

Comments for Planning Application 23/02716/FUL

Application Summary

Application Number: 23/02716/FUL

Address: St Catherine's College Manor Road Oxford Oxfordshire OX1 3UJ

Proposal: Erection of temporary marquees and portable accommodation. Alterations to roofs to staircases 1-16. Alterations to granite sett paving. (Part-Retrospective)

Case Officer: null

Customer Details

Name: Mr Paul Scott

Address: St Aldate's Chambers, 109 - 113 St Aldate's, Oxford, Oxfordshire OX1 1DS

Comment Details

Commenter Type: Standard Consultee

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

Comment Reasons:

- Contaminated land issues

Comment: Thank you for consulting me on planning application 23/02716/FUL

Planning Considerations:

The Council has a statutory duty to take into account, as a material consideration, the actual or possible presence of contamination on land. As a minimum, following development, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990. The following planning legislation and policies apply:

- Town and Country Planning Act 1990
- National Planning Policy Framework, paragraphs: 119, 174, 183 -185
- Oxford Local Plan 2016-2036 - Policy RE9 - Land Quality

Documents reviewed:

- Site plans and design details submitted with the application.
- Historical mapping and documentation associated with previous use of the site.
- Design and Access Statement.

Comments:

1. Historical plans indicate that the location of St Catherine's College on Manor Road is partly located on former filled ground according to historical records. However it has since been demonstrated from previous site investigation works, that where present, the fill material is shallow in depth and of an inert nature with low contamination levels. The potential for significant ground contamination to be present at the site is therefore considered to be low.

2. The proposed development works are considered to be minor in nature and do not involve significant ground excavation or landscaping work. There are no new separate residential buildings or other sensitive end-uses proposed. Furthermore much of the proposals concern development that is above ground and temporary in nature which has already been completed.

3. As a result of the above, the potential contamination risks at the site are considered to be very low for the proposed development so I have no land quality comments or recommendations to add to this application.