

Case Officer: Shona King

Recommendation: Permitted

Applicant: Jacobs Douwe Edberts

Proposal: Discharge of Conditions 3 (car parking provision), 6 (construction traffic management plan) and 10 (tree pits) of 21/04144/F

Expiry Date: 23 August 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site is within the Jacobs Douwe Egberts factory site located adjacent to the main site entrance accessed from Ruscote Avenue. Along the Ruscote Avenue boundary there is a chain-link fence with a hedgerow and trees.
- 1.2. Planning permission was granted under application 21/02144/F for the demolition of an existing office block and the construction of a surface level car park providing 215 replacement car parking spaces, along with a new main entrance and reception of the Computer Suite. The remaining part of the building was to be clad with external cladding.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Consent is sought for the discharge of Conditions 3 (car parking provision), 6 (construction traffic management plan) and 10 (tree pits) of 21/04144/F

3. RELEVANT PLANNING HISTORY

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

21/02144/F- Demolition of existing office block and erection of surface level car park providing 215 replacement car parking spaces, including landscaping and other associated works; new main entrance and reception of the Computer Suite, with external re-cladding - Approved

4. RESPONSE TO CONSULTATION

- 4.1. OCC HIGHWAYS: No objection to discharge of Conditions 3 and 6
- 4.2. CDC ARBORICULTURALIST: No objections to the discharge of Condition 10

5. APPRAISAL

- 5.1. Condition 3 requires the submission and approval of a plan showing a car parking provision for 215 spaces to be accommodated within the site. The plan submitted is considered to be acceptable.
- 5.2. Condition 6 requires the submission and approval of a Construction Traffic Management Plan. Following the provision of amendments to the Management Plan the Local Highway Authority is satisfied that the CTMP is acceptable and officers have no reason to disagree.

5.3. Condition 10 requires the submission and approval of details, locations, specifications and construction methods for all tree pits located within soft landscaped areas. The information that has been submitted is considered to be acceptable.

6. RECOMMENDATION

That Planning Conditions 3 (car parking provision), 6 (construction traffic management plan) and 10 (tree pits) of 21/04144/F be discharged based upon the following:

Condition 3

Drawing Nos: 63364 116 T2, 16061 (90) S 001 T08, 63364 115 T1, 63364 105 T1, 63364 106 T1.

Condition 6

Construction Traffic Management Plan prepared by Quantum Construction Ltd dated 04 August 2022 and email from the agent dated 15 August 2022

Condition 10

Drawing Nos: 01 C, 05 H, 06 E, 09, and P03 D

Case Officer: Shona King

DATE: 16 August 2022

Checked By: Nathanael Stock

DATE: 17.08.22
