17/02534/OUT - Land North Of Bicester Avenue Garden Centre Oxford Road Bicester

Mon 29/01/2018 10:10

This department has the following  response to this application as presented:

**Noise**:

Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

Details of any plant including noise levels that will be installed on each building should be provided in writing as part of any application for those site. Depending on the levels a noise report may be required.

**Contaminated Land**:

Due to the size and nature of the development the full contaminated land conditions (J12 – J16) should be applied.

**Air Quality**:

Prior to the commencement of the development hereby permitted, measures to encourage the uptake of low emission transport, shall be submitted to and approved in writing, by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that measures are in place which support the uptake of low emission technologies now and in the future.

**Odour**:

The development is likely to be affected by odour form the nearby sewage works. I would advise that a full odour report is produced to assess the potential for odour and that any mitigation required to protect the amenity of the future users is installed and in use prior to the first use. This report should be agreed with the LPA and Thames Water.

**Light**: Full details of external lighting should be supplied to and approved by the LPA prior to the first use.

Kind Regards

Neil Whitton

Environmental Protection Officer

Environmental Health and Licensing

Cherwell District Council and South Northamptonshire Council