

# Comments for Planning Application 23/02865/FUL

## Application Summary

Application Number: 23/02865/FUL

Address: 27 Magdalen Road Oxford Oxfordshire OX4 1RP

Proposal: Demolition of existing buildings. Erection of a part three, part two and part single storey building to create 6 x 1 bedroom flats (Use Class C3). Provision of amenity space, bin and cycle stores. Alterations to landscaping.

Case Officer: Charles Refson

## Customer Details

Name: Mr Ben Cobb

Address: County Hall, New Road, Oxford, Oxfordshire OX1 1ND

## Comment Details

Commenter Type: Standard Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Comments on behalf of Oxfordshire County Council (Transport Development Control).

The site is located within Magdalen South Controlled Parking Zone and benefits from being within walking distance to a range of amenities including local food stores and bus stops.

### Car parking-

The proposed flats are set to be car-free with no off-street parking spaces being provided at the site. This is accepted, as the site meet the requirements for a car-free development listed within Policy M3 of the local plan, with the site being within a Controlled Parking Zone and is within the 400m walking distance of a bus stop and 800m distance to a local food store. The proposed flats will need to be excluded from the parking permit scheme to ensure that the car-free nature of the development is fulfilled, and the proposals do not generate an increase in on-street parking demand.

### Construction traffic-

Prior to the commencement of works, the applicant would need to be required to submit a Construction Traffic Management Plan to ensure that construction traffic associated with the development has a minimal impact on the safety and convenience of the surrounding highway network.

### Cycle parking-

The applicant has provided details regarding the size and location of the proposed cycle stores. Each of the stores are in a suitable location and the provision of two spaces per flat is inline with the minimum cycle parking standards listed in policy M5 of the local plan.

The proposals are unlikely to have a detrimental impact on the local highway network in traffic and safety terms. Oxfordshire County Council do not object to the granting of planning permission, subject to the following conditions:

#### Construction Traffic Management Plan (CTMP) - (For small scale)

A Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works. This should identify;

- The routing of construction vehicles,
- Access arrangements for construction vehicles,
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours (to minimise the impact on the surrounding highway network)

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding network, road infrastructure and local residents, particularly at peak traffic times.

#### Parking Permits-

The development hereby permitted shall not be occupied until the Order governing parking at 27 Magdalen Road has been varied by Oxfordshire County Council as highway authority to exclude the proposed dwellings, subject to this permission, from eligibility for additional residents' parking permits and residents' visitors' parking permits unless otherwise agreed in writing 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, in accordance with policy M3 of the Oxford Local Plan 2036.

#### Informative:

#### Alterations to the Public Highway (Dropped Kerbs)

Any alterations to the public highway will be at the applicant's expense and to Oxfordshire County Council's standards and specifications. Written permission must be gained from the Oxfordshire County Council (Contact - 0845 310 1111 or refer to <https://www.oxfordshire.gov.uk/cms/content/dropped-kerbs> for this action).

Officer name: Ben Cobb

Officer title: Assistant Transport Planner

Date: 08/01/2024