



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

DISTRICT COUNCIL

Name and Address of Agent/Applicant:

A2 Dominion Group
c/o PRP Architects
Mr Rob Squibb
10 Lindsey Street
London
London
EC1A9HP

Date Registered: 12th February 2016

Proposal: Discharge of conditions 10 (overheating), 11 (thermal mass and natural ventilation), 15 (architectural details), 16 (final details of plots 276, 278, 288 and 289), 19 (external building materials), 24 (vision splays), 25 (road surface treatments), 53 (existing and proposed site levels), 60 (adoptable highways), 69 (surface water drainage) and 82 (bat, bird and invertebrate accommodation) of

Location: Bicester Eco Town Exemplar Site, Banbury Road, Bicester, Oxfordshire

Parish(es): Bicester

CONFIRMATION OF CLEARANCE OF PLANNING CONDITION(S)

The Cherwell District Council, as Local Planning Authority, hereby CONFIRMS the clearance of the above condition(s). **IN ACCORDANCE WITH THE DETAILS OVERLEAF.**

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA



Date of Decision: 8th August 2016

**Head of Public Protection
& Development Management**

SCHEDULE OF DETAILS

Condition 10

The study demonstrating that the design of the dwellings within residential phase 2 ONLY is such that overheating will not occur and that heat island effects have been minimised as detailed within document titled 'Bicester Eco Town, Oxfordshire Overheating Analysis and Climate Change Mitigation', prepared by PRP, reference AE4989_BEPH2_RevF, dated 13.04.2016, submitted 13 April 2016 and 'Statement Relating to Planning Condition 10', dated 05 February 2016 (AB) submitted with application.

Condition 11

The details of the passive ventilation strategy and thermally massive floors within residential phase 2 ONLY as shown in the 'Statement Relating to Planning Condition 11' dated 05 February 2016 (AB) - Rev A - 29.02.16, and Ventive-F Datasheet and Ventive C90 Section No. 1000 submitted 10 May 2016.

Condition 15

In accordance with architectural details, within residential phase 2 ONLY, as shown in the following drawings numbered: AA269C(2)-2500 submitted with application, and AA269C(2)-2510-A, AA269C(2)-2511-A, and AA269C(2)-2512-A submitted via agents email dated 24 May 2016.

Condition 16

The revised design of plots 276, 278, 288, 289 and 296-299 as shown on drawings numbered AA2699C(2)-2018, AA2699C(2)-2022, AA2699C(2)-2118, and AA2699C(2)-2122, submitted with application and AA2699C(2)-2125 rev B, and AA2699C(2)-2025 rev B, approved for 14/00122/NMA.

Condition 19

The details of the external building materials within residential phase 2 ONLY as shown in document numbered AA2699C(2)-2520 and AA2699C(2)-2521 submitted with agent's email, dated 13 April 2016 AA2699C(2)_6-01_010 Rev.2 (24.05.16) submitted with agent's email, dated 24 May 2016.

Condition 24

The design and details of the roads and paths (including vision splays, surfacing, planting and traffic calming) within residential phase 2 ONLY as shown on drawings numbered 15-1859-04-1 P02, 15-1859-04-2 P02, 15-1859-04-3 P02, 15-1859-04-4 P02, 15-1859-10 P01, 15-1859-20-1 P02, and 15-1859-20-2 P01, submitted with application.

Condition 25

The details of the final surface treatment of each road within residential phase 2 ONLY as shown on drawings numbered 15-1859-04-1 P02, 15-1859-04-2 P02, 15-1859-04-3 P02, and 15-1859-04-4 P02, submitted with application.

Condition 53

The details of the existing and proposed site levels and the finished floor levels within residential phase 2 ONLY as shown on drawings numbered 15-1859-02-1-P01, 15-1859-02-2-P02, 15-1859-02-3-P05, 15-1859-02-4-P02, submitted via agent email dated 06 April 2016.

Condition 60

The details of the adoptable highways within residential phase 2 ONLY as shown on drawings numbered 15-1859-20-1 P02, and 15-1859-20-2 P01, submitted with application.

Condition 69

The details of the surface water drainage within residential phase 2 ONLY as shown in report titled 'Surface Water Drainage Strategy' (ref: ICS1859.07.001), dated February 2016, with Appendix A: Drainage and calculations - submitted with application, drawings numbered 15-1859-03-1 P03, 15-1859-03-2 P04, 15-1859-03-3 P05, and 15-1859-03-4 P03 submitted 11 July 2016 and Appendix B: 'SuDs Maintenance Guide - Owners Manual' (ref: ICS1859.07.003) submitted 01 August 2016 via email from ICS.

Condition 82

Drawing number 701-122-UA001881-04 titled 'Bird, bat and invertebrate accommodation' approved by discharge of condition application 16/00018/DISC provides details of the bat, bird, owl and invertebrate boxes for the whole Exemplar site. The applicant is advised that the bat, bird, owl and invertebrate boxes to be installed within residential phase 2 shall be installed in accordance with this approved scheme and prior to the occupation of any building on which they are to be located.

PLANNING NOTES

Please note that the colour of the road surface treatment will be approved as part of condition 31 - Landscaping.

Please note that the condition 53 (proposed site levels) are NOT approved for the River Corridor/ Infrastructure Phase.