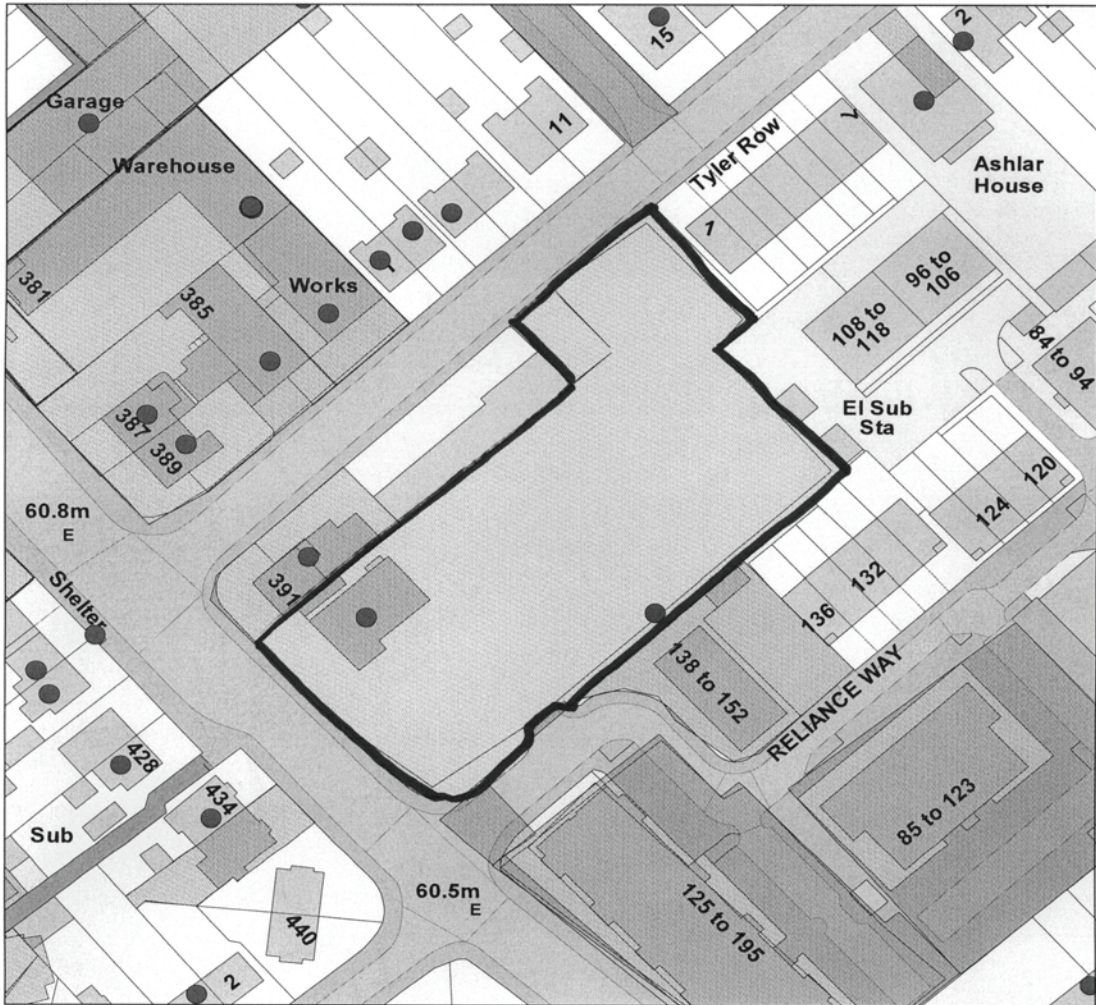


11/01150/RES Former Bus Depot

Appendix 1



GIS by ESRI (UK)



Scale : 1:891

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Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	22 June 2011
SLA Number	Not Set

Planning Services
Planning Control and Conservation

APPENDIX 2
Ramsay House
10 St. Ebbe's Street
Oxford OX1 1PT

www.oxford.gov.uk



E: planning@oxford.gov.uk F: 01865 252144

Switchboard: 01865 249811

To: Berkeley Home
Berkeley Houses
Abingdon Science Park
Barton Lane
Abingdon
Oxfordshire
OX14 3NB

APPLICATION FOR PLANNING PERMISSION
Town and Country Planning Act 1990

DECISION DATE: 17th March 2010

PROPOSAL: Outline application (seeking access and layout) for the erection of 2092sq m of class B1 floorspace for start up businesses plus 106 student study rooms in 5 blocks on 2, 3 and 4 levels (including the retention and incorporation of Canterbury House). Provision of 28 car parking spaces accessed off Reliance Way, and 3 car parking space off Glanville Road, cycle parking and landscaping.

