

From: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Sent: 23 January 2026 15:27

To: [REDACTED]

Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Subject: S62A/2025/0137 72-74 Gloucester Road, Bristol, BS7 8BF

Importance: High

Dear Bristol City Council / Colin

Please see the conditions detailed below, sent on a without prejudice basis. The Inspector seeks the comments of both the Council and the applicant. The applicant's attention is also specifically drawn to the use of pre-commencement trigger for the relevant conditions.

Conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: As required by section 51 of the Planning and Compulsory Purchase Act 2004.

1. The development hereby permitted shall be carried out in accordance with the following approved drawings: 1737(L)00; 1736(L)01; 02; 03; 04; 05; 06 Rev A; 10; 11 Rev C; 12; 13; 20; 21 Rev A; 22; 41 Rev A.

Reason: To provide certainty.

Pre-commencement

1. 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;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works; and,
 - delivery, demolition and construction working hours.

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

Reason: To protect the living conditions of nearby occupiers and highway safety.

2. No development shall take place until details of the design of the front door to Unit 01, the proposed landscaping works, and all proposed fenestration, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect and enhance the character and appearance of the area.

3. The apart-hotel element of the development hereby permitted shall not be commenced until full details of the proposed bin store have been submitted to and approved in writing by the local planning authority. The bin store as agreed shall be constructed prior to occupation of the apart-hotel, and maintained thereafter.

Reason: To protect and enhance the character and appearance of the area and to ensure that adequate bin storage is provided.

4. The apart-hotel element of the development hereby permitted shall not be commenced until full details of the proposed cycle store have been submitted to and approved in writing by the local planning authority. The cycle store as agreed shall be constructed prior to occupation of the apart-hotel, and maintained thereafter.

Reason: To ensure that adequate cycle parking is provided so as to encourage non-car based modes of transport.

5. No part of the development hereby permitted shall be commenced until full details of the proposed photovoltaics and renewable energy strategy have been submitted to and approved in writing by the local planning authority. The works and measures as agreed shall be constructed prior to occupation of the development, and maintained thereafter.

Reason: To ensure that adequate renewable energy is secured for the proposal.

Pre-occupation

6. The apart-hotel element of the development hereby permitted shall not be occupied until a Premises Management Plan with regard to the apart-hotel has been submitted to and agreed in writing by the local planning authority. The development shall thereafter be operated in accordance with the agreed Plan.

Reason: To protect the living conditions of nearby occupiers and to ensure an adequate standard of proposed accommodation.

7. No part of the development hereby permitted shall be occupied until a Servicing Management Plan has been submitted to and agreed in writing by the local planning authority. The development shall thereafter be operated in accordance with the agreed Plan.

Reason: To protect the living conditions of nearby occupiers and highway safety.

8. No part of the development hereby permitted shall be occupied until details of the proposed re-instatement of the dropped kerb to Shadwell Road have been submitted to and approved in writing by the local planning authority. The works as agreed shall also be implemented prior to occupation of the development.

Reason: To ensure highway safety.

9. Prior to first occupation of any part of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter operated in accordance with the agreed details.

Reason: To ensure highway safety and encourage non-car based modes of transport.

For compliance

10. As far as the proposal relates to the apart-hotel, the premises shall be used as such with a minimum guest stay of five days and maximum stays of 180 days and for no other purpose (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To protect the living conditions of nearby occupiers and to ensure an adequate standard of proposed accommodation

11. The windows to the proposed apart-hotel accommodation must have a glazing specification so as to meet a minimum acoustic rating of 46 dB with a min performance at 125Hz of 30dB.

Reason: To ensure an adequate standard of proposed accommodation.

Please respond ASAP and no later than close of play **Wednesday 28 January 2026**.

Please note that the above is without prejudice to the Inspector's consideration of the case, or the final decision on the case.

Kind regards
Leanne

Section 62A Applications Team