

Case Officer: Shona King

Recommendation: Approve

Applicant: Jacobs Douwe Edberts

Proposal: Discharge of Condition 8 (finalised Arboricultural Method Statement) of 21/04144/F

Expiry Date: 19 September 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 Condition 8 (finalised Arboricultural Method Statement) 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

22/01924/DISC - Discharge of Conditions 3 (car parking provision), 6 (construction traffic management plan) and 10 (tree pits) of 21/04144/F - APPROVED

4. RESPONSE TO CONSULTATION

- 4.1. ARBORICULTURAL OFFICER: Satisfied for Condition 8 (Arboricultural Method Statement) to be discharged. Monitoring reports to be submitted to the Council to ensure compliance

5. APPRAISAL

- 5.1. Condition 8 requires the submission and approval of a finalised Arboricultural Method Statement (AMS). A Finalised Arboricultural Method Statement (Document reference: 707-22, Revision 0) prepared by BB Trees Ltd and has been submitted with the application. The Council's Arboricultural Officer is satisfied that the AMS is acceptable. They have further advised that the monitoring reports should be

submitted to the LPA; however, this did not form part of the wording of the condition and cannot now be required.

6. RECOMMENDATION

That Planning Condition 8 of 21/04144/F be discharged based upon the following:

Condition 8

Finalised Arboricultural Method Statement (Document reference: 707-22, Revision 0) prepared by BB Trees Ltd

Case Officer: Shona King

DATE: 14 September 2022

Checked By: Nathanael Stock

DATE: 14.09.2022
