

From: Kevin Morley [REDACTED]
Sent: 30 May 2025 14:53
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: 'development.management@bristol.gov.uk' <development.management@bristol.gov.uk>
Subject: FW: S62A/2025/0096 399 Filton Avenue, Bristol , BS7 0LH

Hi Leanne,

The Applicant is happy to agree to those conditions. They were anticipate, if the Inspector was minded to grant consent.

Many thanks,
Kevin

Kevin Morley
Associate Planner

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[REDACTED]
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From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Sent: 30 May 2025 14:44
To: info [REDACTED]
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>;
development.management@bristol.gov.uk <development.management@bristol.gov.uk>
Subject: S62A/2025/0096 399 Filton Avenue, Bristol , BS7 0LH

Good afternoon

I refer to the above application. 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 pre-commencement conditions he may only do so with the written agreement of the applicant to the terms of the conditions.

Without prejudice to the outcome of the application the Inspector proposes in this case that any permission granted should include the following conditions;

Schedule of Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: As required by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 21156_P2 and 21156_P3 Rev. A.

Reason: To provide certainty.

3. The use hereby permitted shall not commence until the recycle box store and cycle store have been fully installed in accordance with the details shown on the approved plans. The recycle box store and cycle store shall be retained thereafter and remain available for those purposes at all times.

Reason: To protect the living conditions of future occupiers, encourage the use of sustainable transport modes, and protect the character and appearance of the area; also, to comply with Policy BCS21 of the Core Strategy and policies DM23 and DM32 of the Site Allocations and Development Management Policies.

In the event the application is approved and planning permission is granted, can you expressly confirm your agreement, or otherwise, to the imposition of Condition 3? Please provide a response as soon as possible.

If we do not receive a response within 10 working days from the date of this correspondence 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 conditions 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 conditions in dispute need to be pre-commencement conditions. However, if the pre-commencement conditions are considered necessary to make the development acceptable in planning terms, planning permission cannot be granted without them and the application may be refused.

Kind regards

Leanne

Section 62A Applications Team