

**Case Officer:** Katherine Daniels

**Recommendation:** Approval

**Applicant:** Crest Nicholson

**Proposal:** Discharge of condition 31 (fire hydrants) of 21/01227/F

**Expiry Date:** 27 October 2022

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

1.1. The application relates to the North West Bicester site, known as the Elmsbrook development, phases 3 and 4 of which are being constructed by Crest Nicholsons. This is part of the Bicester Eco Town site.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

2.1. The proposal is to discharge Condition 31 related to fire hydrants. The applicants have submitted the following information:

- 50151922 PHASE 4 ECO TOWN BANBURY RD BICESTER OX27 8AS REV 3 CAD 3 A0

## **3. RELEVANT PLANNING HISTORY**

3.1. The planning history directly relevant to the proposal is:

21/01227/F – A full planning application for 57 dwellings and associated infrastructure. Permitted.

## **4. RESPONSE TO CONSULTATION**

4.1 OCC Fire and Rescue - It is taken if required that these works will be subject to a Building Regulations application, to ensure compliance with the functional requirements of The Building Regulations 2010.

4.2 CDC Building Control – Have no comment

## **5. APPRAISAL**

5.1 The applicants have submitted a plan showing the location of the services for the fire hydrants. The Fire and Rescue department do not have any objection to the proposal, nor does Building Control. On the lack of any other comments, it is considered that the application is satisfactory and the application can be discharged.

## **6. RECOMMENDATION**

That Planning Condition 31 of 21/01227/F be discharged based upon the following:

Condition 31

The details of the fire hydrants shown on drawing number: 50151922 PHASE 4

ECO TOWN BANBURY RD BICESTER OX27 8AS REV 3 CAD 3 A0

Case Officer: Katherine Daniels

DATE: 9 October 2023

Checked By: Caroline Ford

DATE: 27 October 2023

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