

From: John Rooney [REDACTED]
Sent: 16 May 2025 10:41
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: development.management@bristol.gov.uk
Subject: Re: S62A/2025/0092 10 Melvin Square and 1 Ilminster Avenue, Knowle Bristol City, Bristol, BS4 1LZ

Hi Leanne - no issue with these.

From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Sent: 16 May 2025 08:57
To: John Rooney [REDACTED]
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; development.management@bristol.gov.uk <development.management@bristol.gov.uk>
Subject: S62A/2025/0092 10 Melvin Square and 1 Ilminster Avenue, Knowle Bristol City, Bristol, BS4 1LZ

Dear John

Application Ref: S62A/2025/0092
Site address: 10 Melvin Square, Knowle, Bristol BS4 1LZ

Pre-commencement Conditions

I refer to the above planning application. The Inspector seeks the applicant's views on pre-commencement conditions which they consider may be appropriate in the event that planning permission were granted.

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 a pre-commencement condition they may only do so with the written agreement of the appellant to the terms of the conditions.

The Inspector has proposed that any permission granted should include the following pre-commencement conditions:

1. Prior to the commencement of development, including any demolition works, a Construction Traffic Management Plan shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details, and the Plan shall include:
 - 24 hour emergency contact number;
 - Hours of operation;
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Routes for construction traffic;
 - Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of preventing mud being carried onto the highway;
 - Measures to protect vulnerable road users (cyclists and pedestrians)
 - Any necessary temporary traffic management measures;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles;

- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: To maintain highway safety during the construction process, given the sensitivities of the site's location.

2. Prior to the commencement of development, including any demolition works, a Construction Environmental Management Plan shall be submitted to, and approved in writing by the local planning authority. The Plan shall demonstrate the use of best practicable means to reduce the effects of noise, vibration, dust and lighting, experienced by nearby residents. The development shall be carried out in accordance with the approved details, and the Plan shall provide for the following:
 - All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and at no time on Sundays and Bank Holidays;
 - Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;
 - Procedures for emergency deviation of the agreed working hours;
 - Control measures for dust and other air-borne pollutants.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes.

Reason: To protect the living conditions of nearby residents during the course of the construction process.

3. Prior to the commencement of development, including any demolition and site clearance, details of a scheme for the relocation of street lighting and the post box currently positioned on the application site, shall be submitted to and approved in writing to the local planning authority, along with timescales for the implementation of those works. The development shall be carried out in accordance with the approved scheme and timescales.

Reason: For public safety and to preserve the character and appearance of the area.

These conditions may need to be satisfied prior to commencement to ensure they are considered at an early stage, and as a later trigger would limit the effectiveness of the measures which could be used.

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 email 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 and the application may be refused.

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

Kind regards
Leanne

Section 62A Applications Team