

Hunts Building

Unit 3a Planning Application no 23/01049/FUL

2 Waste Management Plan.

The site shown on attached plan comprises of 5 units and a yard. The areas marked in Black signify the areas where waste bins / skips are stored. Although in practice these areas are not permanently 'marked' due to the gravel surface and have degree of flexibility. The tenants arrange and store as they see fit, however the containers tend to stay in the same position. All waste sites onsite are accessible by the waste carriers during working hours.

Unit 1 - A. B. Groundworks (Fencing contractor)

Waste is wood off cuts, and some general waste. This is managed by the form of a skip, held in the unit 1 parking (hatched green), which is taken away on once full. These skips are hired from a range of registered carriers who operate within the local area, and are not visible from the public highway.

Unit 2 - Action Leisurewear (Garment Screen printer)

Waste is managed by two bins, one for recyclable waste and one for non recyclable, provided by Tom White waste and are emptied on a 2 week cycle. These bins are stored outside and marked on the plan. The waste containers are not visible from the public highway.

Unit 3 - Midland Motorhouse (Second hand car dealership)

Their waste needs are provided by Hinckley council with one green bin. This is stored internally when closed and externally during opening hours and is the only waste bin visible from the public road. This could be seen as detrimental to the street scene, however the bin lightly used and is not overflowing and unsightly.

Unit 3a - Back2uk Ltd (Distribution company)

Waste needs for the company are held within another unit a part of the Burbage business centre, adjacent unit 3a. If the unit has a change of tenancy waste needs will be reassessed. However Back2uk hold a 5 year lease commencing October 2023.

Unit 4 - M&T Autos (Motor repair Garage)

Waste is managed by one bin provided by Tom White waste and is emptied on a 2 week cycle. This bin is store outside and marked on the plan. As the business is a motor repair garage waste fluids such as oils and fuels are collected on a 'need' basis by Waste Lubricating Oils Ltd. These waste fluids are then refined back into usable products. The containers are not visible from the public highway.

Yard - Giblin Civils (Ground works, roads)

Due to the nature of the work waste is not generated onsite, as contracts are throughout the UK. The yard is a storage area for Plant, vehicles and materials held between contracts. Skips are brought onto site on an infrequent basis and Giblin Civils holds a waste transfer licence. The yard is fenced off from public view and is not visible from the public highway.

3 Electric Car charging point

One electric car charging point will be installed in Unit 3a which is in accordance to Policy DM10 of the Site allocations and Development Management Plan (2016). The reason only one unit is being installed is that the business only has two employees at present and neither have an Electric vehicle.

As unit 3a is on the turning point and its parking is located away from the building itself, the charging unit will be connected inside the building and the charging of the vehicles will be undertaken inside.

The charging unit is fitted using a plug which allows 3 phase use. 3 Phase is already installed within Unit 3a of the Hunts building and is not required by the current tenants. As a socket based system this charging unit is flexible and gives the ability to charge electric vehicles within the workplace without requiring an additional and separate 3 phase installation specifically for car charging. Thus making this charging unit cost effective, whilst providing the ability to charge electric vehicles in approximately 3 hours through the workplace charging mode (please see the technical specification listed below). It can also be used on a standard home socket.

The unit selected is a **BG SyncEV 32A Mode 3** Code: EVC22328TL-01.

The technical specification is provided below:-

BG SyncEV 32A Mode 3 charging cables offer exceptional quality, high durability, charging all EVs with a Type 2 connection. The charging cables are compatible with any Type 2 charging-point connection. Perfect for home use or when driving out-and-about to ensure your vehicle is ready for your next journey.

- 8m length
- Three-Phase Mode 3 Type 2 to Type 2 charging cable
- Robust construction with connector guard caps/protectors
- Suitable for 16 and 32A sockets
- 22KW / 480V~ Three Phase
- For use with Type 2 vehicles
- Weather-resistant IP65 when connected to vehicle. IP55 when not in use and end caps applied
- High specification H07BZ5-F5x6mm² + 1x0.5mm² black cable
- UV stable
- Meets EN 50620, IEC 62196-2 standards
- 3 Year warranty

Charge modes explained

Charging an electric car can be done at home, a place of work, or by using 'destination' chargers enroute. Each option typically gives different charge times and costs.

These options are termed 'charging modes' and are split in to 4 categories indicating the type of charger being used and its power output:

Home charging:	Workplace charging:
Mode 2 (AC single-phase supply) 2.3kW max from a domestic 3-pin socket using a cable with an inbuilt protection device and power control that emulates basic Mode 3 charger signals. Typical charge times for a 60kW battery = 26 hours+	Mode 3 (AC three-phase supply) Up-to 22kW - Limited to three-phase power supplies only (charging at work, or commercial premises. Very few homes are specified with 3 Phase power, tethered or socketed connections with smart control and protection. Typical charge times for a 60kW battery = 3 hours approx
Mode 3 (AC single phase supply) 7.4kW - a typical dedicated home charging point (like those available from BG SyncEV), tethered or untethered with smart control and protection. Typical charge times for a 60kW battery = 8 hours approx	Destination charging: Mode 4 (DC current) 22kW-250kW+ - Typically rapid and super-rapid destination chargers, found at motorway services, supermarkets, shopping malls. Typical charge times for a 60kW battery = < 60 minutes for super-rapid chargers

4 Parking Plan

The parking plan which was submitted has been enacted since 1st October 2023. All tenants were consulted in the formulation of the plan, which has been distributed to all tenants. A reminder for clarity has been sent on 13/3/2024. As the landlord I am unaware of any issues resulting from this plan being implemented, on consultation with my tenants feedback received has been positive and it seems to be working with little or no issue.