



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Johnathan Welton
Quod
Capitol
Bond Court
Leeds
LS1 5SP

Non-Material Amendment(s) Determination

Date Registered: 12th March 2024

Proposal: Non-material amendment to 21/03177/F - modification to the approved plans

Location: Axis J9 Phase 3, Howes Lane, Bicester

Parish(es): Bicester

APPROVAL OF NON-MATERIAL AMENDMENT(S)

Cherwell District Council, as Local Planning Authority, hereby approves as non-material amendments described above and as shown on the submitted plans and agrees to amend the following condition wording to reflect those changes as follows:

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS (TL)

Condition 2

Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

- 20019-TP-001 Rev F 'Site Location Plan'
- 20019-TP-002 Rev T 'Proposed Site Plan'
- 20019-TP-003 Rev N 'Proposed Site Finishes Plan'
- 20019-TP-005 Rev C 'Units 1-3 Floor Plans'
- 20019-TP-006 'Units 1-3 Roof Plans'
- 20019-TP-007 'Units 1-3 Sections'
- 20019-TP-008 Rev D 'Units 1-3 Elevations'
- 20019-TP-009 Rev E 'Unit 4 Floor Plans'
- 20019-TP-010 'Unit 4 Roof Plan'
- 20019-TP-011 'Unit 4 Sections'
- 20019-TP-012 Rev F 'Unit 4 Elevations'
- 20019-TP-013 Rev B 'Unit 5 Floor Plans'

20019-TP-014 'Unit 5 Roof Plan'
20019-TP-015 'Unit 5 Sections'
20019-TP-016 Rev C 'Unit 5 Elevations'
20019-TP-023 'Cycle Shelter Details'
20019-TP-024 'Refuse Enclose Details'
20019-TP-025 Rev A 'Entrance Canopy Details'
20019-TP-026 Rev A 'Fencing Details'
20019-TP-027 Rev A 'External Finishes Sample Board'
S1209-PH3-02 Rev H 'SW Drainage Layout'
S1209-PH3-03 Rev F 'FW Drainage Layout'
S1209-PH3-04 Rev F 'Phase 3 External Works & Levels'
S1209-PH3-05 Rev A 'Phase 3 Typical Drainage Details'
S1209-PH3-06 Rev A 'Phase 3 Swale 1 Details'
S1209-PH3-07 Rev A 'Phase 3 Swale 2 Details'
S1209-PH3-DD01 Rev D 'Phase 3 Drained Areas'
S1209-PH3-DD02 Rev C 'Phase 3 MicroDrainage Network Design'
S1209-PH3-DD04 Rev B 'Phase 3 Exceedance Flood Route'
1746-ESC-00-ZZ-DR-E-2100 Rev P4 'External Lighting Layout'
14042-60-GA Rev N 'Access Road General Arrangement'

Condition 24

Prior to the first occupation of any building, the provision for EV charging points shown on drawing number 20019-TP-003 Rev N titled 'Proposed Site Finishes Plan' serving that building shall be installed and made available for use and retained as such thereafter. In addition ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

Condition 25

Prior to the first occupation of any building, cycle parking to serve that building shall be provided in the positions shown for cycle parking on drawing number 20019-TP- 003 Rev N titled 'Proposed Site Finishes Plan' and in accordance with the approved details shown on drawing number 20019-TP-023 titled 'Cycle Shelter Details'. The cycle parking shall be retained and maintained for the parking of cycles in connection with the development thereafter.

Condition 26

Prior to the first occupation of the development, acoustic fences shall be installed in the positions shown on drawing number 20019-TP-003 Rev N titled 'Proposed Site Finishes Plan' and in accordance with the details shown on drawing number 20019-TP-029 titled 'Acoustic Fencing Details' (approved by 23/01035/DISC). The acoustic screens shall be finished in accordance with the approved colour finish and retained as such and as noise mitigation thereafter.

The Section 96A application, hereby approved, does not nullify the conditions imposed in respect of the original planning permission. These conditions must be adhered to so as to ensure that the development is lawful.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 8th April 2024

Checked by: Caroline Ford



Cherwell
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NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: Building.Control@Cherwell-dc.gov.uk**
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at building.control@cherwell-dc.gov.uk
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest from the Local Planning Authority.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.