

Department for Environmental and Community Services

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Strategic Planning,
Bristol BS37 0DD

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Application for Planning Permission; Consent to Display an Advertisement(s)

Town and Country Planning Act 1990 (as amended); Town and Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Sugaré

Company Name

Praxis Real Estate Management Limited

Address

Address line 1

13 Police Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 7LQ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

2265.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Refurbishment works to Kings Chase Shopping Centre including: new backlit signage portal, painting existing facade, new cladding and signage to elevation fronting onto Regent Street; 5 replacement kiosks within the mall; painting and new signage to north and west elevations of existing Wilkos unit overlooking car parks.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Shopping Centre

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Pre-case concrete panels

Proposed materials and finishes:

Painting of existing facade - dark grey + mural at north entrance subject to artist collaboration PPC metal cladding to south entrance elevations at first floor aligned to existing cladding panels

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Design & Access Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

New signage portal over public entrance to mall from Regents Street - existing access route retained with existing post removed

1343-LDA-PR-00-DR-A-080102-P01

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Use Class:

Other (Please specify)

Other (Please specify):

Sui Generis (Food takeaway)

Existing gross internal floorspace (square metres) (a):

20.9

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

20.9

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

25.2

Net additional gross internal floorspace following development (square metres) (d = c - a):

4.30

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing gross internal floorspace (square metres) (a):

35.9

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

35.9

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

37.8

Net additional gross internal floorspace following development (square metres) (d = c - a):

1.89

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	56.8	56.8	63	6.199999999999999

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

If yes, please provide details of the tradable floor area:

Use Class:

E(a) - Display/Sale of goods other than hot food

Existing tradable floor area (square metres) (e):

35.9

Tradable floor area to be lost by change of use or demolition (square metres) (f):

35.9

Total tradable floor area proposed (including change of use) (square metres) (g):

37.8

Net additional tradable floor area following development (square metres) (h = g - e):

1.89

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	35.9	35.9	37.8	1.8999999999999986

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Use Class:

E(a) - Display/Sale of goods other than hot food

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

20:00

Saturday:

Start Time:

08:00

End Time:

19:00

Sunday / Bank Holiday:

Start Time:

10:00

End Time:

16:00

Use Class:

Other (Please specify)

Other (Please specify):

Sui Generis (Food Takeaway)

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

20:00

Saturday:

Start Time:

08:00

End Time:

19:00

Sunday / Bank Holiday:

Start Time:

10:00

End Time:

16:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

SG - 01 South Entrance Corner Signage

(Reference Drawing: 13434-LDA-PR-00-DR-A-081002-P01)

SG - 02 Portal Signage

(Reference Drawing: 13434-LDA-PR-00-DR-A-080102-P01)

SG - 03 Tenant Signage - Sainsburys

(Reference Drawing: 13434-LDA-PR-00-DR-A-081002-P01)

SG - 04 MSCP Mall Panel

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 05 Signage over North Entrance Ramp

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 06 Northern Entrance Corner Signage

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 07 Car Park signage replacement

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 08 Tenant Sign A

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 09 Tenant Sign B

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 10 Tenant Sign C

(Reference Drawing: 1343-LDA-PR-00-DR-A-080902-P01)

SG - 11 Feature Wall

(Reference Drawing: 1343-LDA-EX-00-DR-A-080601-P01)

Advertisement Type:

Fascia Sign

Height:

1.74 metres

Width:

3.235 metres

Depth:

0.2 metres

What is the height from the ground to the base of the advertisement?:

4.735 metres

What is the maximum projection of the advertisement from the face of the building?:

0.2 metres

What is the maximum height of any of the individual letters and symbols?:

50 centimetres

What materials will the advertisement be made of?:

Backlit Polycarbonate, PPC Metal Frame (dark grey)

The colour of text and background:

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

150 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Projecting or Hanging Sign

Height:

4.33 metres

Width:

9.96 metres

Depth:

0.485 metres

What is the height from the ground to the base of the advertisement?:

2.735 metres

What is the maximum projection of the advertisement from the face of the building?:

9.96 metres

What is the maximum height of any of the individual letters and symbols?:

113.5 centimetres

What materials will the advertisement be made of?:

Backlit Polycarbonate, PPC Metal Frame (dark grey)

The colour of text and background:

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

150 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

0.775 metres

Width:

3.96 metres

Depth:

1.5 metres

What is the height from the ground to the base of the advertisement?:

5.055 metres

What is the maximum projection of the advertisement from the face of the building?:

0.35 metres

What is the maximum height of any of the individual letters and symbols?:

77.5 centimetres

What materials will the advertisement be made of?:

PPC Metal

The colour of text and background:

Will the advertisement be illuminated?:

Advertisement Type:

Fascia Sign

Height:

3.3 metres

Width:

9.9 metres

Depth:

0.05 metres

What is the height from the ground to the base of the advertisement?:

3.35 metres

What is the maximum projection of the advertisement from the face of the building?:

0.05 metres

What is the maximum height of any of the individual letters and symbols?:

132 centimetres

What materials will the advertisement be made of?:

Perforated PPC metal panel

The colour of text and background:

