

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

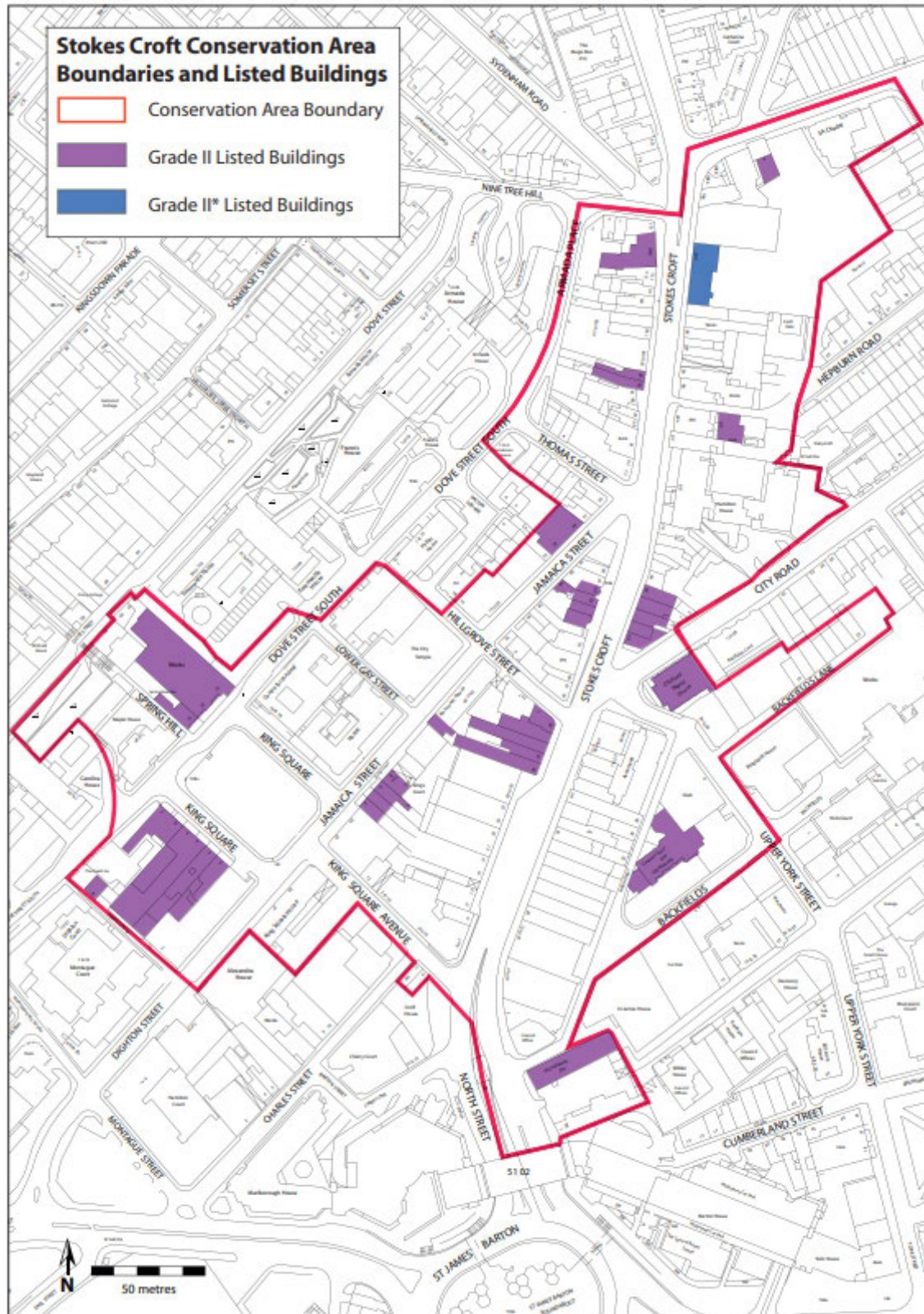
14/04712/F	Redevelopment to provide 123 sqm retail floor space on the ground floor and 9 No one and two-bedroom self-contained apartments on the upper floors. 12 May 2015 Approved subject to conditions
15/03876/COND	Application to approve details in relation to condition 2 (Archaeological) 3 (Archaeological 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. 5 October 2015 Condition application decided
23/02877/COND	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. 21 September 2023 Condition application decided

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