

From: [REDACTED]
Sent: 13 November 2025 12:53
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0120 286–292 Wells Road, Bristol BS4 2PU

Application Ref: S62A/2025/0120
Site: 286–292 Wells Road, Bristol BS4 2PU
From: Joe & Thurga ([REDACTED])
Subject: Response to Applicant's Interim Comments (30 October 2025)

Dear Sir / Madam,

We write further to our original objection and in response to the Interim Comment Response submitted by the applicant, Empyrean Properties Ltd, dated 30 October 2025. We remain significantly concerned about the proposal's impact on our property [REDACTED] and the continuing lack of clarity around access, bin movement, and property identification.

1. Inadequacy of Applicant's Interim Response

The applicant's interim submission focuses almost entirely on internal flat layouts and general design matters, offering no substantive response to the key issues we raised in our first objection dated 14 October 2025 of ownership, access rights, maintenance of the path or waste management that directly affect neighbouring landowners.

2. Misidentification of Our Property

Throughout the planning documents and interim response, the applicant repeatedly refers to "2 Greenmore Road" in connection with the access path adjoining the development site. This is incorrect.

The path in question belongs to [REDACTED] and this is clearly marked by a gate displaying the number [REDACTED]. Property 2 Greenmore Road is located on the opposite side of the street and is entirely unrelated to this access.

This consistent mislabelling of the affected property raises serious concerns about the accuracy, care, and attention applied in the preparation of the planning documents. If such a basic factual error has been made and repeated, it calls into question the reliability of other key assertions made by the applicant.

We request that the Planning Inspectorate formally recognises this error and requires the applicant to correct all references to accurately reflect that the access path belongs to [REDACTED]

3. Waste Management and Bin Movement

The Waste Management Plan still indicates that refuse and recycling will be taken to Greenmore Road for collection. This means that our privately owned path would be used for regular bin movements, something that is not specifically mentioned in the easement, we have never consented to and that would negatively affect our property and amenity.

Key concerns remain unaddressed:

- Noise and disturbance from frequent bin movements especially in the evenings when bins are taken out;
- Odour, litter and hygiene issues, as litter may be left on the path by residents or bin collection teams;
- Obstruction of our access and use of the path by bins being left out haphazardly;
- Damage and excessive wear and tear to our private property; and
- Safety risks caused by increased movement in a confined space.
- The funding of any repair works due to the use of the path as proposed. Whilst the easement allows right of way to residents, it also requires that they contribute towards the maintenance of the path equitably.

The interim response makes no mention of how these impacts will be mitigated or how our ownership rights will be respected.

4. Impact on Our Amenity

As owners and daily users [REDACTED] we will experience clear and direct harm from the proposed use of our property for service access. This includes:

- Noise and disturbance from refuse activity;
- Loss of privacy and security;
- Visual intrusion and odour;
- Regular obstruction of our right of way; and
- Devaluation of our property and enjoyment of our home environment.

These impacts remain completely unaddressed by the applicant.

We trust that these points will be taken fully into account when the application is assessed.

Kind regards,

Joe & Thurga

[REDACTED]