



Planning Inspectorate

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Your Ref:

Louise Hambleton
Quod

Our Ref:

S62A/2024/0073

Attachment(s):

None.

Date:

23 January 2025

Dear Louise

Town and Country Planning Act 1990 (Section 62A Applications)
Application for Planning Permission for Installation of portal entrance feature, seating, landscaping and planting, along with replacement build-up and ductwork to roof and floor finished to balconies.

At

Redcliff Quay, 120 Redcliff St, Redcliffe, Bristol BS1 6HU

Without prejudice to his consideration of the case, or his final decision on it, the Inspector would value your views, as indicated below, on the following suggested condition.

In accordance with s100ZA(5) of the Town and Country Planning Act 1990, if the Inspector is minded to grant planning permission subject to pre-commencement conditions he may only do so with the written agreement of the applicant to the terms of the conditions.

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

"Landscape (Soft and Hard).

Prior to commencement of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing:
 - a. all existing vegetation and landscape features to be retained
 - b. Planting schedule of trees species and stock sizes
- 2) location, type and materials to be used.
- 3) Stockholm tree pit specifications for all areas of new tree planting in hard standing to include:
 - a. permeable paving

- b. underground modular systems
 - c. Soil aeration vents
 - d. Aeration layer composition.
 - e. Soil composition, 7.5% nutrient rich biochar, 7.5% compost & 85% 32-63mm clean crushed stone
 - f. Sustainable urban drainage integration, utilizing rainwater runoff to supplement tree planting pits.
 - g. use within tree Root Protection Areas (RPAs);
- 4) A table illustrating the following details:
 - a. The soil volume available for each tree.
 - b. The soil volume required for each tree at maturity.
 - 5) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
 - 6) types and dimensions of all boundary treatments
 - 7) Stockholm specification for retrofitted planting beds around retained trees.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting. Any tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

Informative:

The following British Standards should be referred to:

- a. BS: 3882:2015 Specification for topsoil
- b. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c. BS: 3998:2010 Tree work – Recommendations
- d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e. BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h. BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- i. BS: 8601:2013 Specification for subsoil and requirements for use.”

Could you please:-

- 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; and/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 the 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 a pre-commencement condition.

However, if the pre-commencement condition is considered necessary to make the development acceptable in planning terms, planning permission cannot be granted without it and the application may be refused.

I would appreciate your response on this matter by close of business on **Thursday 30 January 2025**.

Conclusion

Please note that the above is without prejudice to the Inspector's consideration of the case, or the final decision on the case.

Yours sincerely,

Leanne Palmer

Leanne Palmer
Section 62A Applications Team