

Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Our ref: 24-02315
Date: 30th July 2025

Dear Sir / Madam,

S62A Planning Application - 110-112 East Street, Bedminster, BS3 4EY

This letter accompanies an application for full planning permission made to the Planning Inspectorate (PINS) under S62A of the Town and Country Planning Act 1990 (as amended) in respect of the above site. It is submitted on the basis that Bristol City Council has been designated for non-major planning applications and is currently in “special measures.”

The proposed description of development is as follows:

Demolition of rear extensions and construction of a large HMO (Sui Generis). Change of use of remaining ground floor unit from public house to a commercial unit (Use Class E)

The S62A application is identical to a recent application made to Bristol City Council on 4th March 2025, validated on 11th March 2025, and withdrawn on 24th July 2025 (ref. 25/10985/F). The application was withdrawn following prolonged delays and a lack of engagement from the Local Planning Authority (LPA), despite regular e-mails to Officers and escalation to management staff.

Unfortunately, this project has been set-back by a lack of resources at the LPA. A pre-application enquiry submitted on 23rd August 2024 did not receive a response until December 2024, far exceeding the anticipated 6-week response period. Subsequent engagement to clarify the LPA's position on certain key planning issues was not forthcoming. The applicant sought to address issues raised in the Council's pre-application feedback (see paragraph 3.3-3.5 of the Planning Statement) and then submitted a full application (ref. 25/10985/F) in March 2025. This application for minor development ran for 4 months, again with little engagement from officers, and was withdrawn amid concerns the LPA did not have the resources to resolve it in a timely manner. This application to PINS is the result.

All documents and plans submitted with application 25/10985/F (as listed in chapter 1 of the Planning Statement) are unchanged and have been resubmitted to PINS for consideration, with the addition of the following:

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Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311

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- This covering letter
- Coal Mining Report by the Coal Authority (which was submitted during the course of application ref. 25/10985/F).

Consultation Responses

Various consultation responses were received during application ref. 25/10985/F, including:

- **Urban Design** – concerns raised about the design and living environment for future residents.
- **Environment Agency** – no response. Refer to standing advice.
- **Coal Authority** – the site is within the low risk area. No comments.
- **Land Contamination** – broad support, though a couple of queries raised and conditions suggested.
- **Pollution Control** – no objection, subject to conditions.
- **Flood risk** – further information requested.

The applicant responded to the design, contamination and flood risk consultations as follows. No further feedback was forthcoming from the LPA, but this information may be useful for PINS when considering the S62A application.

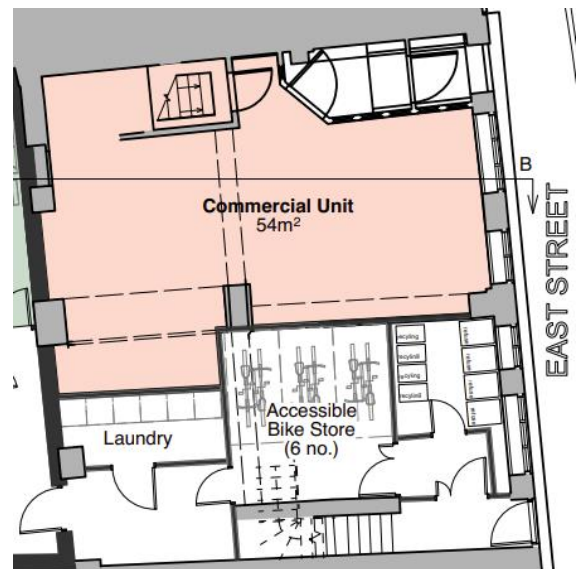
Urban Design

The design and scale of the proposal is not considered to preserve the character of the Conservation Area. This stems from concern that the division of the Commercial Unit and Bin/Bike Storage at the frontage of East Street would have a negative visual impact on the Bedminster Conservation Area.

The bin / bike store to East Street was approved under planning permission ref. 23/00686/F, and has since been built out. It is an established and existing arrangement, and is shown on the existing ground floor plan submitted with the application. The current proposals slightly alter the layout of the bin / bike store to improve circulation, and increase its depth into the unit, but do not change its width, nor materially affect its relationship with the street. On this basis, it is considered that there will be a neutral impact on the Conservation Area, since the area of “inactive” frontage will remain unchanged. Please refer to the existing and proposed ground floor plan extracts below for reference, which show the bin / bike store frontage width unchanged.



Existing GF Plan



Proposed GF Plan

Similarly, the rear elevation is not deemed to uplift the character of Herbert Street. Specifically, our Urban Design team expressed concern that the façade toward Herbert Street did not provide an active frontage.

Herbert Street comprises residential and backland commercial development, and doesn't have any active frontages to speak of, at least not in the "high street uses" sense. As it stands, the back of the site is made up of windowless outbuildings and extensions set back from the street (see below). The proposal brings forward the development toward the street and includes an elevation with 7 x windows, the bottom 3 of which comprising the communal living space (the most "active" element of the scheme"), so is considered to deliver a vast improvement in terms of activity and surveillance.



