

From: Kayna Tay [REDACTED]
Sent: 04 February 2026 11:31
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>; [REDACTED]; Development Management <development.management@bristol.gov.uk>
Cc: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: RE: S62A/2025/0141 16-18 Cherry Lane, Bristol, BS1 3NG

Dear Leanne,

Thank you for your email. I have the following comments:

- In my list of draft conditions (see LPA statement to PINS), I also advised a condition on ASHPs and noise levels. It appears unclear as to whether a ASHP is going to be provided (energy statement says that it will be, but plans do not show it). The condition should be added to cover an eventuality that a ASHP is installed, unless the applicant has clarified that no ASHP would be installed.
- I note your suggested condition about the vapour membrane. We do not consider that this issue can be conditioned. We do not consider that permission should be granted until the applicant has provided confirmation that the vapour membrane has been installed. If this is conditioned, and then the applicant is unable to provide the necessary confirmation, the permission cannot be implemented. The LPA's advice is that this matter should be resolved prior to determination.
- In relation to the following condition, please see suggested amendment below:
 1. All refuse and recyclable materials associated with the development shall either be stored within the dedicated store/area, as shown on the approved drawings, or otherwise internally within the building that forms part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the living conditions of the occupiers of adjoining premises and to prevent any obstruction to pedestrian movement.

Regards,

Kayna

Kayna Tay
Principal Planning Officer
Bristol City Council

[REDACTED].
Development Management | Growth & Regeneration
Bristol City Council | City Hall | College Green | Bristol | BS1 9NE
PO Box 3399

[REDACTED]

Phone: If you wish to speak on the phone, please email me to arrange a time.
www.bristol.gov.uk

OFFICIAL

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

Sent: 04 February 2026 10:05

To: [REDACTED]; Development Management
<development.management@bristol.gov.uk>

Cc: section62anonmajor <section62anonmajor@planninginspectorate.gov.uk>

Subject: S62A/2025/0141 16-18 Cherry Lane, Bristol, BS1 3NG

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Dear Bristol City Council / Phil

Please see the conditions detailed below, sent on a without prejudice basis. The Inspector seeks the comments of both the Council and the applicant.

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: MapServe Site Location Plan, 2668 0101 01, 0201 01, 2101 02, 2201 01.

Reason: To provide certainty.

1. No development shall take place until details of the design of the fenestration has 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 the character and appearance of the area.

1. Prior to commencement of the relevant works, details of the specification for glazing and ventilation for the bedroom and living room shall be submitted to and approved in writing by the Local Planning Authority. The glazing and ventilation specification shall take into account the provisions of BS 8233: 2014 "Guidance on sound insulation and noise reduction for buildings." Thereafter, the approved glazing shall be installed prior to occupation of the flat and retained as approved.

Reason: To create a suitable standard of accommodation for future occupiers.

1. Prior to commencement of the relevant works, detailed drawings at the scale of 1:50 of the proposed cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved cycle parking shall be installed prior to occupation of the flat and retained as approved.

Reason: To ensure that adequate cycle parking is provided.

1. All refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved drawings, or otherwise internally within the building that forms part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the living conditions of the occupiers of adjoining premises and to prevent any obstruction to pedestrian movement.

1. Prior to occupation of the proposal, confirmation that a suitable protective membrane has been installed, validated and a Verification Report provided, must have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved membrane shall be retained as approved.

Reason: To ensure that the future occupants of the proposal are suitably protected from land contamination and vapour.

Please respond ASAP and by **6 February 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