

**16-18 Cherry Lane, S62A application.**  
**Bristol City Council reference: 25/15180/PINS**  
**PINS reference: S62A/2025/0141**

### **Additional information to accompany S62A questionnaire**

The proposed development is not liable for CIL.

Statutory consultees that PINS should inform of the application:

- Coal Authority (now the Mining Remediation Authority)

There are no specific consultation directions in place that are relevant to this application.

### **Relevant planning history**

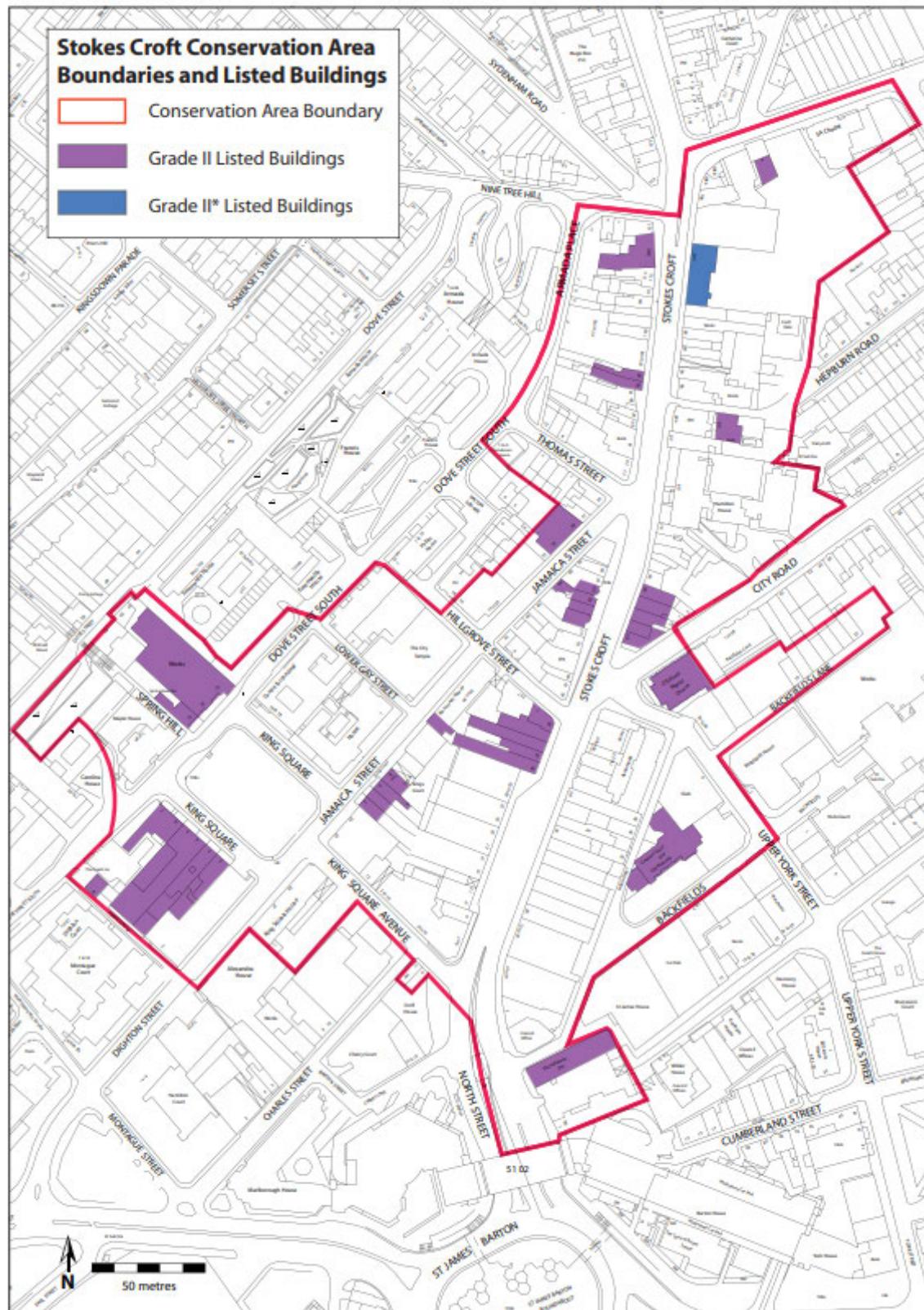
<b>14/04712/F</b>	Redevelopment to provide 123 sqm retail floor space on the ground floor and 9 No one and two-bedroom self-contained apartments on the upper floors. <b>12 May 2015</b> <b>Approved subject to conditions</b>
<b>15/03876/COND</b>	Application to approve details in relation to condition 2 (Archaeological) 3 (Archaeological Works) 4 (construction Management Plan) 6 (Site Characterisation) 7 (Submission of remediation Scheme) 8 (Implementation of Approved Remediation Scheme) and 9 (Report of unexpected Contamination) of permission 14/04712/F Redevelopment to provide 123 sqm retail floor space on the ground floor and 9 No one and two-bedroom self-contained apartments on the upper floors. <b>5 October 2015</b> <b>Condition application decided</b>
<b>23/02877/COND</b>	Application for approval of details reserved by condition 5 of permission 14/04712/F Redevelopment to provide 123 sqm retail floor space on the ground floor and 9 No one and two-bedroom self-contained apartments on the upper floors. <b>21 September 2023</b> <b>Condition application decided</b>

**Question 5:** Is there a known surface or underground mineral interest at or within 400 metres of the application site which is likely to be a material consideration in determining the application?

The application site falls within the defined Development High Risk Area. The Coal Authority should be consulted.

## Question 12: Conservation Area

The Stokes Croft Conservation Area boundary is on the other side of North Road. Please see map below:



### **Question 25: List of relevant policies**

Bristol Development Framework Core Strategy – 2011

BCS2 – City Centre  
BCS5 – Housing Delivery  
BCS13 – Climate Change  
BCS14 – Sustainable Energy  
BCS15 – Sustainable Design and Construction  
BCS16 – Flood Risk and Water Management  
BCS18 – Housing Type  
BCS21 – Quality Urban Design  
BCS22 – Conservation and the Historic Environment  
BCS23 – Pollution

Site Allocations and Development Management Policies 2014

DM1 – Presumption in favour of sustainable development  
DM23 – Transport Development Management  
DM26 – Local Character and Distinctiveness  
DM27 – Layout and Form  
DM30 – Alterations to existing buildings  
DM31 – Heritage Assets  
DM32 – Recycling and Refuse Provision in New Development  
DM33 – Pollution Control, Air Quality and Water Quality  
DM34 – Contamination Land  
DM35 – Noise Mitigation

Bristol Central Area Plan – 2015

BCAP45 The approach to St Paul's and Stokes Croft

Climate change and sustainability practice note – July 2020