

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion Land

Proposal: Discharge of Condition 4 - (Construction Method Statement) of 21/03177/F

Expiry Date: 3 July 2023

Extension of Time: 3 July 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site relates to a parcel of land that forms the third phase of an employment scheme on the site known as Axis J9 Business Park, which itself forms part of the proposed Eco Town (North West Bicester).
- 1.2. Planning permission was allowed on appeal for employment development comprising use classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This submission seeks to discharge the requirements of condition 4 of 21/03177/F, which relates to a Construction Method Statement.

3. RELEVANT PLANNING HISTORY

The following planning history is considered relevant to the current proposal:

Application: 21/03177/F **Appeal Allowed** **15 July 2022**
(Against Refusal)

Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works

Application: 23/01040/DISC

Discharge of Condition 5 (Construction Environmental Management Plan) of 21/03177/F

Application: 23/01031/DISC

Discharge of condition 6 (segregated pedestrian and cycle path) of 21/03177/F

Application: 23/01032/DISC

Discharge of Condition 7 (access details) of 21/03177/F
(APP/C3105/W/22/3304021)

Application: 23/01034/DISC

Discharge of Condition 10 (BREEAM 'Very Good') of 21/03177/F
(APP/C3105/W/22/3304021)

Application: 23/01035/DISC

Discharge of Condition 26 - (acoustic fences) of 21/03177/F

Application: 23/01038/DISC

Discharge of Condition 32 (Framework Travel Plan) of 21/03177/F
(APP/C3105/W/22/3304021)

Application: 23/01033/DISC

Discharge of Condition 9 - (route of service connections) of 21/03177/F

4. RESPONSE TO PUBLICITY

- 4.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **2 July 2023 (re-consultation for OCC Single Response expires 8 July, but their comments have already been received)**, although comments received after this date and before finalising this report have also been taken into account.
- 4.2 No comments have been raised by third parties.

5. RESPONSE TO CONSULTATION

- 5.1. NPCU: No comments received.
- 5.2. OCC Single Response: No objection - based on Revision B dated 30 May 2023 and accompanying amended site setup drawing SSP-003. The Construction Traffic Route is also acceptable.
- 5.3. CDC Environmental Health: No objection

6. APPRAISAL

- 6.1. Condition 4 states:

No development shall take place on any phase, until a Construction Method Statement (CMS) incorporating a Construction Traffic Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

- 6.2. OCC as LHA have reviewed the amended drawings and are now satisfied with the CMS and CTMP.
- 6.3. It is noted that the applicants intend to use some vacant land (within their ownership) adjacent to the application site and Howes Lane. This is permitted development under Part 4, Class A of the GDPO, providing that when the operations are completed, any building, structure, works, plant or machinery permitted by Class A are removed, and any adjoining land on which development permitted by Class A has been carried out is, as soon as reasonably practicable, reinstated to its condition before that development was carried out.
- 6.4. The original application was EIA development and this submission is a 'subsequent application' under the EIA Regulations. The information submitted pursuant to the discharge of this condition was not included within the Environmental Statement submitted with the application although it will support the development of the site to the satisfaction of the local planning authority in consideration of the environmental impacts. For these reasons, the EIA is considered adequate for the purposes of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

7. RECOMMENDATION

That Planning Condition 4 of 21/03177/F be discharged based upon the following:

Condition 4

- Construction Method Statement for Axis J9 phase 3, revision B dated May 2023 by Parkway Construction MK Limited, Proposed Site Setup Plan ref: AXIS-J9-SSP-003 and Construction Traffic Routing Agreement Plan ref: AXIS-J9-CTR-001.

Case Officer: Laura Bell

DATE: 24 July 2023

Checked By: Caroline Ford

DATE: 27 July 2023
