

By Planning PortalHarlow Council
Civic Centre
The Water Gardens
Essex
CM20 1WG**Date:** 15 February 2021**Our ref:** 15528/01/NG/TW/19439029v1**Your ref:** PP-09525880 and HW/REM/20/00459

Dear Sir/Madam

Plot 4.3, Icon Harlow, Third Avenue, Harlow, CM19 5AD**Application to discharge condition 2 of reserved matters approval
HW/REM/20/00459**

On behalf of our client, Icon (Harlow) Limited, we are pleased to enclose an application to discharge condition 2 of reserved matters approval ref. HW/REM/20/00459 which is pursuant to outline planning permission ref. HW/REMVAR/20/00461 in relation to Plot 4.3 (Building D) of the Icon Harlow site.

Application submission

The application has been submitted via the Planning Portal (ref. PP-09525880) and comprises the following information:

- 1 Completed application form for the approval of details reserved by condition;
- 2 Proposed Site Electric Vehicle Charging Layout drawing (no. 20-160-EX-004, rev. PL1);
- 3 EO Charging Pedestal drawing (ref. EPM-T); and
- 4 EO Charging Pedestal specification.

A payment of £116 to cover the application fee has been made via the Planning Portal.

Background and planning history

Harlow Council granted reserved matters approval (ref. HW/REM/20/00459) on 19 January 2021 for:

“Reserved Matters application following planning permission HW/REMVAR/18/00364 (an approved variation to HW/OUTAM/17/00246) for approval of details relating to access (internal access), appearance, landscaping, layout and scale for proposed Building D within sub-plot 4.3.”

The reserved matters approval is pursuant to outline planning permission HW/REMVAR/20/00461, which was granted on 19 January 2021.

Discharge of condition 2

Condition 2 states:

“Prior to the first use of the building hereby approved a plan showing the provision of electric charging points within the car park shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall thereafter proceed in full accordance with the approved plan.”

The enclosed Proposed Site Electric Vehicle Charging Layout drawing (no. 20-160-EX-004, rev. PL1) shows the proposed location of the electric vehicle charging points.

A total of 16 bays, including one accessible parking space, will have access to a charging point. The electric vehicle charging bays will be self-evident given the presence of the charging unit, as shown on the proposed plan. The provision of 16 electric charging bays equates to 10.6% of the total 151 parking spaces for Building D. This is in accordance with guidance contained in the Essex Design Guide which refers to the provision of one EVCP for every 10 spaces for commercial development.

The plan shows that the proposed charging technology is an EO charging pedestal with dual 32A fast charging sockets. Details are provided in the enclosed specification sheet.

Concluding comments

We trust that the information provided is sufficient to enable the Council to validate this application and discharge condition 2.

Should you require any further information regarding this submission, please do not hesitate to contact Dennis Pope or me at this office.

Yours faithfully


Senior Planner

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