

Case Officer: James Kirkham

Recommendation: Approve

Applicant: Blue Cedar Homes

Proposal: Discharge of Conditions 16 (Environmental Noise Assessment) and 17 (Geotechnical and Geo-Environmental Assessment) of 21/02417/F

Expiry Date: 18 February 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to an agricultural field, on the south side of Clifton Road, to the eastern edge of the village of Deddington. Planning permission 20/03467/F originally granted consent for 7 dwellings on the site, which has subsequently been amended under 21/02417/F. Works have not yet commenced on the site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The current application seeks permission for discharge of the following conditions with the following information:

Condition 16 (Environmental Noise Assessment) – Environmental Noise Assessment (Ref: 9263/LN), dated November 2021, prepared by Acoustic Consultants Limited.

Condition 17 (Geotechnical and Geo-Environmental Assessment) – Geotechnical and Geo-Environmental Assessment (Report No.13436, dated October 2021 Version 1), prepared by South West Geotechnical Limited.

3. RESPONSE TO CONSULTATION

- 3.1. CDC ENVIRONMENTAL PROTECTION: **No objections** subject to the recommendations of the reporting being undertaken.

4. APPRAISAL

- 4.1. Condition 16 (Environmental Noise Assessment) – The submitted Environmental Noise Assessment (Ref: 9263/LN) prepared by Acoustic Consultants Limited outlines a number of measures to ensure that the buildings provide acceptable noise environments for future residents, including wall construction, window standards and attenuated ventilation. Subject to these being undertaken, the Council's EHO raises no objections and I agree with this assessment.
- 4.2. Condition 17 (Geotechnical and Geo-Environmental Assessment) – The Geotechnical and Geo-Environmental Assessment (Report No.13436 October 2021 Version 1) prepared by South West Geotechnical Ltd, outlines the investigations that have been undertaken in relation to ground contamination. It has been concluded that the soils are suitable for the use however full radon protections measures will be required. No other mitigation is required. The report has been considered by the Council's EHO who raises no objection to the discharge of condition.

4.3. Accordingly, it is therefore recommended that both conditions can be discharged.

5. RECOMMENDATION

That the following Planning Conditions be discharged:

Condition 16 (Environmental Noise Assessment) – The development shall be carried out in accordance with the mitigation measures outlined in the submitted Environmental Noise Assessment (Ref: 9263/LN) prepared by Acoustic Consultants Limited and dated November 2021.

Condition 17 (Geotechnical and Geo-Environmental Assessment) – The development shall be carried out in accordance with the recommendations in the submitted Geotechnical and Geo-Environmental Assessment (Report No.13436, dated October 2021, Version 1), prepared by South West Geotechnical Limited.

Case Officer: James Kirkham

DATE: 9 February 2022

Checked By: Andy Bateson

DATE: 17th February 2022
