

30th March 2022

Ray Deans
Place and Growth Directorate
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Dear Mr Deans,

APPLICATION FOR APPROVAL OF DETAILS PURSUANT TO CONDITION 3, 7, 9, 20, 30 & 33 OF PLANNING PERMISSION REF: 21/04158/F – PROPOSED GREAT WOLF LODGE, LAND TO THE EAST OF M40 AND SOUTH OF 14095, CHESTERTON, BICESTER.

On behalf of our client, Great Lakes UK Ltd., we hereby submit an application for the full discharge of Conditions 3, 7, 9, 20, 30 & 33 of the planning permission referenced above. Please find enclosed the following plans and documents:

Title	Reference Number
Condition 3	
External Levels Sheet 1 of 23	218501-EWP-Z1- EX-DR-C-5300 P1
External Levels Sheet 2 of 23	218501-EWP-Z1- EX-DR-C-5301 P1
External Levels Sheet 3 of 23	218501-EWP-Z1- EX-DR-C-5302 P1
External Levels Sheet 4 of 23	218501-EWP-Z1- EX-DR-C-5303 P1
External Levels Sheet 5 of 23	218501-EWP-Z1- EX-DR-C-5304 P1
External Levels Sheet 6 of 23	218501-EWP-Z1- EX-DR-C-5305 P1
External Levels Sheet 7 of 23	218501-EWP-Z1- EX-DR-C-5306 P1
External Levels Sheet 8 of 23	218501-EWP-Z1- EX-DR-C-5307 P1
External Levels Sheet 9 of 23	218501-EWP-Z1- EX-DR-C-5308 P1
External Levels Sheet 10 of 23	218501-EWP-Z1- EX-DR-C-5309 P1
External Levels Sheet 11 of 23	218501-EWP-Z1- EX-DR-C-5310 P1
External Levels Sheet 12 of 23	218501-EWP-Z1- EX-DR-C-5311 P1
External Levels Sheet 13 of 23	218501-EWP-Z1- EX-DR-C-5312 P1
External Levels Sheet 14 of 23	218501-EWP-Z1- EX-DR-C-5313 P1
External Levels Sheet 15 of 23	218501-EWP-Z1- EX-DR-C-5314 P1
External Levels Sheet 16 of 23	218501-EWP-Z1- EX-DR-C-5315 P1
External Levels Sheet 17 of 23	218501-EWP-Z1- EX-DR-C-5316 P1
External Levels Sheet 18 of 23	218501-EWP-Z1- EX-DR-C-5317 P1
External Levels Sheet 19 of 23	218501-EWP-Z1- EX-DR-C-5318 P1
External Levels Sheet 20 of 23	218501-EWP-Z1- EX-DR-C-5319 P1
External Levels Sheet 21 of 23	218501-EWP-Z1- EX-DR-C-5320 P1
External Levels Sheet 22 of 23	218501-EWP-Z1- EX-DR-C-5321 P1
External Levels Sheet 23 of 23	218501-EWP-Z1- EX-DR-C-5322 P1
External Levels Site Overview	2180501-EWP-ZZ-EX-DR-C-5299 P1
Overall Landscape General Arrangement	BMD.19.010.DR.P001
Landscape General Arrangement Sheet 1 of 4	BMD.19.010.DR.P101E
Landscape General Arrangement Sheet 2 of 4	BMD.19.010.DR.P102E
Landscape General Arrangement Sheet 3 of 4	BMD.19.010.DR.P103E
Landscape General Arrangement Sheet 4 of 4	BMD.19.010.DR.P104E



Condition 7	
Combined Services Site Fire Hydrant Layout	10875-HLE-ZZ-XX-DR-CS-100-001
Condition 9	
Overall Landscape General Arrangement	BMD.19.010.DR.P001H
Landscape General Arrangement Sheet 1 of 4	BMD.19.010.DR.P101E
Landscape General Arrangement Sheet 2 of 4	BMD.19.010.DR.P102E
Landscape General Arrangement Sheet 3 of 4	BMD.19.010.DR.P103E
Landscape General Arrangement Sheet 4 of 4	BMD.19.010.DR.P104F
Planting Plan Sheet 1 of 4	BMD.19.010.DR.P301C
Planting Plan Sheet 2 of 4	BMD.19.010.DR.P302C
Planting Plan Sheet 3 of 4	BMD.19.010.DR.P303C
Planting Plan Sheet 4 of 4	BMD.19.010.DR.P304C
Planting Schedule	BMD.19.010.DR.P305D
Typical Tree Pit Details 1	BMD.19.010.DR.P601
Typical Tree Pit Details 2	BMD.19.010.DR.P602
Typical Tree Pit Details 3	BMD.19.010.DR.P603
Typical Tree Pit Details 4	BMD.19.010.DR.P604
Typical Soft Details 1	BMD.19.010.DR.P605
Typical Pond Detail & Section	BMD.19.010.DR.P606
Typical Tree Pit Details 5	BMD.19.010.DR.P607
Typical Tree Pit Details 6	BMD.19.010.DR.P608
Typical Soft Details 2	BMD.19.010.DR.P609
NBS Landscape Specification	BMD.19.010.SP.P005
Landscape Maintenance and Management Plan	BMD.19.010.SP.P006
Condition 20	
Soundproofing of Buildings	DOC-1013652-5A-AS-20220316
Condition 30	
Proposed Ground Floor Bus Facilities Plan	10875-EPR-00-GF-DR-A-TP-0200
Condition 33	
Proposed Green Roof Build Up	10875-EPR-00-ZZ-SK-A-TP-0033

