

From: [REDACTED]

Sent: 20 November 2025 14:24

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; [REDACTED]

Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; Development Management <development.management@bristol.gov.uk>

Subject: RE: S62A/2025/0139/Castle House, Brentry Avenue, Bristol, BS5 0DL

Hi [REDACTED]

I have now received the information requested and am happy that the building is in lawful use for the purposes of CIL meaning that the existing GIA can be offset when undertaking the CIL Calculation. I have combined the photos into a single document and attach this accordingly in case it is of use to the Inspector determining the application.

Application S62A/2025/0139 (Castle House, Brentry Avenue, Bristol, BS5 0DL) **is a CIL Liable Development.**

As the application was received by PINS after 1 May 2025, CIL is to be applied should PINS grant a planning permission.

The CIL Liability is **£49,196.43**. It has been calculated based on the information provided by the applicant in the CIL Form 1 submitted to PINS, which identifies a 551sqm increase in the level of floorspace when the floorspace of the existing building to be converted / demolished is taken into account. This increase in floorspace relates to residential development. The calculation is as follows:

$551\text{sqm} \times £50/\text{sqm} \times (400 / 224 \text{ indexation factor}) = \textbf{£49,196.43}$

The PINS officer determining the application should include the CIL Liability in their report.

Should you have any queries re this please let me know.

Best wishes

[REDACTED]

[REDACTED]

Planning Obligations Manager

[REDACTED] (see note below)