

Case Officer: Laura Bell

Recommendation: Approve

Applicant: Albion

Proposal: Discharge of Condition 26 - (acoustic fences) 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 condition 26 of 21/03177/F, which relates to the details of acoustic fencing as shown on drawing number 20019-TP-003 Rev M titled 'Proposed Site Finishes Plan'.

3. RELEVANT PLANNING HISTORY

- 3.1. 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: 23/01029/DISC

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

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: 23/01038/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 **8 June 2023**, 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. CDC Environmental Health: No objection.

6. APPRAISAL

6.1. Condition 26 (amended via 23/01205/NMA to reflect an updated proposed site finishes plan) states:

Prior to the first occupation of the development, acoustic fences as shown on drawing number 20019-TP-003 Rev M titled 'Proposed Site Finishes Plan' shall be installed. Full details of the colour finish of the acoustic fences shall be submitted to and approved in writing by the local planning authority prior to their installation. The

acoustic screens shall be finished in accordance with the approved colour finish and retained as such and as noise mitigation thereafter.

- 6.2. The design and appearance of the acoustic fencing is in keeping with that approved on earlier phases of this development. The agent has confirmed that the 'end cut wood preserver green' finish, (from the same supplier as phase 1), will weather to a warm brown colour; the same finish for the panels in phase 1. This will then weather to a silver grey over the course of its lifespan. The details are therefore considered suitable for approval.
- 6.3. The original application was EIA development. This application is not a 'subsequent application' as it is not a pre-commencement requirement. The information submitted pursuant to the discharge of these conditions 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 purpose of considering the information provided for this condition and it has been taken into account in considering this submission.

7. RECOMMENDATION

That Planning Condition 26 of 21/03177/F be discharged based upon the following:

Condition 26

- Acoustic Fencing Details ref: 20019-TP-029 dated 27/3/2023.

Case Officer: Laura Bell

DATE: 26 June 2023

Checked By: Caroline Ford

DATE: 30 June 2023