AT: Development Site Of Former Oxford Bus Depot 395 Cowley Road Oxford

NOTICE OF GRANT OF PLANNING PERMISSION

09/01201/OUT

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

- 1 The proposed development is in line with the site allocation in the adopted Local Plan, providing a mixed use development which makes efficient use of the land available. Start up business units will aid regeneration and economic recovery in the locality, whilst additional student accommodation will contribute to easing pressures on the general housing market. Traffic and parking levels are restrained, encouraging other modes of transport where that is possible. In addition the outline proposals suggest a sustainable development sympathetic to the character of the built environment in which it is located.
- 2 The density of development is similar to or less than that permitted and constructed on the remainder of the former bus depot site, and parking levels below full Local Plan standard. The potential for noise and disturbance from the student accommodation would be addressed by requiring an on - site warden, whilst statutory agencies have raised no concerns in terms of impact on local services. The Thames Valley Police Crime Prevention Officer does not

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oppose the development, and impacts in terms of loss of privacy etc can be addressed at the detailed design stage when the reserved matters application is being drawn up.

- 3 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to following conditions, which have been imposed for the reasons stated:-

CONDITIONS:

CONDITIONS:

- 1 The development permitted shall be begun either before the expiration of three years from the date of this outline permission or from the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: In accordance with Section 92(2) of the Town and Country Planning Act 1990.

- 2 The following matters are approved in detail as part of this outline permission:
- (i) the layout of the new development
 - (ii) the scale of the new development
 - (iii) the access to the new development

Reason: To avoid doubt.

- 3 The development permitted shall not be begun until full detailed drawings illustrating the following matters have been submitted to, and approved in writing by, the Local Planning Authority and the development shall be carried out in accordance with such details:

- (i) the appearance of the new development
- (ii) the landscaping of the site of the new development

Reason: To enable the Local Planning Authority to give further consideration to these Reserved Matters in accordance with Articles 7 and 8 of the Town and Country Planning General Development Permitted Order 1995.

- 4 The development permitted shall be constructed in complete accordance with the specifications in the application and the submitted/amended plans accompanying this permission and stamped "Approved" unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings.

- 5 Samples of the exterior materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority before the start of work on the site and only the approved materials shall be used.

Reason: In the interests of visual amenity.

- 6 Buildings A, B and C fronting Cowley Road and Glanville Road shall be used for Class B1 Business use as "start up" and "move on" business units, supported by office accommodation located within the retained Canterbury House. Details of the layout of the

buildings for their intended purpose shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be constructed strictly in accordance with the approved details and shall be retained as such at all times thereafter unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To avoid doubt and to ensure that the Class B1 Business accommodation is available for "start up" and "move on" businesses at all times.

- 7 During recognized term times the student accommodation hereby permitted shall be occupied only by full time students of the University of Oxford or its constituent colleges, or Oxford Brookes University. Outside of term time the student accommodation may be occupied by students of other institutions. There shall be no occupation by conference delegates at any time unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In order to maintain the availability of student accommodation in buildings and locations suited to that purpose.

- 8 A representative of the educational establishment occupying the premises or a person nominated thereby shall be resident at the premises at all times and be responsible for the general management of the student accommodation unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of the amenities of neighbouring occupiers.

- 9 Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987 as amended the development hereby permitted shall be used for student accommodation as specified in the submitted application and for no other purpose without the prior written approval of the Local Planning Authority.

Reason: To avoid doubt and to allow the Local Planning Authority to give further consideration to other forms of occupation which may result in the loss of student accommodation.

- 10 The student study bedrooms comprised in the development shall not be occupied until the wording of a clause in the tenancy agreement under which the study bedrooms are to be occupied restricting students resident at the premises (other than those registered disabled) from bringing or keeping a motor vehicle in the city has been submitted to and approved by the local planning authority; and the study bedrooms shall only be let on tenancies which include that clause or any alternative approved by the local planning authority.

Reason: To ensure that the development does not generate a level of vehicular parking which would be prejudicial to highway safety, or cause parking stress in the immediate locality.

- 11 Before the development permitted is brought into use the areas for parking and manoeuvring of vehicles and cycles shall be constructed and laid out in accordance with the approved plans and thereafter such areas shall be retained solely for such purposes.