Will the advertisement be illuminated?:

Advertisement Type:

Fascia Sign

Height:

1.535 metres

Width:

4.4 metres

Depth:

0.01 metres

What is the height from the ground to the base of the advertisement?:

3.61 metres

What is the maximum projection of the advertisement from the face of the building?:

0.01 metres

What is the maximum height of any of the individual letters and symbols?:

80 centimetres

What materials will the advertisement be made of?:

Perforated PPC metal panel

The colour of text and background:

Will the advertisement be illuminated?:

Advertisement Type:

Fascia Sign

Height:

1.74 metres

Width:

5.94 metres

Depth:

0.2 metres

What is the height from the ground to the base of the advertisement?:

7.535 metres

What is the maximum projection of the advertisement from the face of the building?:

0.2 metres

What is the maximum height of any of the individual letters and symbols?:

77.5 centimetres

What materials will the advertisement be made of?:

"Backlit Polycarbonate, PPC Metal Frame (dark grey)"

The colour of text and background:

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

150 cd/m²

Will the illumination be static or intermittent?:

Static

Advertisement Type:

Fascia Sign

Height:

0.8 metres

Width:

3 metres

Depth:

0.01 metres

What is the height from the ground to the base of the advertisement?:

2.67 metres

What is the maximum projection of the advertisement from the face of the building?:

0.01 metres

What is the maximum height of any of the individual letters and symbols?:

40 centimetres

What materials will the advertisement be made of?:

Aluminium composite sheet

The colour of text and background:

Will the advertisement be illuminated?:

Advertisement Type:

Fascia Sign

Height:

1 metres

Width:

5.055 metres

Depth:

0.01 metres

What is the height from the ground to the base of the advertisement?:

3.335 metres

What is the maximum projection of the advertisement from the face of the building?:

0.01 metres

What is the maximum height of any of the individual letters and symbols?:

24 centimetres

What materials will the advertisement be made of?:

Aluminium composite sheet

The colour of text and background:**Will the advertisement be illuminated?:****Advertisement Type:**

Fascia Sign

Height:

1 metres

Width:

5.055 metres

Depth:

0.01 metres

What is the height from the ground to the base of the advertisement?:

4.735 metres

What is the maximum projection of the advertisement from the face of the building?:

0.01 metres

What is the maximum height of any of the individual letters and symbols?:

24 centimetres

What materials will the advertisement be made of?:

Aluminium composite sheet

The colour of text and background:**Will the advertisement be illuminated?:****Advertisement Type:**

Fascia Sign

Height:

1 metres

Width:

5.055 metres

Depth:

0.01 metres

What is the height from the ground to the base of the advertisement?:

6.135 metres

What is the maximum projection of the advertisement from the face of the building?:

0.01 metres

What is the maximum height of any of the individual letters and symbols?:

24 centimetres

What materials will the advertisement be made of?:

Aluminium composite sheet

The colour of text and background:

Will the advertisement be illuminated?:

Advertisement Type:

Fascia Sign

Height:

5.495 metres

Width:

5.125 metres

Depth:

0.15 metres

What is the height from the ground to the base of the advertisement?:

0 metres

What is the maximum projection of the advertisement from the face of the building?:

0.15 metres

What is the maximum height of any of the individual letters and symbols?:

226 centimetres

What materials will the advertisement be made of?:

PPC Metal

The colour of text and background:

Will the advertisement be illuminated?:

Yes

Will the advertisement be illuminated internally or externally?:

Internally

Illuminance levels:

150 cd/m²

Will the illumination be static or intermittent?:

Static

Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

Yes

No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

Yes

No

Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s)

- SG - 02 Portal Signage
(Reference Drawing: 1343-LDA-EX-00-DR-A-080101-P01)
- SG - 03 Tenant Signage - Sainsburys
(Reference Drawing: 1343-LDA-EX-00-DR-A-081001-P01)
- SG - 05 Signage over North Entrance Ramp
(Reference Drawing: 1343-LDA-EX-00-DR-A-080901-P01)
- SG - 07 Car Park signage replacement
(Reference Drawing: 1343-LDA-EX-00-DR-A-080901-P01)
- SG - 08 Tenant Sign A
(Reference Drawing: 1343-LDA-EX-00-DR-A-080901-P01)
- SG - 09 Tenant Sign B
(Reference Drawing: 1343-LDA-EX-00-DR-A-080901-P01)
- SG - 10 Tenant Sign C
(Reference Drawing: 1343-LDA-EX-00-DR-A-080901-P01)

Will the proposed advertisement(s) project over a footpath or other public highway?

- Yes
- No

Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From Date

01/03/2024

To Date

01/03/2029

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

If Other has been selected, please provide contact details:

Title

First name

Surname

Phone Number

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed?

- Yes
 No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownershin - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name:</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: Department for Place</p> <p>Address Line 2: PO Box 1954</p> <p>Town/City: Bristol</p> <p>Postcode: BS37 0DD</p> <p>Date notice served (DD/MM/YYYY): 18/01/2024</p> <p>Person Family Name:</p>
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Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for Full planning & display of advertisements as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Holly Jackson

Date

26/01/2024