

From: John Rooney [REDACTED]
Sent: 30 May 2025 07:50
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: RE: S62A/2025/0091 265-267 Church Road, Bristol, BS5 9HU

Hi Leanne

Please accept this email as our formal response to the issues raised by the LPA in respect of the revised plans.

With regards to the Urban Design comments, it should be noted that the proposed shopfront would replicate those seen in the vicinity of the site, and would represent a great improvement on the current situation. In design terms, we see no issue with the proposed shopfront, and consider it acceptable and in accordance with the suite of design policies.

DM23 refers to Appendix 2, which details cycle parking requirements for retail uses. Cycle parking is only required for units in excess of 250sqm. We are significantly under this figure.

The storage of waste receptacles on the highway could be controlled by condition. We would accept a restricted Class E Use (sub classes a, c, e, g(i) only), which would in the main generate dry waste that could be stored in the rear storage room (as is common with retail units). The waste storage area is commensurate with the floorspace proposed. The site would not be suitable for food uses due to the inability to extract outside.

Our preference was for the residential bin storage to remain at the front, but made the changes to address urban design concerns. Notwithstanding, we do not agree that the front room is unsuitable for a habitation – Class MA for example does not restrict ground floor, front elevation bedrooms, so the Government clearly has no issue with them. There is a rank of residential dwellings on Church Road to the north (beyond the Cossham Road junction) which similarly address the highway (see image below), whilst the location would ensure passive surveillance of the site, and the windows designed to be both openable and secure (as this would be in the best interests of the applicant as owner of the site). The windows would likely be fitted with blinds (as they would as an office use) to provide both privacy and daylight.

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