Existing Herbert Street frontage



Proposed Herbert St Frontage

Finally, the single storey section of the design of the building also does not match with the urban grain of the buildings along Herbert Street.

There are a couple of single storey elements of the proposed design. Presumably this comment relates to the single storey element closest to Herbert Street (shown above and below). The design steps down in this area to help minimise impact on the neighbouring property, and also steps down to match the height of the adjacent extension to the Warden Road property.



The liveability of the HMO is not considered to be acceptable in its current format – many rooms have a solitary window (single aspect) in close proximity to the neighbouring building that is north-east facing. Given this, there is general concern that the outlook provided would be poor, and that the amount of natural sunlight into these rooms would be limited. Additionally, the outdoor amenity space is surrounded by buildings on all sides (limiting direct sunlight) and is not in the most accessible location for occupiers on the second-floor.

The design has sought to maximise outlook without compromising privacy. For example, bedrooms 1-4 overlook the garden, bedrooms 4-6 are dual aspect, and bedrooms 1-3, 5-6 and 8-10 all have rooflights to maximise natural lighting. While some of the bedrooms are single aspect, all residents also have access to a large dual aspect living space.

Also, the accompanying Internal Daylight Assessment finds that 100% of all bedrooms pass criteria of both the 2011 and 2022 BRE Guidelines.

The outdoor space is surrounded by buildings, but given the tight nature of the site, it is still considered to be a valuable and useful asset to future residents. The site is also only 150m from Dame Emily Park and around 500m from Victoria Park.

Land Contamination

The Landmark Environmental Data Sheets presented in Appendix B highlight an area of infilled land 109m to the NW of the site. This does not appear to have been considered in the Ground Gas section of the report, Section 4.3. Please could the consultant confirm if this potential source has been considered in the assessment?

The data sheets refer to an area of potentially infilled land 109 m NW shown on a map dated 1887. This corresponds to the area occupied by the former Dean Lane Colliery: the features shown are likely to be spoil heaps, not pits, but mine shafts were also present.

This feature is detailed in Table 4 on p14 of the Desk Study and PRA by Structural Soils, and risks from coal mine gas are considered in section 4.3.2 on p11. The risk was considered to be low, due to the likely depth of the workings and distance from the mineshafts

In section 4.3.2 the consultant recommends that a Consultants Coal Mining Report be obtained to confirm whether the site is at risk from shallow coal workings or mineshafts. Has this report now been obtained?

A Coal Mining Report has been produced and submitted for consideration. It confirms that the shallowest coal workings under the site were at 211m depth and that there are no recorded mine entries within 100m of the site

Therefore, since the workings are >150 m depth, there are no mine entries within 50 m of the site, no faults or other potential pathways connecting the surface to deeper unflooded workings, and the site is outside any areas of past or probable shallow workings, the site is at negligible risk from coal mine gases. (According to Fig 13.1 on p73 of CL:AIRE report Good Practice for Risk Assessment of Coal Mine Gas Emissions Oct 2021)

Flood Risk

Not enough information has been provided to assess this application properly. It is a local validation requirement for planning applications to provide Sustainable Drainage, all Major applications must be supported by a full Sustainable Drainage Strategy. The online documentation does not seem to include a Drainage Strategy and therefore we cannot provide comments at this time.

The planning application is for a single large HMO, and is minor development. Notwithstanding, Section 5.10 of the submitted *Flood Risk Assessment, Drainage & Sequential Test Considerations* report by Calibro addresses the impact on drainage (see below).

As the site lies within an area at risk of flooding and includes vulnerable uses a proportionate Flood Evacuation Plan is required, this should be approved by the Lead Local Flood Authority and the Emergency Preparedness, Resilience and Response Team.

Please refer to section 5.11 of the submitted *Flood Risk Assessment, Drainage & Sequential Test Considerations* report by Calibro, which deals with access and egress.

An extract from the report is include below for convenience.

5.10 Impact on Drainage

5.10.1 The proposals will retain the impermeable and building footprint of the existing. Consequently, the impact on local drainage would be **Negligible**.

5.10.2 Nonetheless, in accordance with the recommendations of the SFRA, proportionate measures are proposed to reduce the rate of runoff entering the sewer network. Although subject to detailed designs it is recommended at this stage that such measures would comprise SuDS planters attached to downpipes.



5.10.3 SuDS planters would reduce the rate of water entering the sewer network as well as provide multiple benefits including biodiversity and water quality, again demonstrating compliance with the SFRA.

5.11 Access and Egress

5.11.1 Given the proposed units would be comfortably above design or extreme future flood levels, they would by their nature be places of safe refuge. Furthermore, dry access onto East Street would remain even in an undefended future Flood Zone 3 flood event and an extreme defended event in 2130.

Taking the above into account, the consultation feedback is considered to have been addressed through the provision of additional information and justification.

Should PINS have any queries about the content of this letter or the wider application pack, please do not hesitate to contact me.

Yours faithfully,

[Redacted signature]

[Redacted name]

MRTPI
Associate

[Redacted contact information]