

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Sir/Madam,

Section 62A Planning Submission - Authorities in Special Measures

Subject: Proposed Development of a House in Multiple Occupation on Land at the Rear of 9 Priory Road

This letter accompanies a Full Planning application and proposals to develop a small house in multiple occupation for students in full-time education and/or professionals.

The application is supported by the following documents and drawn information:

- Application Form and Ownership Certificate
- Site Location Plan
- Community Infrastructure Levy Form 1 - Additional Information
- Tree Protection Plan
- Biodiversity Net Gain Statement
- Heritage, Design & Access Statement
- Draft Unilateral Undertaking
- Sustainability Statement and Energy Assessment
- Planning Statement
- Existing and proposed design drawings (105 West Architects).

The application is being submitted concurrently with one for an adjoining site and similar development located at the rear of 6 Tyndalls Park Road. They are being brought forward by the different owners who both wish to develop houses in multiple occupation at the same time, thus reducing liabilities, simplifying the building process (Party Wall etc) and taking advantage of economies of scale. It may also assist with the planning process and in addressing a policy issue relating to a 'sandwiching' test, as described further in the accompanying planning statement. It is requested that the applications are assessed concurrently by the Inspectorate.

A draft Unilateral Undertaking agreement is submitted which relates to a financial obligations for replacement tree planting. This will be finalised once the application has been registered and an initial assessment is undertaken.

It should also be noted that each site has an extant planning permission for a Use Class C3 dwelling so the principle of development is established.

Should the Inspector assessing the application wish to visit the site, I would be happy to arrange access. A site visit would be highly beneficial in understanding the property's relationship to its context, which is an important consideration.

I trust the above information is sufficient for the application to be registered and assessed by the Inspector. Should there be any queries regarding the submission, please let me know at the earliest opportunity.

Yours faithfully,

[REDACTED]

Colin Pemble BSc (Hons) MSc MRTPI IHBC

Aspect360 Ltd

Cc: Mr P. Evans - Eastman Developments Ltd
Ms L. Heal - 105 West Architects