Reason: In the interests of highway safety.

- 12 Prior to the commencement of the development details of all cycle parking facilities, indicating capacity for 40 cycles to serve the business units, 106 to serve the student accommodation plus showering facilities shall be submitted to and approved in writing by, the Local Planning Authority. The cycle parking as approved shall be provided in covered, secure conditions and

available for use prior to the first occupation of the use to which they relate.

Reason: To ensure that adequate cyclist parking is available to serve the development at all times.

- 13 The landscaping proposals to be approved as a reserved matter to this outline permission shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity.

- 14 To accompany the landscaping proposals to be submitted as a reserved matter to this outline permission a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of amenity and the appearance of the area.

- 15 Prior to the commencement of the development a Construction Travel Plan, which shall include routing arrangements for construction vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the Construction Travel Plan as approved at all times.

Reason: In the interests of local amenity and the free flow of traffic on the public highway.

- 16 Before the commencement of the development hereby permitted details of the measures to be employed to prevent the egress of mud, water and other detritus onto the public highway, and details of the measures to be employed to remove any such substance from the public highway shall be submitted to, and approved in writing by, the Local Planning Authority. The measures subsequently approved shall be employed and adhered to at all time during construction works.

Reason: To prevent the egress of mud and water creating a hazard on the public highway.

- 17 Prior to the commencement of the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:
- signage for construction traffic, pedestrians and other users of the site;
 - controls on arrival and departure times for construction vehicles;
 - piling methods (if employed);
 - earthworks;
 - hoardings to the site;
 - hours of working;
 - vibration;
 - control of emissions;
 - waste management and material re use;
 - materials storage; and
 - hazardous material removal and storage.

Reason: In the interests of the amenities of neighbouring occupiers.

- 18 It is suspected that this site and/or nearby land and water may be contaminated as a result of former industrial or other use. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted in writing and approved by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken. Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals.

Phase 3 requires that a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use be submitted and approved in writing by the Local Planning Authority. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of Local Planning Authority.

Reason: To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use.

- 19 No soakaway shall be constructed in any land found to be contaminated.

Reason: To prevent pollution of the groundwater.

- 20 Before the development commences the construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment.

- 21 Prior to the commencement of the development details of the drainage system incorporating sustainable urban drainage (SUDS) methods and designed to control runoff shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall be constructed in accordance with the approved details.

Reason: To reduce flood risk due to surface water runoff.

- 22 Prior to the first occupation of the development hereby permitted petrol / oil interceptors shall be fitted to all car parking areas.

Reason: In order to prevent any oil polluted discharges entering local watercourses.

- 23 The development hereby permitted shall be undertaken fully in accordance with the principles embodied in the Natural Resource Impact Analysis (NRIA) accompanying the planning application, so as to achieve the score of 7 out of 11 indicated with a minimum score achieved in each of the categories of energy efficiency, renewable energy, materials and water resources. There shall be no variation to the NRIA as submitted which would result in failure to meet the minimum scores without the prior written approval of the Local Planning

Authority.

Reason: In the interests of sustainability.

INFORMATIVES :-

- 1 Oxford City Council strongly encourages that when this permission is implemented, all building works and the management of the development site are carried out in accordance with the Code of Considerate Practice promoted by the Considerate Contractors scheme. Details of the scheme are available from

Considerate Contractors Scheme
PO Box 75
Ware
Hertfordshire
SG12 9UY

01920 485959
0800 7831423

enquiries@ccscheme.org.uk
www.considerateconstructorsscheme.org.uk
- 2 Nesting birds
All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The City Council advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
- 3 Notwithstanding any details of energy efficient features included with the planning application, subject to other considerations the Local Planning Authority would encourage the inclusion of additional energy efficiency measures including rainwater harvesting within the development permitted in line with the principles of energy conservation, energy efficiency and sustainability embodied in policies CP15, CP16 and CP18 of the Oxford Local Plan.
- 4 At the reserved matters stage the applicant is encouraged that the development be constructed to "Secured by Design" standards as requested by the Thames Valley Police Crime Prevention Officer.
- 5 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres / minute at the point where it leaves the Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

CP1 - Oxford Local Plan 2001-2016

Development Proposals - Sets out key criteria expected from new development.

CP2 - Oxford Local Plan 2001-2016

Planning Obligations - Sets out the circumstances in which planning obligations will be sought.

