

Case Officer: Shona King

Recommendation: Permitted

Applicant: Jacobs Douwe Edberts

Proposal: Discharge of Condition 5 (EV charge points) of 21/04144/F

Expiry Date: 16 November 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 5 (EV charge points) 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

5. APPRAISAL

- 5.1. Condition 5 requires the provision of EV charge points to 25% of the proposed parking and ducting to the rest of the parking spots prior to the occupation of the development. This is shown on drawing 16061 (03)-S-001 CON02 Site 2 - JDE – EV Charging PLANNING CONDITION 05 REV C August 2022. Whilst the condition does not require the submission and approval of a plan, the Highway Authority is satisfied that the provision of charge points to 25% of the proposed parking and ducting to the rest of the parking spots can be achieved. If the provision is made in accordance with the details submitted it is considered that the condition can be discharged.

6. RECOMMENDATION

That Planning Condition 5 (EV charge points) be discharged based upon the following:

Condition 5

Drawing ref. 16061 (03)-S-001 CON02 Site 2 - JDE – EV Charging PLANNING
CONDITION 05 REV C August 2022

Case Officer: Shona King

DATE: 14 November 2022

Checked By: Nathanael Stock

DATE: 15.11.2022
