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Property • Planning • Consulting



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Our ref: 3845/PINS4/MCT  
Your ref:

4<sup>th</sup> March 2025

Submitted via email – [section62anonmajor@planninginspectorate.gov.uk](mailto:section62anonmajor@planninginspectorate.gov.uk)

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 application is described as:

*'The use of part of the roof area as an outdoor terrace, comprising the provision of a metal canopy frame with retractable sunshade, glass balustrade and acoustic screen along with the provision of a biodiverse green roof to part of roof top plant room at Building 11, Explore Lane, Bristol.'*

The application follows the grant of planning application by the Secretary of State on 24th September 2024. The application, which was referenced S62A/2024/0053, was also made under the provisions of Section 62A. A copy of the decision letter is provided at Appendix 1 of the submitted Planning statement. That permissions was described as:

*'The development proposed is the use of part of the roof area as an outdoor terrace, comprising the provision of a metal canopy frame with retractable sunshade, glass balustrade and acoustic screen and provision of biodiverse green roof to part of roof top plant room.'*



The current application seeks to provide an additional area of roof terrace to that previously approved. The additional terrace is on the existing east-facing roof terrace, providing views over Millennium Square. Full details are set out on the submitted drawings and within the Planning Statement.

The following documents are submitted with the planning application:

- Completed Bristol City Council application forms and notices;
- Completed CIL form;
- The following drawings prepared by SRA Architects:
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-300-P01 – Site Location Plan;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-301-P01 – Block Plan;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-302-P01 – Site Plan;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-310-P01 – Level 3 Mezzanine Existing;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-311-P01 – Level 4 Existing;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-312-P01 – Roof Plan Existing;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-315-P01 – East and South Elevations Existing;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-320-P01 – Section BB Existing;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-330-P01 – Level 3 Mezzanine Proposed;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-331-P01 – Level 4 Proposed;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-332-P01 – Roof Plan Proposed;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-335-P01 – East and South Elevations Proposed;
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-336-P01 – East and South Elevations Proposed Large scale; and
  - Drawing ref. 3716-HAR-SRA-XX-XX-DR-A-PL-340-P01 – Section BB Proposed.
- Harbour View Bristol – Planning Statement, prepared by NTR Planning;
- Harbour View Bristol – Heritage Impact Assessment, prepared by HCUK Group;
- Harbour View Bristol – Noise Impact Assessment, prepared by Cook Brow;
- Harbour View Bristol – Biodiversity Net Gain Assessment, prepared by Greengage;
- Harbour View Bristol – Fire Statement, prepared by Kiwa;
- Harbour View Bristol – Flood Risk Assessment, prepared by Bold Environmental; and
- 3 nos. Harbour View Bristol photomontages, prepared by Mesh Media, and referenced:
  - M1458-MSH-ZZ-ZZ-VS-Y-00-004\_P05\_HarboursideBristol\_Photomontage-DSC00175;
  - M1458-MSH-ZZ-ZZ-VS-Y-00-005\_P04\_HarboursideBristol\_Photomontage-DSC00191; and
  - M1458-MSH-ZZ-ZZ-VS-Y-00-007\_P05\_HarboursideBristol\_Photomontage-DSC00209



As was agreed in correspondence with the Inspectorate following the submission of the previous Section 62A application, I provide the following comments with respect to the City Council's validation list (which is the same as with the previous submission):

<b>Design and Access Statement</b>	Whilst in a designated area, the proposal does not create any floorspace but makes use of existing roof space.
<b>Flood Risk Sequential Test Evidence</b>	Bristol City Council's validation checklist confirms that this is not required for minor development such as this.
<b>Lighting Assessment</b>	No external lighting is proposed at this stage.
<b>Energy and Sustainability Statement</b>	Please see comment as with regards the Design and Access Statement above.
<b>Transport Statement/Travel Plan</b>	It is not considered that the terrace will generate significant amounts of movement.

The fee is based on the site area ('other operations'), which is 747 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. [REDACTED]

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

Yours faithfully,

[REDACTED]

**Mark Tombs MRTPI**

Director

**NTR Planning**

[REDACTED]