

Item 13

HW/FUL/23/00096 – Burnt Mill Academy, First Avenue, Harlow

Updates to Officer's Report and Recommendations

Temporary Teaching Facilities

To clarify, the proposed temporary teaching block requires planning permission due to the fact that it would be sited on land used currently as a playing field. Planning permission is sought for the building as part of the current application and plans of the building have been provided. Conditions are recommended to secure details of external materials and to ensure that the building is removed upon completion of the new permanent teaching block.

Condition 8 – Unexpected Contamination

It is recommended that condition 8 be amended as follows:

- 8 If unexpected contamination is discovered at any time during the implementation of the development to which this permission relates, work **in the affected area** shall immediately cease and the contamination shall be reported to the local planning authority. Work **in the affected area** shall not resume until works for the remediation of said contamination have been approved in writing by the local planning authority. The development shall then be carried out in accordance with any agreed remediation and verification measures.

REASON: In the interests of human health and to accord with policy PL10 of the Harlow Local Development Plan 2020.

Reason for amendment:

The size of the site is such that it would be unreasonable and unnecessary to cease works across the entire site for localised areas of contamination.

Condition 13 – External Materials

It is recommended that condition 13 be amended as follows:

- 13 Prior to the commencement of the **relevant works**, details of the materials and architectural features to be used in the exteriors of the approved teaching and sports blocks shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of conserving heritage assets and the character and appearance of the area and to accord with policies WE5, PL1 and PL12 of the Harlow Local Development Plan 2020.

Reason for amendment:

To allow other works above slab level to commence whilst the external materials are agreed.

Additional Condition – EV Charging

It is recommended that an additional condition be imposed to secure electric vehicle charging points, as follows:

- 29 Prior to the beneficial occupation of the development to which this permission relates. 2no. active electric vehicle charging points shall be provided as shown on the approved plans. By the same date, all other car parking spaces shall be provided to meet a passive standard. The spaces shall thereafter be retained as such unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of promoting sustainable modes of transport and to accord with policy IN1 of the Harlow Local Development Plan 2020.

Reason for amendment:

Policy IN1 of the HLDP requires developments to provide electric vehicle charging points in accordance with the latest government guidance. Part S of the Building Regulations requires new non-residential buildings with more than ten car parking spaces to provide one active electric vehicle charging point, with the remainder fitted with the infrastructure to meet a passive standard. The proposed development would provide two active electric vehicle charging points, which exceeds this requirement. It is necessary to secure these, as well as the remaining passive spaces, by way of condition.