

Planning Department
 Stevenage Borough Council
 Daneshill House
 Danestrete
 Stevenage
 Herts
 SG1 1HN

27th October 2023

Dear Sir/ Madam,

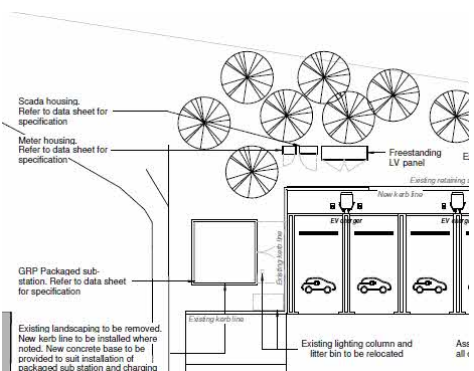
SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
 PERMISSION TO VARY PLANNING CONDITION 1 ASSOCIATED WITH PLANNING CONSENT 22/00208/FP
 MONKSWOOD RETAIL PARK, ELDER WAY, STEVENAGE, SG1 1TL

On behalf of the applicant (GRIDSERVE Sustainable Energy Ltd), I hereby enclose various accompanying details in regard to the variation of condition relating to the electric vehicle charging hub and associated works at the Monkswood Retail Park, Elder Way, Stevenage, SG1 1TL

The following table (Table 1) summarises the condition amendments being sought and any accompanying document provided.

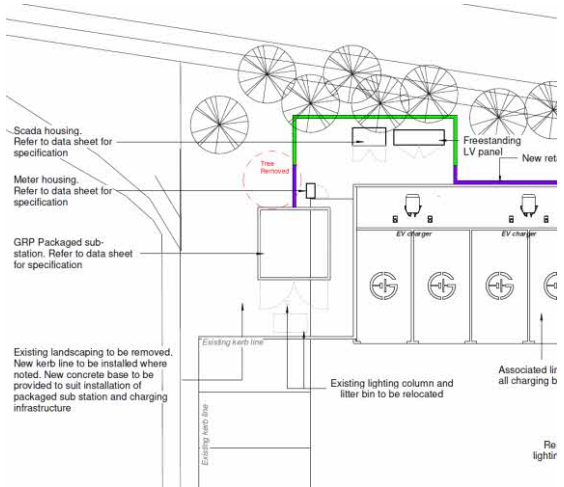
The application has been made to Stevenage Borough Council (the Local Planning Authority ["LPA"]) relating to the EV Charging Hub.

Table 1: Summary of either removal or variation of conditions requested and supporting information:

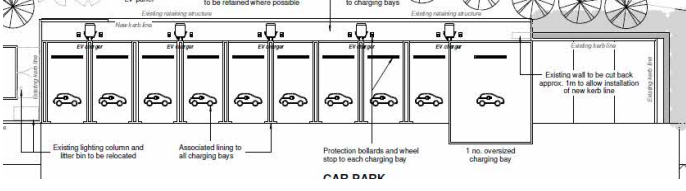
Planning Condition to vary (summary from Decision Notice)	Supporting Text and other Documentation
<p>1 - Approved plans; updated to reflect the revisions to the EV Hub layout</p> <p>A. Previous Approved drawing approved as part of the NMA.</p> 	<p>Following a technical review of the proposals the scheme has been amended. The following design amendments have been incorporated.</p> <p>A. The minor re-siting of the ancillary kit. Further investigation post consent has confirmed the presence of an easement for a gas main that was not previously identified on the initial utilities survey. The kit affected includes the substation, meter cabinet, feeder pillar and communications cabinet (SCADA). The re-siting has also necessitated the removal of the circulation areas between the bays and the regrading of the bank and the removal of some of the shrubbery and a tree. As such the revision to the layout will reduce the visual impact of the ancillary kit as the setting down</p>

of the kit through the regrading will mean that the kit's impact from the road will be significantly reduced. This regrading will also aid maintenance and remove a working at height safety issue that came to light post consent. The appearance of the kit will remain as previously consented. This will result in some minor loss of landscaping with the remainder being retained. The bay sizes will mirror standard car park bay sizes and will match the rest of the car park. It is not considered that the amendments will result in any significant impacts over and above those previously consented and they remain within the developable area for the site.

