

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2020/90862 - Kingsgate Centre, King Street, Huddersfield, HD1 2QB
Discharge conditions 4, 6, 8, 10, 11 on previous permission 2018/93568 for change of use of existing unit in a mixed Class A1/A2/A3 retail development to form a mixed A1/A2/A3/A4/D2 retail and leisure development, internal alterations and reconstruction of upper level, with extension, external slide and formation of roof terrace for use as sky bar
**Date Responded:
05 May 2020**
**Responding Officer:
Richard Hume**
**Responding Ref:
WK/202008128**
Condition 8 – Electric Vehicle Charging points

The following have been submitted combined into a single document in relation to condition 8.

- A Planning Condition Statement
- A Plan showing the proposed location of the charging points
- Manufacturers product information for Chago Pro and Chago Wall Box by Ensto
- A generic Electric Vehicle Charging Overview by Phoenix Works
- A generic Switched on Electric Vehicle Charging by Tonik EV

The Planning Condition Statement details the size of the proposed development in relation to the total size of the Kingsgate Centre and proposes charging points for 5% of equivalent proportion of the total parking provision. It therefore proposes the installation of 8 EV charging points at the locations shown on the plan. It advises that each charging point will provide Mode 3 charging via a Type 2 socket with a minimum continuous current of 16A. The manufacturer's information shows two different chargers stating that they are each capable of providing a nominal 22kW per charging point.

The specification of the proposed charging points providing Mode 3 charging at a minimum of 16A via a Type 2 socket is acceptable. The assessment of the number of parking spaces that this condition relates to is considered to be acceptable but we would normally expect a minimum of 10% of the relevant parking spaces to be provided with charging points (or reduced to an initial minimum of 5% that will be increased to 10% at an agreed trigger level). The proposed 8 charging points fall short of the minimum 5% of 178 parking spaces, nine charging points would normally be required. In addition, the applicant has not provided any proposal for the trigger point for when the number of charging points will be increased to 10% of the parking spaces. (i.e. 18 charging points).

However, it is noted that the proposed charging points are capable of providing an output of 22kW which if continuous we would consider to be a fast charger capable of providing a full or significant charge in 1-2 hours. If the applicant's proposals are to utilise this higher charging output at the charging points then we would not require any additional provision of charging points.

It is understood that car park is managed and that users of the car park are subjected to parking fees. It is therefore assumed that the parking bays served by the EV charging points will be managed in a way that prevents them being used by non-electric vehicles.

Confirmation of this needs to be provided by the applicant.

Recommendations

The specification for the proposed charging points is considered to be satisfactory. The initial provision of 8 charging points falls short of the minimum 5% normally required but is considered to be acceptable.

Details of how the use of the parking spaces served by the EV charging points will be managed is required. This should show how these parking spaces will be available for use for charging electric vehicles and not be used for vehicles not being charged.

Details are required for the applicant's proposals for increasing the provision of EV charging points to the required 10% of parking spaces (i.e. a further 10 to make a total of 18 charging points) and their proposed trigger for when this will occur. This should be within a reasonable timescale from when the use of the new development commences, or when the average use of the provided charging points indicates that more charging points are necessary.

Alternatively, if the proposed charging 8 points are to be made capable of providing a continuous 22kW output then no further charging points would be required. The applicant should provide details of their proposals.