



NTR Planning Ltd
Property • Planning • Consulting



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Our ref: 3845/PINS1/MCT

Your ref:

3rd July 2024

Submitted via email



Dear Sir or Madam,

Town and County Planning Act 1990, Section 62A

Non-major planning application affecting Building 11, Explore Lane, Bristol, BS1 5TY

I have the pleasure in enclosing a detailed non-major planning application on behalf of my client, Canada Life Asset Management, affecting Building 11 Explore Lane, Bristol. The planning application seeks a terrace on part of the existing roof of the Rainbow Casino (Unit 7). The local planning authority for the area is Bristol City Council. The application is made under the provisions of Section 62A of the 1990 Act.

I can confirm that neither I or the applicant is, with respect to the Planning Inspectorate, (a) a member of staff, (b) an Inspector, (c) related to a member of staff, or (d) related to an Inspector.

The following documents are submitted with the planning application:

- Completed Bristol City Council application forms and notices;
- The following drawings prepared by SRA Architects:
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-200 - Site Location Plan;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-201 - Block Plan;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-202 - Site Plan;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-210 - Level 3 Mezzanine Existing;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-211 - Level 4 Existing;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-212 - Roof Plan Existing;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-215 - East and South Elevations Existing;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-220 - Section AA Existing;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-230 - Level 3 Mezzanine Proposed;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-231 - Level 4 Proposed;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-232 - Roof Plan Proposed;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-235 - East and South Elevations Proposed;
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-236 - East and South Elevations Proposed Large scale; and
 - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-240 - Section AA Proposed.



- Harbour View Bristol - Heritage Impact Assessment, prepared by HCUK Group;
- Harbour View Bristol – Noise Impact Assessment, prepared by Cook Brow;
- Harbour View Bristol - Planning Statement, prepared by NTR Planning;
- Harbour View Bristol - Biodiversity Net Gain Assessment and Metric, prepared by Greengage;
- Harbour View Bristol - Fire Statement, prepared by Kiwa;
- Flood Risk Assessment, prepared by Bold Environmental; and
- 6 nos. Harbour View Photomontages.

The fee is based on the site area ('other operations'), which is 708 sq.m. I therefore calculate the fee to be £293.00. Please contact Sarah Knight, Office Manager at NTR Planning to take payment by card or BACS. Her email is [REDACTED] and her number is 020 7734 3920.

With regards BNG, the author of the BNG Assessment has suggested the use of the following planning condition to ensure the effective management of the BNG over the statutory period:

'No development shall take place on any part of the site until a written 30 year Habitat Monitoring and Management Plan (HMMP) for the site has been submitted to and approved in writing by the Local Planning Authority. The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain the following:

- a) Description and evaluation of the features to be managed;*
- b) Ecological trends and constraints on site that may influence management;*
- c) Aims, objectives and targets for management - links with local and national species and habitat action plans;*
- d) Description of the management operations necessary to achieving aims and objectives;*
- e) Prescriptions for management actions;*
- f) Preparation of a works schedule, including annual works schedule;*
- g) Details of the monitoring needed to measure the effectiveness of management;*
- h) Details of the timetable for each element of the monitoring programme; and*
- i) Details of the persons responsible for the implementation and monitoring;*
- j) mechanisms of adaptive management to account for necessary changes in work schedule to achieve the required targets;*
- k) Reporting on year 1, 2, 5, 10, 20 and 30, with biodiversity reconciliation calculations at each stage.'*



The plant room roof, where BNG will be delivered, is within the red line of the application site and within the applicant's ownership.

Please be advised that a planning application affecting Building 11 and Rainbow Casino was submitted last week to Bristol City Council. It is for:

'Change of use of part of the internal floorspace and part of the roof area of Unit 5 from use as a casino (sui generis) to provide a new flexible unit (restaurant/drinking establishment with expanded food provision (Use Class E(b)/sui generis) and/or Use Class E(d) and/or as a comedy club (sui generis)); the provision of a mezzanine floor; external alterations to part of the Unit 5 roof area comprising balustrades and infilling of existing brises soleil; plus external alterations to the roof top plant room, to include the provision of new acoustic panels and photovoltaic panels and provision of a biodiverse green roof to part of roof top plant room.'

This is presently with the Council awaiting validation. The submission follows a recent approval by the Council for:

'Change of use of part of the internal floorspace and part of the roof area of Unit 5 from use as a casino (sui generis) to use as a restaurant/drinking establishment with expanded food provision (Use Class E(b)/sui generis); the provision of a mezzanine floor to serve the new restaurant/drinking establishment with expanded food provision; external alterations to part of the Unit 5 roof area comprising balustrades and infilling of existing brises soleil; plus external alterations to the roof top plant room, to include the provision of new acoustic panels and photovoltaic panels.'

As can be seen, the application submitted to the Council last week seeks additional end uses. The terrace proposed through the current application will serve one these incoming uses subject to the approval of the second application to the Council and the applicant's decision which to implement. It will be accessed from the mezzanine floor. Full details of this background to the planning application are detailed within the submitted Planning Statement.

Please do let me know if you have any questions or require any additional information to validate the planning application.

Yours faithfully,



Mark Tombs MRTPI

Director

NTR Planning

