

From: Colin Pemble [REDACTED]
Sent: 12 November 2025 09:31
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: development.management@bristol.gov.uk
Subject: Re: S62A/2025/0126 2--5 Highland, Clifton, Bristol , BS8 2YB

Dear Leanne,

Thank you for your email and for providing the accompanying information.

Having reviewed the suggested pre-commencement conditions, these appear reasonable and are not unexpected given the site's historic use and the need to ensure that any future development is undertaken with minimal disturbance to neighbouring properties.

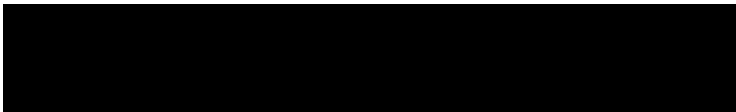
On this basis, the applicant confirms his willingness to accept the proposed conditions should planning permission be granted.

Regards,

Colin



Aspect360 Ltd - Planning and Development Consultants



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On Tue, 11 Nov 2025 at 17:19, Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk> wrote:

Dear Colin

Application Ref: S62A/2025/0126

Site address: 2-5 Highland, Clifton, Bristol , BS8 2YB

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 they 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:

Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason:

To safeguard the living conditions of neighbouring occupiers and in the interests of highway safety. It would not be possible to commence the development without having first agreed the method statement

Land Contamination

No development shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the local planning authority.

If any contamination is found, no development shall take place until:

- (i) a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority;
- (ii) the site has been remediated in accordance with the approved measures and timescale;
and
- (iii) a verification report has been submitted to and approved in writing by the local planning authority.

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended until:

(i) additional measures for the remediation of the site have been carried out in

accordance with details that shall first have been submitted to and approved in writing by the local planning authority; and

(ii) a verification report for all the remediation works has been submitted to and approved in writing by the local planning authority.

Reason:

In the interests of public health and the environment. It would not be possible to commence the development without having assessed the extent of any contamination and how to remediate it.

Please can the applicant either provide written confirmation that they accept the proposed conditions or state why they do not agree to them and (if necessary) provide comments on the conditions. The Inspector would be grateful if a response could be provided by Monday 16 November.

If you are not agreeable to any pre-commencement condition, it will be a matter for the Inspector to decide whether the condition needs to be a pre-commencement condition. However, if the pre-commencement condition is considered necessary to make the development acceptable in planning terms, planning permission cannot be granted without it 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.

I have copied this to the Local Planning Authority for information.

Kind regards

Leanne

Section 62A Applications Team