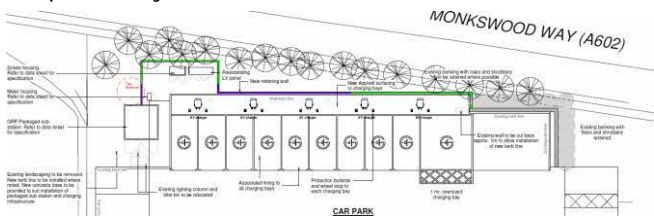
Proposed new layout



B. Previous approved layout



B. The replacement of the retaining wall. The technical review also identified that the retaining wall would need to be replaced. This is to ensure that there is sufficient space for the chargers. The replacement retaining wall will be a timber clad kingpost wall which will vary in height between 1.5m and 1m. The appearance of the wall will not be significantly different to the existing wall which would have needed replacement in the next few years. Although a replacement wall is proposed, it will be appropriate in scale and will not significantly alter the character and

	<p>appearance of the area. It is not considered that the amendment will result in any additional impacts to those previously consented and the amendments remain within the developable area for the site.</p> <p>On the basis of the above it is proposed that the approved plan condition is updated as follows:</p> <p>Proposed Layout</p>  <p>New Condition Wording</p> <p>The development hereby approved shall be implemented in accordance with the following drawing number(s):</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans: 8650.15-BOW-A0-ZZ-DR-A-0102Rev P6; EV00598-E-GA-01 GRIDEVHUB-GA 8650.15-BOW-A0-ZZ-DR-A-0104Rev P6; REASON:- For the avoidance of doubt and in the interests of proper planning</p>
<p>2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>	<p>There is no amendment to the time limit requested. It is expected that the EV Hub will be delivered in the next few months.</p>
<p>3. The materials used in the development to which this permission relates shall be those listed on the application form and on the approved plans unless otherwise agreed in writing by the local planning authority.</p>	<p>This condition application relates to condition 1 (approved plans). The materials proposed are unchanged and are therefore unaffected by the proposed amendments that form part of this S73 application. The only exception will be the retaining</p>

<p>REASON:- To ensure a satisfactory appearance upon completion of the development.</p>	<p>wall whose details are proposed to be approved via the amendment to condition 1. Therefore there is no amendment proposed to the materials condition.</p>
<p>4. Notwithstanding the condition above, the proposed hardstanding shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the site.</p> <p>REASON:- To ensure surface water is properly disposed of.</p>	<p>This application relates to condition 1 (approved plans). The proposed hardstanding area is unchanged and is therefore unaffected by the proposed amendments that form part of this S73 application. Therefore there is no amendment proposed to the surface water condition.</p>
<p>5. Any shrubs along the boundary between the site and Monkswood Way which die within a period of five years from the date of this permission shall be replaced with shrubs of a similar species.</p> <p>REASON:- In the interests of the visual amenities of the area.</p>	<p>The replacement of any shrubs as per the condition will be provided if any shrubs die within the 5 year period. Therefore there is no amendment proposed to the vegetation condition.</p>

The application form notes that there was a start on site on the 15th June 2023 when some civils works were commenced. As soon as it was realised that the layout required amendment the works were paused. Works will resume once the amendments to the planning are concluded.

The application (including relevant form, this cover letter and accompanying documentation) has been submitted electronically via the Planning Portal (Portal Ref. PP-12337167).

I trust the application can be validated and the NMA determined in earnest. Please contact me should you wish to discuss.

Yours sincerely,



John Shakespear
Senior Planner