

**The Town and Country Planning (Section
62A Applications) (Written
Representations and Miscellaneous
Provisions) Regulations 2013
PRELIMINARY VIEW**

Application Reference No: S62A/2025/120

Applicant: Empyrean Properties Limited

Description of proposal: The conversion of upper floors of existing buildings (bank and ancillary office space (Use Class E(c(i))) to provide 9 no. self-contained flats, including refuse, recycling and cycle storage at ground floor level, partial demolition to rear ground floor level, first floor rear extension, removal of hipped roof to rear extension, and erection of a mansard roof extension. Sub-division of existing commercial unit at ground floor level to create 2no. commercial units, and installation of replacement shopfronts.

Site address: 286 – 292 Wells Road, Bristol BS4 2PU

Introduction/background

1. The above-referenced application is being determined under the terms of s62A of the Town and Country Planning Act 1990 (as amended) (the Act). Following the conclusion of the consultation period, I have determined that written representations are the appropriate procedure for this case.
2. The following sets out a preliminary view. It is without prejudice to the outcome of the application, the decision on which will take into account all written submissions and relevant material considerations.

Extant permission

3. Both the applicant and the Council have referred to an extant permission relevant to the site (Council reference: 24/04839/CU), but the plans and decision notice relating to it were not included with their submissions. Accordingly, I sought details of this permission from the Council, who supplied the relevant material on 21 October 2025.

Objections to the application

4. In its response to the application the Council has tendered objections on the following broad issues
 - The living conditions of the future occupiers of the proposed development

- Whether the proposed development would provide suitable access for bicycles
 - Whether the design of the proposed development would achieve acceptable levels of environmental sustainability
5. In addition to this, interested parties have made comments on the application.
6. The applicant has indicated that they wish to make comments on the Council's objections, which I am prepared to accept. It would also be useful for this response to address the comments made by interested parties. In extending this opportunity to the applicant, I draw their attention to Regulation 6(3) of the Town and Country Planning (Section 62A Applications) (Written Representations and Miscellaneous Provisions) Regulations 2013. This states that if, after the end of the representation period, the Inspector takes into consideration any new information (not being a matter of government policy), he must not determine the application without first—
- (a) notifying in writing the applicant and any interested person of the new information; and
- (b) affording them an opportunity of making written representations to him.
7. Consequently, the applicant may need to agree to an extension of time to ensure that appropriate notification and consultation could be carried out on any new information received.

Pre-commencement conditions

8. In accordance with s100ZA of the Act, the applicant's written consent to the terms of any pre-commencement conditions is required before they can be attached to a planning permission. Accordingly, I would appreciate the applicant's written consent to the terms of any pre-commencement conditions suggested by the Council. If the applicant does not consent to the terms of any such conditions, they should also make this clear in their response. The applicant may also wish to provide comments on any of the other suggested conditions in their response.

Summary and next steps

9. In summary, I am minded to accept the following from the applicant, which should be provided to the Planning Inspectorate by close of business on **Friday 31 October:**

- The applicant's further comments on the Council's objections to the proposed development and the representations of interested parties;
- The applicant's comments on the Council's suggested conditions, including, where relevant written consent to the terms of any of them that are intended to take effect pre-commencement.

10. Once this material has been received, it may be necessary to discuss an extension to the timeframe for determination of the application to accommodate the necessary notification and consultation processes. The Inspectorate would aim to reach agreement with the applicant on this as soon as is practicable.

G J Fort

Inspector and Appointed Person

21 October 2025