
REPORT TO DISCHARGE CONDITION 5
ELECTRIC VEHICLE CHARGING POINTS
PP REF: 25/00872/FUL – 83A MOUNT ROAD, HINCKLEY
---

1. Introduction

This report is submitted on behalf of the applicants, Mr Simon Ristimaa Mr Nigel Paget, in support of the discharge of Condition 5 attached to planning permission 25/00872/FUL for:

`Change of use from light industrial unit (Class B1) to two dwelling houses (Class C3) at 83A Mount Road, Hinckley, Leicestershire, LE10 1AE. `

Condition 5 requires the submission of a scheme for electric vehicle (EV) charging points. This document provides details of the number, type, location and installation of the EV charging points to comply with Policy DM10(g) of the Site Allocations and Development Management Policies DPD (2016) and the National Planning Policy Framework (NPPF).

2. Development Summary

- Site address: 83A Mount Road, Hinckley, Leicestershire, LE10 1AE
- Planning permission ref: 25/00872/FUL
- Approved drawings:
  - Site Location, Block Plan – Drg No. 259/P3
  - Proposed Floor Plans and Elevations – Drg No. 259/P2A
- Development: Conversion of an existing light industrial unit to 2 no. residential flats (Class C3).

Each flat is provided with one dedicated parking space:

- Flat 1 – parking space located on the south-facing elevation.
- Flat 2 – parking space located adjacent to the bin storage area within the courtyard garden.

3. EV Charging Scheme

3.1 Number and Type of Charging Points

- Each flat will have one dedicated EV charging point serving its allocated parking space.
- Total EV charging points: 2.
- Type:

  - Mode 3, 7.2 kW (32A) AC wall-mounted units with Type 2 connector (tethered or untethered).
  - Example product: “Rolec WallPod: EV HomeSmart 7.2 kW” or equivalent approved 7 kW residential charger.

3.2 Location

Flat 1 (south-facing elevation):

- One wall-mounted EV charging unit will be installed on the south-facing external wall of the building, directly adjacent to the dedicated parking space serving Flat 1.
- The unit will be positioned to enable safe, direct cable connection from the charger to the vehicle within the parking bay.

Flat 2 (courtyard garden and bin store area):

- One wall-mounted EV charging unit will be installed on the external wall enclosing the courtyard garden / bin storage area, adjacent to the allocated parking space serving Flat 2.
- The unit will be located so that it does not obstruct bin movements while providing convenient charging access to the space.

The exact positions of both chargers are shown on:

- EV Charging Layout Plan – Drg No. [insert new reference].

3.3 Fittings and Installation

- Chargers will be installed by a suitably qualified electrician.
- Installation will comply with:
  - BS 7671 (IET Wiring Regulations)
  - IET Code of Practice for Electric Vehicle Charging Equipment Installation
  - Manufacturer’s installation guidance.
- Mounting:
  - Chargers fixed to external masonry walls at approximately 1.2–1.5 m above finished ground level.
- Electrical protection:
  - Dedicated circuits from the consumer unit, with appropriate over-current and residual current protection.
  - Clearly labelled isolation switches for each charger.
- Weather/environment:
  - Weatherproof enclosures (minimum IP54 or as specified by manufacturer).
  - Cable routing via conduit or under hard surfacing as necessary to avoid trip hazards and visual clutter.

3.4 Operation and Management

- Each charging point is for the exclusive use of the occupier of the associated flat.
- Ongoing maintenance and any necessary repair or replacement will be the responsibility of the property owner/landlord or flat occupier (as appropriate).
- Should a unit fail, it will be replaced with an equivalent or improved EV charger with at least the same charging capacity.

4. Policy Compliance

The scheme:

- Provides a dedicated on-site EV charging facility for each dwelling, directly supporting use of low-emission vehicles.
- Integrates charging points into the layout (south elevation and courtyard garden) with minimal visual impact.
- Meets the intent of Policy DM10(g) and NPPF requirements regarding sustainable transport and air quality.

5. Conclusion

This report sets out a full scheme for EV charging at 83A Mount Road. Two 7 kW wall-mounted chargers will be installed, one serving each flat's allocated parking space, in accordance with the details here and on Drg No. [insert]. The development will be implemented in accordance with the approved scheme, thereby satisfying Condition 5 of planning permission 25/00872/FUL.