

Case Officer: Hansah Iqbal

Recommendation: Approve

Applicant: OxTec Developments Limited

Proposal: Discharge of Condition 6 (SuDs Compliance Report) of 22/02214/F

Expiry Date: 12 September 2023

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

The application site relates to Unit 5 of Oxford Technology Park which is nearing completion but is not yet occupied.

2. CONDITIONS PROPOSED TO BE DISCHARGED

Condition 6 proposed to be discharged:

Prior to the first occupation of the development hereby approved, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- As built plans in both .pdf and .shp file format;
- Photographs to document each key stage of the drainage system when installed on site;
- Photographs to document the completed installation of the drainage structures on site;
- Photographs to document the completed installation of the drainage structures on site;
- The name and contact details of any appointed management company information.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal in accordance with Policy ESD8 of the Cherwell Local Plan 2015 and Government guidance contained within the National Planning Policy Framework.

3. RELEVANT PLANNING HISTORY

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

14/02067/OUT - OUTLINE (all matters reserved) - New build Technology Park comprising 40,362sqm of office, research and development, laboratory, storage and ancillary space. Application Permitted.

16/00533/DISC - Discharge of Conditions 6 (means of access), 10 (surface water drainage scheme), 11 (drainage strategy), 12 (air quality impact assessment), 14

(low emission transport plan), 15 (reptile method statement), 16 (method statement for enhancing tree or shrub planting, areas of species rich grassland, habitat boxes for birds) and 18 (bird control management plan) of 14/02067/OUT. Application Permitted.

17/00559/F - Variation of conditions 1, 2, 3, 5, 7, 9 and 21 of 14/02067/OUT to enable proper phasing of the development. Application Permitted.

17/01542/REM - Phase 1 of Oxford Technology Park including details of siting, design, layout and external appearances of units referred to as 1 and 3. Application Permitted.

17/02233/F - Planning permission granted for a new 3,981m² hotel at Unit 2, which is now built and occupied as a Premier Inn. Application Permitted.

19/00734/F - Variation of Condition 2 of 17/02233/F - to remove the brise soleil from proposed building and addition of 1 No window/door. Withdraw drawing numbered AP18 Revision A & AP19 Revision A and replace with new drawings numbered AP26 & AP27. Application Permitted.

21/00690/REM - Variation of conditions 1 (plans), 2 (materials) 3 (landscaping scheme), 5 (cycle parking), 6 (sustainability and energy statement) of 17/01542/REM - amendments to Units 1 and 3. Application Permitted.

22/02148/F - Development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective) (Units 4a and 4b). Application Permitted.

22/02214/F - Variation of condition 2 (plans) 6 (vehicle parking layout) 16 (external Areas) of 21/03913/F - amendments to specified conditions relating to Building 5. Application Permitted.

22/01683/F - Planning Application for Development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective) (Unit 7). Application Permitted.

22/02647/F - Planning Application for Development within Use Classes E (g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and Associated Works including Access and Parking (part retrospective). Application Permitted.

23/00382/F - Variation of Conditions 2 (Plans) & 13 (Total Floor Space) of 22/02647/F - Permission for additional floor space at mezzanine level within Unit 6A. Application Permitted.

23/00915/F - Planning Application for Development within Use Classes E(g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8 and associated works including access and parking (relating to proposed Buildings 8, 9, 10 and 11). Application Permitted.

4. RESPONSE TO CONSULTATION

Land Drainage – no objection; on the basis that findings are representative of the entire site and the flood exceedance route are as shown on the drawings within the SuDS Compliance Report.

Lead Local Flood Authority – no objection.

5. APPRAISAL

Based on the information provided the works undertaken have been carried out in accordance with the approved drainage strategy and are carried out to the confirmed satisfaction of the LLFA. Accordingly, based on the information provided to the local planning authority and consultation responses the LA is satisfied to discharge condition 6 of 22/02214/F.

6. RECOMMENDATION

That Planning Condition 6 of 22/02214/F be discharged based upon the following reasons:

Condition 6

In accordance with document submitted titled 'SuDS Compliance Report' for Unit 5 document reference 4553-TECH-ICS-XX-RP-C-07.001 dated July 2023.

Case Officer: Hansah Iqbal

DATE: 11 September 2023

Checked By: Caroline Ford

DATE: 12 September 2023
