

**Our ref:** Q200424/LT/EL  
**Your ref:** 19/01740/HYBRID  
**Email:** luke.thorpe@quod.com  
**Date:** 24<sup>th</sup> September 2020



Bernadette Owens  
Cherwell District Council  
Development Management  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

By Email

Dear Bernadette

## Discharge of Planning Conditions – Catalyst Bicester

Please find enclosed an application (Planning Portal Reference: PP-08953669) to partially discharge Conditions 10 and 11, and fully discharge Condition 9, 13, 14 and 41 attached to planning permission ref. 19/01740/HYBRID, with respect to the enabling works for the health and racquets club (Full Planning Permission).

### Condition 9 – Phasing Plans

Prior to commencement, a phasing plan for the area of the site the subject of the full planning permission is required to be submitted and approved by Cherwell District Council (“CDC”).

The enclosed phasing plans show:

- Phase 1: Enabling Works
- Phase 2: Construction

The approved development will be carried out in accordance with these phasing plans.

### Condition 10 – Construction Management Plan

Partial discharge of this condition is sought for the enabling phase only. A further submission for the construction phase (Phase 2) will follow prior to that phase commencing.

The enclosed Construction Management Plan (“CMP”) (August 2020) is provided for the enabling works phase.

### Condition 11 – Construction Environmental Management Plan

Partial discharge of this condition is sought for the enabling phase only. A further submission for the construction phase will follow prior to that phase commencing.



The CMP is accompanied by a standalone Construction Environmental Management Plan (“CEMP”) (August 2020).

In support of Conditions 10 and 11, the following documents are also submitted:

- Site Set-up Plan (ref. C200-SSP-001C).
- Traffic Routing Plan (ref. C200-SSP-900).
- Environmental Risk Assessment (dated July 2020).
- Materials Scheme.
- Vehicle Wash Details.

### **Condition 13 – Arboricultural Method Statement**

The enclosed Arboricultural Method Statement (“AMS”) confirms the proposed protective measures for retained trees that are required during both the enabling phase and the construction phase of the development.

### **Conditions 14 and 41 – Intrusive Investigations**

The enclosed Geo-Environmental Report outlines the Phase II Site Investigations undertaken at the Site. The Report suitably characterises and assesses contamination risk, confirming there is a negligible risk to human health and controlled water receptors.

The Report confirms that no further assessment, or any remediation work, is required. The further discharge of Conditions 15 and 42 is not necessary.

### **Summary**

I trust the above and enclosed are sufficient for you to validate and positively determine this application, thereby partially discharge Conditions 10 and 11, and fully discharge Condition 9, 13, 14 and 41, enabling at this stage the relevant enabling works to deliver the health and racquets club to commence.

Should you have any comments or queries, please do not hesitate to get in touch.

Yours sincerely



Luke Thorpe  
Planner



enc. As noted.