



**21/04338/F**

**Trinity Road Police Station, Trinity Road BS2 0NW**

*Demolition of existing police station and redevelopment of mixed-use scheme comprising 104 no. one, two and three bed apartments, a police facility and a commercial unit (flexible use class), together with open space, landscaping, parking and associated and ancillary development*

The Civic Society is generally supportive of the redevelopment of this site for residential purposes. It is well located for a wide range of services and employment opportunities.

The proposed development re-uses existing development land on a site that is located within the Old Market area of Bristol. The area is defined as an area of a dominant townscape character, and high intensity usage - Victorian suburbs as defined in the Urban Living SPD. It's estimated that the scheme has a density of 271 dwellings per hectare (based on a site area of 0.3834 hectares) which aligns with densities of similar recent developments in the vicinity.

However, despite its overall suitability the current proposal does give rise to issues, particularly in terms of height and the impact of over shadowing and overlooking to neighbouring premises, especially to the northwest (Trinity Walk). These issues need to be addressed in the overall assessment of the planning application.

The overall design appears uninspiring and hardly does justice to this prominent site at the end of West Street. The inclusion of active ground floor units would assist in lifting the dull character of the street scene.

In January 2020 the Civic Society commented on the pre-app:

*"Although it contains no detail, the D&A statement records an intention to improve the public realm outside the site. The Society suggest an analysis of the pedestrian and cycle routes past the site. An important cycle route is planned from Temple Way to Redcross Street to Bragg's Lane to Trinity Street to the Railway Path. There is a triangle of wasted space at the road junction at which*

*the pedestrian and cyclist is made to feel a second-class citizen. The whole triangle could be redesigned to redress the balance between users. The crossing to the Trinity Arts Centre could be made more direct."*

This planning application does not respond to that suggestion and an opportunity is therefore being missed. There are no proposals for change to the Trinity Street road junction. And there are no highway improvements from planning obligations other than from CIL. In Braggs Lane, the existing eastwards contraflow cycle lane is retained. It rises on to the pavement, with painted line separation, leading up to the Trinity Road junction. We urge that these improvements are assessed in conjunction with consideration of the planning application.

The proposed development and Trinity Centre

The Society is concerned about the potential impact of residential development on Trinity Community Arts in terms of future issues with noise from that venue. We understand that a robust agreement was put in place to safeguard the Motion night club in a comparable location – could this approach be followed with this application?

Government guidance has been published which addresses the issue of risk of conflict between new development and existing business. Development proposed in the vicinity of existing businesses, community facilities or other activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme.

The agent of change will need to define clearly the mitigation being proposed to address any potential significant adverse effects that are identified. Adopting this approach may not prevent all complaints from the new residents/users about noise or other effects but can help to achieve a satisfactory living or working environment and help to mitigate the risk of a statutory nuisance being found if the new development is used as designed (for example, keeping windows closed and using alternative ventilation systems when the noise or other effects are occurring).

It can be helpful for developers to provide information to prospective purchasers or occupants about mitigation measures that have been put in place, to raise awareness and reduce the risk of post-purchase/occupancy complaints.

17<sup>th</sup> September 2021