

From: Steve France <Steve.France@durham.gov.uk>

Sent: 25 Sep 2023 04:04:13

To: DMS_MyEmails@durham.gov.uk

Cc:

Subject: DM/23/02606/RM ntegra 61 - Tesla Unit - Invalid Application [LICH-DMS.FID435472]

Attachments: ufm2_Invalid_Letter.pdf, 385 - Integra 61 Greenfield - CD30_revH1.pdf - Redline lease plan.pdf, 385 - Integra 61 Greenfield -.pdf

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From: Oliver Joslin <oliver.joslin@lichfields.uk>

Sent: 25 September 2023 14:40

To: Steve France <Steve.France@durham.gov.uk>

Cc: Michael Hepburn <michael.hepburn@lichfields.uk>

Subject: [EXTERNAL]:Integra 61 - Tesla Unit - Invalid Application [LICH-DMS.FID435472]

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Hi Steve,

Following the invalidation notice and our onsite meeting a few weeks ago, we have made amends to the plans as requested. I've set out the matters raised below together with our commentary in **red**.

1. Please confirm you have no objection to the following amended description: 'Reserved matters pursuant to outline planning DM/15/03912/OUT as amended by application DM/18/01597/VOC, comprising Access, Appearance, landscaping, Layout and Scale, for a proposed hardstanding car-park with ancillary features including EV charging points, substation and electrical infrastructure for Phase 6a., Intergra61'.

This is agreed.

2. The red-lined boundary defining the extent of the development site must be extended to connect to the adopted highway.

The attached redline lease plans shows the redline boundary extending to the end of the development.

3. The application seeks approval for ancillary features including but not restricted to the proposed charging units. The submitted plan pack contains a significant amount of superfluous information not relevant to the planning application, and includes other elements on plans without explanation, for example adjacent the site entrance. A set of planning drawings should be submitted showing relevant features only, in plan and elevation.

Updated pack of planning drawings attached including site overview, layout, surfacing details, and elevations.

4. The extent of surfacing information submitted is restricted, relevant for the appearance of the facility: tarmac is proposed for the bays, and the vehicular movement areas in front of them. The site entrance, the periferal areas outside the bay, and the undefined area adjacent the site entrance all appear to be lacking detail.

Surfacing plan included within the attached pack of plans.

We trust the above is now sufficient to validate the application. Please drop me a line if you have any queries.

Thanks,

Oli.

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