The application has been submitted via the Planning Portal and the fee of £116 has been paid online.

An application to partially discharge condition 9 was submitted on the 14th January 2021 (Application ref. 22/00106/DISC), which was in regard to the landscaping of the 'Northern Park' and 'Southern and Western Buffer'. This submission provides the detail regarding to the 'Resort Landscape' and should provide the required information to fully discharge condition 9.

Condition 9 states:

'Prior to commencement of development, precise details of a scheme for enhanced landscaping along the north-eastern boundary hedgerow of the site with the A4095, along the south/south-eastern boundary with the Bicester Hotel, Golf and Spa, the Public Right of Way and the neighbouring properties of Stableford Cottage and Vicarage Farm and within the nature trail area shall be submitted to and approved in writing by the local planning authority, which shall include details relating to:-

a) the proposed additional tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment (i.e. depth of topsoil, mulch etc);

b) the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation;



c) the hard and soft landscaping including hard surface areas, pavements, pedestrian areas and steps and the proposed screen bunding mounds.

The approved scheme shall be implemented by the end of the first planting season following occupation of the development and shall thereafter be maintained. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent for any variation.'

Additionally, we are seeking the complete discharge of conditions 3, 7, 20, 30 & 33. A suite of documents submitted, as identified in the schedule above, have been prepared by BMD and Elliot Wood to provide the details of all finished floor levels in relation to existing and proposed site levels and adjacent buildings.

Condition 3 states:

'No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent building have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved levels.'

The 'Combined Services Site Fire Hydrant Layout' submitted has been prepared by Hoare Lea to illustrate the proposed location and provision of fire hydrants throughout the Site.

Condition 7 states:

'Prior to the commencement of any above ground works, full details of the fire hydrants to be provided on the site shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation of the development, the fire hydrants shall be provided in accordance with the approved details and retained thereafter.'

The 'Soundproofing of Buildings' report submitted has been prepared by Hoare Lea to explain the full scheme of soundproofing which is proposed for the Development.

Condition 20 states:

'Prior to commencement of development, a scheme for the soundproofing of the buildings shall be submitted to and approved in writing by the local planning authority. Thereafter, the measures shall be implemented in strict accordance with the approved details prior to occupation of the development and shall be retained as such.'

The 'Proposed Ground Floor Bus Facilities Plan' submitted has been prepared by EPR Architects to illustrate the proposed bus facilities for the Development.

Condition 30 states:

'Prior to the commencement of the development, full details shall be submitted to and approved in writing by the local planning authority of bus facilities within the site including a turning loop suitable for a 12m long single-deck bus, bus shelter, seating, flagpole and timetable case. Thereafter, the facilities shall be provided in accordance with the approved details and shall be maintained and retained unobstructed for the purpose of facilitating a public bus service to the site.'

The 'Proposed Green Roof Build Up' document submitted has been prepared by EPR Architects to provide the full details of the green roofs to be installed.



Condition 33 states:

'The development shall not be commenced until full details of the green roof to be installed in accordance with the following submitted plans 10875-EPR-00-03-DR-A-TP-0203 and 10875-EPR-00-05-DR-A-TP-0204 have been submitted to and approved in writing by the local planning authority. Those details shall include the precise extent of green roof proposed, the form of design including waterproofing and moisture retention layers, the planting scheme and how the green roof will be maintained for the lifetime of the development. The development shall be carried out in accordance with the approved green roof design and detail.'

We thereby trust that the details submitted are sufficient to enable the full discharge of conditions 3, 7, 9 (partially alongside application ref. 22/00106/DISC), 20, 30 & 33. Should you have any queries please do not hesitate to contact Peter Twemlow or Jack Playford of this office.

Yours sincerely,



DP9 Ltd

Encs.