

From: [REDACTED]
Sent: 21 March 2025 22:10
To: Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk>
Subject: 25/10551/PINS Orchard House

Hi,

I would like to provide my profoundly strong objection to the planning application 25/10551/PINS.

You will be well aware this application attempts to attach 9 flats onto a B2 rated building. Orchard House was due to be remediated by the freeholder [REDACTED] enforced by a tribunal win June of this year. Nothing has been actioned.

The proposed development would put future flat owners in danger, along with those living in the 54 flats in Orchard house. Logistically if the highly flammable materials on the old section of the building, in which the 9 would be directly attached to have not been fixed - this places the new development as a B2 listing. A B2 listing means new home owners cannot get a mortgage against the property.

The location of the flats is, politely sitting on top of a bin shed and directly next to a motorbike shop. Not appealing. On the weekends, the shop often hosts bikers making the noise pollution so close to these proposed flats extremely high. The area itself is near to one of Bristol's most air polluted roads, having balconies on these flats increases the owners risk of long term health issues. The bin shed, although contained often smells as they host two large food bins and 4 huge bins, the smell for residents above would be problematic. The flats would over look flats directly in front, removing their privacy and restricting natural light coming into their home.

The parking is illogical, in the plans it hopes to have 4 spaces which currently host 3 cars. Unless a resident owns half a smart car, that simply wouldn't work. The car park currently struggles to maintain the level of cars it houses in it's current state let alone with more to add.

The work involved in this, would cause disruption for the young families who have their hands tied, who never intended to have small babies in the flats but cannot move out due to the B2 rating. Many residents work from home, the noise and general disruption would cause distress to so many who are already mentally drained from the ordeal we have experienced over the last 5 years.

Bristol Council I kindly beg, do not allow the Freeholder to see this through. They simply see money and do not see the people whose lives are being ruined by their inaction and cruelty.

Many thanks,

Alice