CP5 - Oxford Local Plan 2001-2016

Mixed-Use Developments - Requires development to maintain or enhance the mix of uses in a particular area

CP6 - Oxford Local Plan 2001-2016

Efficient Use of Land and Density - Requires development to make maximum and appropriate use of land.

CP7 - Oxford Local Plan 2001-2016

Urban Design - Requires development to demonstrate good urban design.

CP8 - Oxford Local Plan 2001-2016

Designing Development to Relate to its Context - Sets out criteria required from development to demonstrate that it will respect the local context.

CP10 - Oxford Local Plan 2001-2016

Siting of Development to Meet its Functional Needs - Sets out criteria required from development to ensure functional needs are met.

CP12 - Oxford Local Plan 2001-2016

Designing out Crime - Requires development to contribute to reduce the opportunities for crime through appropriate design.

CP13 - Oxford Local Plan 2001-2016

Accessibility - Requires development to make reasonable provision for access by all members of the community.

CP15 - Oxford Local Plan 2001-2016

Energy Efficiency - Sets out criteria required from development to optimise energy efficiency.

CP18 - Oxford Local Plan 2001-2016

Natural Resource Impact Analysis - Requires the submission of an NRIA in association with developments above a certain threshold.

TR3 - Oxford Local Plan 2001-2016

Car Parking Standards - Sets maximum car parking standards and identifies the Transport Central Area and Transport District Areas.

TR4 - Oxford Local Plan 2001-2016

Pedestrian and Cycle Facilities - Seeks to secure pedestrian and cycle facilities as part of development proposals. Sets cycle parking standards.

HE6 - Oxford Local Plan 2001-2016

Buildings of Local Interest - Sets out approach to development affecting buildings of local interest.

HS13 - Oxford Local Plan 2001-2016

Institutional Student Accommodation - Supports development by educational institutions of purpose-built student accommodation on suitable sites, and prevents the loss of existing purpose-built student accommodation.

HS14 - Oxford Local Plan 2001-2016

Speculative Student Accommodation - Sets out approach to proposals for speculative purpose-built student accommodation.

HS19 - Oxford Local Plan 2001-2016

Privacy and Amenity - Requires developments to provide for the privacy and amenity of occupiers of the proposed and existing residential properties.

HS20 - Oxford Local Plan 2001-2016

Local Residential Environment - Requires development proposals to provide a good environmental standard within and outside each dwelling.

EC1 - Oxford Local Plan 2001-2016

Sustainable Employment - Sets out broad strategy for employment growth.

EC2 - Oxford Local Plan 2001-2016

Protection of Employment Sites - Prevents the loss of identified key employment sites and premises.

EC7 - Oxford Local Plan 2001-2016

Small Businesses - Supports the provision of small business units subject to certain criteria.

DS21 - Oxford Local Plan 2001-2016

Cowley Road Bus Depot Site - Allocates site for specific uses.

CSP2 - Core Strategy - Proposed Changes

Previously Developed Land and Greenfield Land - Sets out approach to development on previously developed and greenfield land.

CSP10 - Core Strategy - Proposed Changes

Energy and Natural Resources - Requires development to demonstrate how sustainable design and construction methods will be incorporated.

CSP11 - Core Strategy - Proposed Changes

Waste and Recycling - Requires development to have regard to the waste management hierarchy.

CSP14 - Core Strategy - Proposed Changes

Supporting access to new development - Requires development to prioritise access by walking, cycling and public transport, and sets out approach to access at the strategic locations.

CSP18 - Core Strategy - Proposed Changes

Infrastructure and developer contributions - Sets out approach to the provision of infrastructure improvements and developer contributions.

CSP19 - Core Strategy - Proposed Changes

Urban design, townscape character and the historic environment - Sets out urban design principles and requires development to respect Oxford's unique townscape and historic environment.

CSP20 - Core Strategy - Proposed Changes

Community safety - Requires development to promote safe and attractive environments that reduce the opportunity for crime and fear of crime.

CSP26 - Core Strategy - Proposed Changes

Student accommodation - Sets out approach to the provision of student accommodation for students

at Oxford Brookes University and the University of Oxford.

CSP28 - Core Strategy - Proposed Changes

Sustainable economy - Sets out a broad strategy for managed economic growth.



MICHAEL CROFTON - BRIGGS
Head of City Development

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in the highway (including the footway and/or verge) will require a separate written application to be made to the Director of City Works, Cowley Marsh Depot, Marsh Road, Cowley, Oxford OX4 2HH.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE