

From: Charlotte Sangway [REDACTED]
Sent: 20 May 2025 12:35
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; [REDACTED]
Subject: RE: S62A/2025/0091 265-267 Church Road, Bristol, BS5 9HU

Good afternoon,

Thank you for notification of the further details/ amendments received.

The LPA's response is as follows:

- It is unclear how the point regarding the façade following the Urban Design Team's comment has been addressed;
- Cycle parking should comply with the following guidance: [Cycle parking – supporting facilities - Bristol Transport Management Guide](#)
- No parking is indicated for the retail unit.
- There is still no waste storage provided for the retail unit staff. Waste containers would need to be left on-street causing a permanent obstruction. The internal store is not ventilated and therefore not an option.
- The proposals will lead to a large number of residential waste/ recycling containers being left on the street on collection day (with a likelihood of remaining there permanently) blocking the pavement and harming environmental amenity immediately outside the ground floor bedroom windows or retail unit. Overall, this points to the development being overly intensive in terms of the number of bedrooms, which generates a higher number of waste receptacles required. A less-intensive HMO scheme would only require 1 black bin and 1 set of recycling containers. Waste management plans are not generally effective for individual HMO properties without on-site management (i.e. as opposed to managed accommodation) as it relies on residents to manage waste containers.

Locating the bin store to the rear of the site without a rear access will further discourage residents returning bins to the store and increasing the likelihood that they would be left on the street. However, it is recognised that there is balance with urban design objectives in this regard, that the Inspector will need to weigh up. Waste management guidance is that bins should not have to be wheeled through dwellings: [Waste management - Bristol Transport Development Management Guide](#). Ideally in access terms, a waste store accessed directly from the street would be best- however again, this would have urban design implications.

- The ground floor bedroom in particular will be subject to high levels of noise and poor air quality and is likely to be unable to benefit from openable windows of any sort at all due to risk of crime according to the Building Regulations (in addition to noise and air quality reasons) and is likely to require fixed shut windows with mechanical ventilation- this arrangement would have an energy requirement (and carbon dioxide emissions) associated with it. It is also likely to result in residents 'screening' their windows for privacy along this incredibly busy high street, which would detract from the appearance of the building and lead to a lack of outlook for this bedroom. It is the LPA's view that this room is not suitable for human habitation and alternative layouts should be explored to make best use of this space and to obtain the best urban design solution for the façade.

Regards,
Charlotte

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