Community Involvement; and
- Public Art Statement of Intent (one copy).

As previously agreed, ten full size sets of architects' plans are enclosed, together with a further five sets at size A3. A CD copy of the planning application submission (and Environmental Statement) will be submitted to you in due course. A cheque for £50,000 (made payable to Bristol City Council) is also enclosed, being the requisite planning application fee.

Block ND2 meets the thresholds of the City Council's tall buildings policy (SPD4). The application therefore includes micro-climate and telecommunications assessments relating specifically to ND2.

The application represents a 'hybrid' submission, with full details provided for Plots ND2-ND4. Indicative details only are provided for Plot ND5 and layout, appearance and landscaping are matters reserved for future consideration.

This planning application represents a significant stage in the redevelopment and regeneration of Temple Quay. It provides new urban structure and built form facing onto one of Bristol's landmarks; the Floating Harbour. The development will secure much needed, large and modern office space in the city centre, ensuring that existing businesses have a choice of premises and the opportunity to expand further.

A key element of the development proposals is to provide new headquarters for an existing city centre employer, Burges Salmon. Block ND3 will provide high-quality employment accommodation for Burges Salmon and has been designed to respond to their requirements, whilst also accommodating retail/leisure uses on the ground floor. Areas of public art are also proposed in the public realm and along the waterfront in particular.

The application therefore has a high-profile and has been brought forward following extensive pre-application discussions. The scale and nature of the proposals meet the threshold of the City Council's new 'super major' applications protocol. The discussions that have taken place have included the preparation and completion of a Planning Delivery Agreement to guide the application process. This submission is made the context of this agreement and the Council's requirements.

The scope of the proposals has been assessed by means of an Environmental Impact Assessment. This application should therefore be treated as EIA Development for the purposes of determination by the City Council and, as such, the application is supported by an Environmental Statement. The conclusions of this statement are that the proposals will have no overriding negative effect.

Extensive pre-application consultation has taken place during the evolution and preparation of this planning application. The breadth of consultation is set out in the accompanying Statement of Community Involvement, and included detailed pre-application discussion with planning and design officers at Bristol City Council, together with public meetings and consultation exercises with residents of the surrounding area.

The mixed-use nature of the overall proposals ensures that The Waterfront at Temple Quay Central will become a vibrant and secure place, with different users occupying both buildings and the public realm at different times of the day and night. The scope of proposed uses maximise the available land.

The proposed development is in a highly sustainable city centre location, and offers the maximum opportunity for travel by means other than the private car. The accompanying ES and Transport Statement set out a thorough assessment of the site's and individual building's sustainability. This confirms the development's compliance with relevant national and local planning policy.

Separate planning submissions have been made to the City Council relating to the proposed realignment of Avon Street, and the construction of a new pedestrian/cycle bridge over the Floating Harbour. Although these are separate applications, they represent important elements of the overall development proposals.

In addition, permission has been secured for 'enabling works'. This will allow the enabling works to take place during summer 2007 in accordance with the overall development programme. Together, the package of works will deliver an important regeneration project for Bristol City Centre.

We trust that this application will be registered as valid, and look forward to continuing to work with the Council through the determination process in accordance with the agreed Planning Delivery Agreement. We look forward to receiving confirmation that the application has been registered.

Should you have any queries or require further information at this stage, please do not hesitate to contact Dan Templeton at this office.

Yours faithfully



Turley Associates

Enc.

cc. E Hall Esq.

Castlemore Securities Ltd