

Oxford City Planning Committee Presentation

22/02799/FUL

Wolfson College

21st March 2023

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Agenda Item 4

Site Location Plan



Existing car park proposed to be built on

27





Relationship of car park with existing Wolfson College buildings



Neighbours fronting Chadlington Road approx. 77m from the proposed building



Proposed Site Plan

31



Proposed ground floor plan

32



Proposed north and west elevations

33



Proposed east elevation



35



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1. Film cladding - Randomised pattern with light mirror
2. Film cladding - Randomised pattern with dark mirror
3. Triple glazed curtain-walling with heated double glazing
4. Triple glazed inward-opening door with gasket,Julius Sämann
5. Louvered glass for night time secure ventilation
6. Triple-glazed curtain-walling with sliding glazed doors
7. Glazed balcony at 1200mm height
8. Triple glazed curtain-walling with glazed door
9. Triple glazed curtain-walling
10. Insulated
11. Decorated window
12. Panel enclosure with aluminium system

[illegible]

Penoyre

The White House Building
is situated at 400 West 14th
Street, New York, NY 10011

WOLFSON COLLEGE - GARDEN BUILDING

SOUTH ELEVATION

Purpose of Issue	
Planning	
State Courts	Issue Q for As indicated

Project	Highway	Station	Level	Type	Size	Material
WSC	PPA	ZZ	XX	DR	A	32100

1

Biodiversity

The LPA should have regard, in exercising its functions, to conserve, restore and enhance biodiversity (section 40 Natural Environment and Rural Communities Act 2006).

Reptiles

All native reptiles are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act 2006, and the LPA must have regard for the conservation of Section 41 species in making its decision.

Native reptiles are protected under the Wildlife and Countryside Act 1981.

The LPA should consider if the developer has taken appropriate measures to avoid, mitigate and, as a last resort, compensate for any negative effects on reptiles in their development proposal.

Officers have considered that no reptiles were found within 1km of the site for the past 10 years, but there is suitable habitat on site.

Conditions requiring ecological enhancements, a Construction and Environmental Management Plan (CEMP: Biodiversity) and a Landscape and Ecological management Plan (LEMP) would therefore be attached to the planning permission.

Bats

The LPA has a duty to consider whether there is a reasonable likelihood of protected species being present and affected by development at the application site. The presence of a protected species that may be affected by the development is a material consideration for the LPA in its determination of a planning application.

The LPA has a duty as a competent authority, in the exercise of its functions, to secure compliance with the Regulation 9(1) The Conservation of Habitats and Species Regulations 2017, which makes it a criminal offence to deliberately disturb a protected species.

A likely bat corridor along the River Cherwell may be affected by any artificial lighting arising from this development; a condition requiring a lighting strategy would be attached to the planning permission, in order to avoid any harm or disturbance.

Badgers

Protection of Badgers Act 1992

The ODPM and Defra Circular 06/2005 Biodiversity and geological conservation paragraphs 123 and 124 provides “The likelihood of disturbing a badger sett, or adversely affecting badgers’ foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions”.

There are no badger setts on site, however evidence of badger was recorded during the site survey, and the site is suitable for foraging and sett building. Therefore, permission would be subject to condition 31, to ensure compliance with the provisions of the Protection of Badgers Act 1992, and that the developer first obtains a licence from Natural England before interfering with a sett for the purpose of development.

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981, with additional protections for those birds listed in Schedule 1, and species protected by Section 41 of the Natural Environment and Rural Communities Act 2006. The proposal needs to show how likely it is that wild birds will be affected by any development work.

The LPA should consider if the developer has taken appropriate measures to justify any negative effects on wild birds.

Officers consider there is suitable habitat on site for nesting and foraging birds on site. Construction should not take place during bird nesting season and the installation of ecological enhancements, including bird boxes, would be conditioned.