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For the attention of: Section 62A Applications Team

The Planning Inspectorate

[By email: section62anonmajor@planninginspectorate.gov.uk]

28 May 2025

Dear Sir or Madam

Re: Planning application S62A/2025/0091

Application for Planning permission for Erection of a second floor roof extension, demolition and rebuilding of a single storey rear extension, and change of use of upper floors and part of ground floor from ancillary commercial space to a large a 8-bed HMO. New shopfronts to retained ground floor commercial units at 265-267 Church Road, Bristol, BS5 9HU - RECONSULTATION

Thank you for your notification of 15 May 2025 seeking the further views of the Coal Authority (operating as the Mining Remediation Authority) regarding the above planning application.

The Coal Authority response: MATERIAL CONSIDERATION

As you will be aware, my colleague Chris MacArthur previously provided comment on this proposal on behalf of the Coal Authority in his consultation response letter of 3 April 2025. In this letter, we raised no objection to the planning application.

We understand that your reconsultation relates to the submission by the applicant of additional information and amended / additional plans. We have **no specific comments** to make regarding these documents, however, we do consider that our previous comments and recommendation, set out in our letter of 3 April 2025, remain valid and relevant to the decision making process.

If you would like to discuss this matter further, please contact me on the above number.

Yours faithfully

James Smith

James Smith *BSc. (Hons), Dip.URP, MRTPI*
Planning and Development Manager

Disclaimer

The above consultation response is provided by the Coal Authority as a statutory consultee and is based upon the latest available data and the electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based on the information provided to the Coal Authority by the Planning Inspectorate and/or information that has been published on the Planning Inspectorate website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Planning Inspectorate or the applicant for consultation purposes.