

Case Officer: Hansah Iqbal

Recommendation: Approval

Applicant: Great Lakes UK Limited

Proposal: Discharge of condition 14 (covered cycle parking facilities) of 21/04158/F

Expiry Date: 27 June 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

The site was granted consent on appeal under planning ref: 19/02550/F, and was later amended relating to varying conditions under S73 application ref: 21/04158/F.

2. CONDITIONS PROPOSED TO BE DISCHARGED

Condition 14 states:

Prior to the first occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details to be first submitted to and approved in writing by the local planning authority. The covered cycle parking facilities so provided shall thereafter be permanently retained for the parking of cycles in connection with the development.

3. RELEVANT PLANNING HISTORY

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

21/04158/F - Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions. 4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site. 5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses. 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme. 7. Relocation of Great Wolf entrance statue. 8. Roof updates in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones; application permitted.

4. RESPONSE TO CONSULTATION

OCC Highways – no objections.

Thames Valley Police – no comments received.

5. APPRAISAL

The plans show a two-tier storage unit for the provision of 36 bikes in a covered parking facility internally to the building for staff cycle parking. Externally, a separate covered cycle store with space for 40 bikes is proposed. Both proposals are considered suitable for a site of this size.

Thames Valley Police were consulted due to the proposed staff cycle storage being located to the rear of the application site however provided no comments. Given the location was agreed during the planning application stage and no objections were raised previously, this is considered acceptable in this regard.

The proposed cycle storage and details received are considered to represent an appropriate means of cycle storage that would meet the requirements of the conditions; and this is agreed by the County Highway Authority. It is therefore recommended the condition be discharged.

6. RECOMMENDATION

That Planning Condition(s) 14 of 21/04158/F be discharged based upon the following reasons:

Condition 14

Document titled 'Condition 14 – Cycle Parking – Conditions Discharge Report' reference 10875-EPR-ZZ-XX-RP-A-20-0014 dated 20 April 2023 prepared by EPR Architects providing details of both visitor cycle parking and staff cycle parking.

Case Officer: Hansah Iqbal

DATE: 20 June 2023

Checked By: Caroline Ford

DATE: 19 July 2023
