

Case Officer: Shona King

Recommendation: Approve

Applicant: Jacobs Douwe Edberts Ops GB Ltd

Proposal: Discharge of Conditions 6 (Construction Traffic Management Plan) & 11 (Construction Environment Management Plan) (CEMP) of 21/04171/F

Expiry Date: 4 October 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site is an existing car park with associated amenity space, which currently serves the Jacobs Douwe Egberts site. The site currently an 'overflow' car park to the factory. The site is bounded by Ruscote Avenue to the north, existing factory buildings to the east, a cemetery to the south and residential properties to the west. Access to the site is taken from a single access point onto Ruscote Avenue.
- 1.2. Planning permission was granted under application 21/04171/F for the redevelopment of part of an existing 'overflow' car park with the erection of a single storey drive-thru café. Access to the drive thru would be via the existing access into the site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Consent is sought for the discharge of Conditions 6 (CTMP) & 11 (Construction Environment Management Plan) (CEMP) of 21/04171/F

3. RELEVANT PLANNING HISTORY

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

21/04171/F - Re-development of part of existing car park to provide a drive-thru cafe; together with associated car parking, servicing and access; landscaping and all associated works – APPROVED

4. RESPONSE TO CONSULTATION

- 4.1. OCC HIGHWAY AUTHORITY:

Original comments

- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Any temporary access arrangements to be agreed with and approved by Highways Depot

- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours. Deliveries should also avoid the times of 15:00-16:00 to avoid traffic in vicinity of schools.

Final comments

- Satisfied that the most recent amendment of this CTMP has addressed the concerns raised within the previous response dated 20/10/2022. Therefore, no objection to the discharge of condition 6.

4.2. CDC ENVIRONMENTAL PROTECTION: Satisfied that condition 11 can be discharged.

5. APPRAISAL

5.1. Condition 6 requires the submission and approval of a Construction Traffic Management Plan. The original submission was considered to be lacking in detail in some areas and the agent has provided additional information. The Local Highway Authority has now advised that they are satisfied that the information addresses their concerns and as planning officers we have no reason to disagree.

5.2. Condition 11 requires the submission and approval of a Construction Environment Management Plan. In light of the Council's Environmental Protection team advice it is considered that the submitted plan is acceptable.

6. RECOMMENDATION

That Planning Conditions 6 and 11 of 21/04171/F be discharged based upon the following:

Condition 6

Construction Traffic Management Plan prepared by Darling Associates and dated November 2022.

Condition 11

Construction Environment Management Plan rev A prepared by Darling Associates and dated August 2022.

Case Officer: Shona King

DATE: 28.11.2022

Checked By: Nathanael Stock

DATE: 29.11.2022
