

Consultee Comments for Planning Application

25/10922/PINS

Application Summary

Application Number: 25/10922/PINS

Address: 7 Redcatch Road Bristol BS4 2EP

Proposal: Application for Planning permission for Change of ground floor from Class E to 1no. residential flat, including removal of shopfront, partial demolition of rear extension, and erection of a ground floor rear extension.

Case Officer: [REDACTED]

Consultee Details

Name: JW

Address: 100 Temple Street, Redcliff, Bristol BS1 6AG

Email: Not Available

On Behalf Of: Transport Development Management

Comments

It is noted that the application does not include the access to the rear for the bins and cycles, so technically access is not included in the application. Should no cycle storage and bin storage be provided, this would be contrary to DM23 (Safety and parking standards) and BCS10 (Safety), as well as DM32 (waste), DM15 (waste and recycling) and BCS13 (sustainability).

Bins should not be brought through the dwelling as this will be inconvenient and result in bins being left on the highway to the detriment of safety. This is also contrary to the Council's Waste Guidance.

Cycles also should not be brought through the dwelling as this will be inconvenient (and muddy) and not easily accessible therefore not a convenient form of transport, which is particularly important for a car free development, where there may be more reliance on cycling.

There is no objection with regards to any lack of car parking, there will be no limited impact arising from any parking associated with the residential accommodation, particularly compared to commercial uses. The location is close to public transport infrastructure and local facilities, and whilst parking is at a premium, there is some availability on-street.

Should the inspector see fit to approve the application, without prejudice, TDM would request the standard conditions to secure the cycle parking C13A and waste storage C5B prior to occupation.

Should you have any further queries, please contact TDM at Planning Surgery.