

Ben Royston
Development Management
City Hall
Bristol City Council
PO BOX 3399
Bristol
BS1 9NE

Our ref: MO/5886
Date: 14th December 2023

Dear Ben,

New planning application for the mixed-use redevelopment of land and buildings at Premier Business Park, Sussex Street, Bristol, BS2 0RA

Further to our dialogue during the course of planning application ref. 23/01469/F, I can confirm that a fresh full application has been submitted via the Planning Portal which incorporates the design revisions we discussed in November 2023. The purpose of the amended design is to hopefully address the concerns raised about the original scheme, most notably concerning urban design, residential amenity and the proposed “maker spaces.”

Further details on the scheme revisions are set out in the accompanying Design and Access Statement and in Chapters 4 & 5 of the Planning Statement.

Planning Application Pack

The following plans and documents are submitted for consideration.

- Air Quality Assessment, prepared by Savills
- Application Fee as calculated via the Planning Portal
- Application Form
- Arboricultural Impact Assessment, prepared by Treeworks
- Archaeological Assessment, prepared by Bristol and Bath Heritage Consultancy
- CIL Form, completed by Rapleys
- Commercial Strategy, prepared by AND
- Community Involvement Statement, prepared by Conversation PR
- Daylight and Sunlight Assessment x 2 (internal and external), prepared by GIA
- Design and Access Statement, prepared by AHMM

Rapleys – 21 Prince Street Bristol BS1 4PH

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- Drawings, prepared by AHMM
- Economic Statement, prepared by Rapleys
- Delivery Servicing Management Plan, prepared by Highgate Transportation
- Employment and Skills Agreement, prepared by Dominus
- Economic Benefits Statement, prepared by Ekosgen
- Energy Strategy report, prepared by Ridge
- Fire Statement Form and Response to HSE comments, prepared by Jensen Hughes
- Flood Risk Assessment and Drainage Strategy, prepared by Meinhardt
- Health Impact Assessment, prepared by Ekosgen
- Heritage, Townscape and Visual Impact Assessment, prepared by Townscape Consultancy (supersedes the previous Heritage Statement by Bristol and Bath, save for the content concerning Archaeology)
- Land Contamination Assessment, prepared by Jomas
- Landscape drawings, prepared by Churchman Thornhill Finch
- Noise Assessment, prepared by Savills
- Premises Management Plan, prepared by Highgate Transportation
- Planning Statement and Obligations Statement, prepared by Rapleys
- Public Art Strategy, prepared by Ginkgo
- Social Value Statement, prepared by Dominus
- Student Management Plan, prepared by Dominus
- Student Need Assessment, prepared by Cushman and Wakefield
- Student Travel Plan, prepared by Highgate Transportation
- Sustainability Statement, prepared by Ridge
- Transport Statement and Appendices, prepared by Highgate Transportation
- Utilities and Broadband Report, prepared by Ridge

Ownership Certificates and Serving Notice

Since there are certain owners of the site that are unknown, a notice has been posted in a local newspaper (Bristol Post) to comply with the requirements of Ownership Certificate C. Proof of this is included as an appendix to this letter.

If you have any queries or require clarification on any matters, please do not hesitate to let me know.

Yours Sincerely,

Michael Orr

Michael Orr

MRTPI

Planning Partner

Michael.Orr@rapleys.com

07967666996

(Deceased)

persons having a claim above named, late of y, Bristol, BS34 5AU, ne, Adelaide Place, 2ED Formerly Bagend Bristol, BS16 5AW, who nd written particulars 5/02/2024, after which regard only to the claims e.

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persons having a claim e above named, late of ho died on 23/11/2021, particulars thereof to the er which date the Estate e claims and interests of

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persons having a claim e above named, late of ad Whitchurch Bristol , required to send written n or before 15/02/2024, uted having regard only have had notice.

A4 5AS

Planning

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at: Premier Business Park, Sussex Street, Bristol, BS2 0RA.

Take notice that application is being made by: Dominus Bristol Limited

For planning permission to: Description of proposed development:

"Demolition of existing structures and redevelopment of the site for two conjoined buildings comprising light industrial use (Class E(g)(iii)); flexible retail/light industrial use (Class E(a) / Class E(g)(iii)); flexible commercial use (Class E(b-g)); flexible industrial use (Class E(g)(iii) / Class B8 / Sui Generis); student accommodation use with ancillary community space (Sui Generis); public realm works and landscaping; cycle parking; ancillary plant and servicing; and other associated works."

Local Planning Authority to whom the application is being submitted: Bristol City Council.

Local Planning Authority address: Development Management, City Hall, Bristol City Council, PO Box 3399, Bristol BS1 9NE.

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory: Dominus Bristol Limited
Date: 13/12/2023

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

This notice is for publication in a local newspaper.
'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Goods Vehicle

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Owners or occupi near the operating use or enjoyment should make writt Commissioner at H Leeds, LS9 6NF sta of this notice. Rep send a copy of thei at the address giv to Making Represent Commissioner's Offi



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