

**From:** Amrik Bilkhu  
**Sent:** 04 April 2023 09:48  
**To:** DC Support  
**Cc:** Rebekah Morgan  
**Subject:** Re: 23/00390/F - E P Barrus Ltd, Launton Road, Bicester, OX26 4UR

This department has the following response to this application as presented: 23/00390/F - The erection of an industrial Rubb storage building, extension of the existing industrial building to create a new visitor reception, external alterations to elevations, reconfiguration of the existing open service yard and car park, provision of photovoltaic (PV) panels on roof and associated landscaping and works - E P Barrus Ltd, Launton Road, Bicester, OX26 4UR.

**Noise:** No Comments

**Contaminated Land:** "A phase 2 geo-environmental ground investigation (as recommended in Section 5.4 of the submitted Phase I Desk Study Report – ref: 302540 -R01 (00), February 2023) should be carried out prior to the commencement of the development hereby permitted. The report shall be undertaken by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition".

If contamination is found by undertaking the work carried out under condition [\*\*], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

If remedial works have been identified in condition [\*\*], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [\*\*]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority."

**Air Quality:** No comments

**Odour:** No comments

**Light:** No comments

If you wish to deviate from the suggested conditions, then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

**Amrik Bilkhu**

Environmental Protection Officer

**Regulatory Services and Community Safety  
Cherwell District Council**

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