

From: John Rooney [REDACTED]
Sent: 05 November 2025 08:51
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: development.management@bristol.gov.uk
Subject: RE: S62A/2025/0123 13 Risdale Road, Ashton, Bristol, BS3 2QU

Hi Leanne

Happy to agree to both of those conditions as they are. Look very standard.

Kind regards

John Rooney MRTPI
Planning Associate



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[REDACTED]
[REDACTED]
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From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Sent: 05 November 2025 08:50
To: John Rooney [REDACTED]
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; development.management@bristol.gov.uk
Subject: S62A/2025/0123 13 Risdale Road, Ashton, Bristol, BS3 2QU

Dear John

Application Ref: S62A/2025/0123
Site address: 13 Risdale Road, Ashton, Bristol, BS3 2QU

Pre-commencement Conditions

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, she may only do so with the written agreement of the applicant to the terms of the conditions.

The Inspector has proposed in this case that any permission granted should include the following pre-commencement conditions.

1. No above ground development shall commence (excluding the demolition of existing structures) until a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal

mining activity and contamination. The investigations shall be accompanied by a report setting out the findings, and if necessary, specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted. The report shall be submitted to and approved in writing by the local planning authority. If necessary, the site shall be remediated in accordance with the approved measures and timescale; and a verification report shall be submitted to and approved in writing by the local planning authority prior to occupation of the development. The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

Reason: To prevent unacceptable risk to human health and Controlled Waters and to prevent pollution of the environment in accordance with the aims of 125 (c), 187 (e & f), 196 & 197 of the National Planning Policy Framework (NPPF).

2. No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the local planning authority. The approved drainage system shall be implemented in accordance with the approved details prior to occupation and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding in accordance with policy BCS16 of the CS.

Can you either:-

- i. Provide written confirmation that you accept the proposed conditions; or
- ii. State why you do not agree to the imposition of the proposed pre-commencement conditions; or
- iii. Provide comments on the proposed conditions.

Please respond ASAP.

If we do not receive a response within **10 working days** from the date of this email 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 some or all the pre-commencement conditions, it will be a matter for the Inspector to decide whether the condition(s) 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.

Please note that the above is without prejudice to the Inspector's consideration of the case, or the final decision on the case.

Kind regards
Leanne

Section 62A Applications Team