

Case Officer: Samantha Taylor

Applicant: Mr Ian Wallace

Proposal: Discharge of conditions 23 (surface water & foul sewage drainage) & 31 (SUDS Drainage) of 16/02366/OUT

Ward: Banbury Cross and Neithrop

Councillors: Councillor Banfield, Councillor Dhesi and Councillor Perry

Reason for

Referral: Application affects Council's own land and the Council is the applicant

Expiry Date: 24 August 2020

Committee Date: 8 October 2020

1. APPLICATION SITE AND LOCALITY

1.1. The application site is located within Banbury Town Centre, to the north of Castle Quay and adjacent to the Oxford Canal. The site is part of the Castle Quay 2 redevelopment which includes the provision of a new supermarket, retail and leisure facilities.

2. CONSTRAINTS

2.1. The application site falls within Flood Zone 2 and is adjacent to the Oxford Canal Conservation Area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1. The proposal seeks to discharge Condition 23 (surface water and foul sewage drainage) and Condition 31 (SUDs Drainage of the application 16/02366/OUT).

4. RELEVANT PLANNING HISTORY

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

4.2. 17/00284/REM - Reserved Matters Application to 16/02366/OUT across the whole development site is sought. Application for approval of reserved matters for scale, layout, appearance and landscaping. Approved.

4.3. 17/00147/DISC – Discharge of Conditions 23 and 31. Approved.

4.4. 16/02366/OUT – Removal/ Variation of conditions 4 (list of approved drawings) and 9 (enhancement of River Cherwell) to 13/01601/OUT - Condition 4 to be varied to reflect alterations in the access and servicing strategy for Block C, with variations to maximum deviations in block and Condition 9 to be removed as no longer justified. Approved

4.5. 13/01601/OUT - Outline planning permission for the redevelopment of land adjacent to the Oxford Canal comprising; the demolition of the Castle Quay

Shopping Centre northern car park and the General Foods Sports and Social Club; change of use of part of the ground floor of the Castle Quay Shopping Centre southern car park and associated works; the erection of a retail foodstore (Use Class A1), hotel (Use Class C3), cinema (Use Class D2), restaurants and cafes (Use Class A3 and A4) and altered vehicular and pedestrian accesses, landscaping, construction of infrastructure, car parking and associated works, including glazed canopy over the Oxford Canal and the construction of pedestrian/cycle bridges over the Oxford Canal and River Cherwell. Details of new vehicular access off Cherwell Drive and alterations to Spiceball Park Road. Approved.

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal.

6. RESPONSE TO CONSULTATION

6.1. OCC LOCAL LEAD FLOOD AUTHORITY: No response received.

7. APPRAISAL

7.1. Previously, details have been considered acceptable to discharge Conditions 23 and 31. The current application varies some of the approved details, seeking to re-discharge Conditions 23 and 31.

7.2. The submitted plans on the whole, are consistent with the details previously considered acceptable. As such, consideration must be given to the amendments sought, which are summarised below:

7.3. Block A – the location of the drain outlet positions has been amended to suit tenant requirements and improvements to maintenance access to the drainage system, with the introduction of additional access chambers.

7.4. Block B – following a review of the surface water attenuation strategy, the applicant identified some discrepancies in the assumptions made. To ensure the development achieves the 20% betterment identified in the original application, a revised arrangement for attenuation and pumped outfall has been submitted.

7.5. Block C – variation to the drainage point of the north car park, separate roof drainage, increase in size of attenuation tanks, changes to drain outlet positions and number, improvement to maintenance access.

7.6. Overall the changes to the drainage plans ensure that the 20% betterment is achieved, improvements made were necessary and seek relatively minor amendments to the originally approved strategy for Conditions 23 and 31.

8. RECOMMENDATION

It is recommended that the details are approved as set out below:

Condition 23 – Surface Water and Foul Water Drainage

Drainage Strategy Report – Blocks A, B & C CQ2-CCE-A0-XX-RP-C-5002

Block A – Hotel Drainage G.A. CQ2-CCE-A0-00-DR-C-1500 Rev C2

Block B Drainage Overall Drainage Layout CQ2-CCE-B0-00-DR-C-1527 Rev C1

Block C Drainage Layout (Sheet 1) CQ2-CCE-C0-00-DR-C-1581 Rev C3

Block C Drainage Layout (Sheet 2) CQ2-CCE-C0-00-DR-C-1582 Rev C4

Block C Drainage Layout (Sheet 3) CQ2-CCE-C0-00-DR-C-1583 Rev C4
Block C Drainage Layout (Sheet 4) CQ2-CCE-C0-00-DR-C-1584 Rev C3

Condition 31 – SUDs Drainage

Drainage Strategy Report – Blocks A, B & C CQ2-CCE-A0-XX-RP-C-5002
Block A – Hotel Drainage G.A. CQ2-CCE-A0-00-DR-C-1500 Rev C2
Block B Drainage Overall Drainage Layout CQ2-CCE-B0-00-DR-C-1527 Rev C1
Block C Drainage Layout (Sheet 1) CQ2-CCE-C0-00-DR-C-1581 Rev C3
Block C Drainage Layout (Sheet 2) CQ2-CCE-C0-00-DR-C-1582 Rev C4
Block C Drainage Layout (Sheet 3) CQ2-CCE-C0-00-DR-C-1583 Rev C4
Block C Drainage Layout (Sheet 4) CQ2-CCE-C0-00-DR-C-1584 Rev C3

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