

From: Elliott Paddon [REDACTED]
Sent: Wednesday, December 11, 2024 2:26 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: RE: S62A/2024/0063 Cotham School, Cotham Lawn Road, Cotham, Bristol

Dear Leanne,

Thank you very much this is excellent news. We have no objections to the proposed condition.

We look forward to receiving the Decision Notice.

Kind Regards,

Elliott Paddon
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Planner
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From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Sent: 11 December 2024 12:17
To: Elliott Paddon [REDACTED]
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2024/0063 Cotham School, Cotham Lawn Road, Cotham, Bristol
Importance: High

Dear Elliott

Application Reference: S62A/2024/0063

Site address: Cotham School, Cotham Lawn Road, Cotham, Bristol BS6 6DT

Regulation 2(4) Notice of The Town and Country Planning (Pre-commencement Conditions) Regulations 2018

In accordance with Section 100ZA(5) of the Town and Country Planning Act 1990, if the Inspector is minded to grant planning permission subject to pre-commencement conditions they may only do so with the written agreement of the appellant to the terms of the conditions.

The Inspector has proposed in this case that any permission granted should include the following pre-commencement condition:

1. Prior to the commencement of development, the existing trees on the site shall be protected in accordance with the measures detailed in Chapter 3 and associated Appendices 2 and 3 of the Arboricultural Impact Assessment and Tree Protection Plan by Bosky Trees, dated 16 October 2024. Those protection measures shall remain in place until such a time that the construction process is complete.

Reason: To ensure appropriate protection of the existing trees on the site and to comply with Policy DM17 of the Bristol Site Allocations and Development Management Policies 2014,

The condition would need to be pre-commencement to ensure that the protection measures are in place at an early stage of the development, and as a later trigger could limit their effectiveness.

Can you please either:-

- i. Provide written confirmation that you accept the proposed condition; or
- ii. State why you do not agree to the imposition of the proposed pre-commencement condition; or
- iii. Provide comments on the proposed condition.

If we do not receive a response within **10 working days** from the date of this letter in accordance with Regulation 2(1)(b) of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 you will be deemed to have given consent and the Inspector will be able to impose the proposed pre-commencement condition without your express approval.

If you are not agreeable to the pre-commencement condition, it will be a matter for the Inspector to decide whether the condition in dispute needs to be pre-commencement. However, if the pre-commencement condition is considered necessary to make the development acceptable in planning terms, planning permission cannot be granted without it.

Please note that the above is without prejudice to the final decision on the application.

Kind regards
Leanne

Section 62A Applications Team