

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Motor Fuel Group Ltd
Gladstone Place
36-38 Upper Marlborough Road
St Albans
AL1 3UU

Agent (if used)

MBH Design Studio Ltd
Rosemount House
Rosemount Avenue
West Byfleet
KT14 6LB

Part 1 – Particulars of the application/development

Proposal: Installation of 7 x electric vehicle charging points, and 2 jet wash bays , together with related canopies, electricity sub station and associated infrastructure

Location: Shell Uk Ltd , 1081 Stockport Road, Manchester, M19 2RE

Date of application: 26 November 2021

Application number: 131344/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

0) The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner by requesting further information relating to layout , tree retention and replacement planting within the scheme, an EV bay of an appropriate size for disabled users, and appropriate conditions to the approval have also been attached.

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

13664-LP-304 -Location plan; 13664 -P01 -304 Existing site layout; 13664 -P03 -304 Existing site elevations ; 13664-P06 Substation elevations; received 13th August 2021;

EV charge installation Manual - Raption 150 Series and Planning Design and Heritage Statement ref: 784-B031753 Dated September 2021; Planning, Design and Heritage Statement (notwithstanding any reference to the originally submitted layout or any installation of hit and miss fencing enclosure to the substation and LV panel due to subsequent revisions); Ecology Assessment Report dated 5th November 2021 Statement (notwithstanding any reference to the originally submitted layout) received 26th November 2021;

Hypercharger Operational Instructions and Installation Guide specification ; received 18th February 2022

13664- BP-304 rev.A Block plan ; 13664 - P04 304 rev.D Proposed site elevations (notwithstanding any reference to the removal of Oak tree ref: T11) ; 13664 - P05 304 rev.B EV Canopy Detail; 13664 -P07 304 rev. A Jet Wash Bay elevations; 13664 - P08 304 rev.A LV enclosure elevations; 13664- P10 rev.A Waste Management plan elevations received 3rd March 2022

Noise Impact Assessment of the proposed jet wash bay ref: P19-719-R01v1 January 2020 in association with Noise Impact assessment report by EEC dated 5th April 2022; and Tree Survey /Arboricultural Impact Assessment Version 2 03/04/2022 received 7th April 2022

Soft landscaping proposals plan ref: J210704-GC-L-DR-3-001 rev.A received on 11th May 2022.

13664- P02 304 rev.D Proposed site layout ; 13664- P011 -304 Vehicle Tracking Plan; 13664- P012 -304 Vehicle Tracking Plan 2; received on 16th May 2022.

Agent email confirming that no timber hit and miss fencing is proposed to enclose the LV panel and Substation dated 19th May 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which should include;

- o The routing of construction traffic;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
- o Identify measures to control dust (based on British Standard 5228) and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o Specify the working hours for the site;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete;

o Identify advisory routes to and from the site for staff and HGVs.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

The scheme shall also include:

Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance).

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Discharge rates should be restricted to greenfield discharge rates and should not exceed the existing rates, as the site is located within Conurbation Core Critical Drainage Area.

Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

Hydraulic calculations to support the drainage proposal.

Details of how the scheme shall be maintained and managed after completion.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Manchester Core Strategy (2012).

5) No removal of or works to any trees or shrubs shall take place during the main bird breeding season of March to August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

6) The development hereby approved shall be implemented in accordance with the soft landscaping details shown on plan ref: J210704-GC-L-DR-3-001 rev.A received on 11th May 2022 (solely in regard to soft planting) not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local

planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

7) In this condition "retained tree" means an existing tree, or shrub or hedge on plan ref: 1 J210704-GC-L-DR-3-001 rev.A received on 11th May 2022 ,and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

8) Before the electric charging points and jet washers hereby approved are brought into use, a scheme to encourage bio-diversity within the application site shall be submitted to and approved in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native bird and bat species. The development shall be implemented in accordance with approved scheme prior to the electric charging points and jet washers being operational shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

9) The Jet Wash facility shall not be in operation outside the following hours:-
Monday to Saturdays 08:00 - 20.00
Sunday & Bank Holidays 10.00 - 18.00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of the Manchester Core Strategy (2012).

10) Prior to Jet Wash facilities hereby approved being brought into use, a management plan including measures to ensure that :

- a) The use of any tannoy system associated with the hereby approved jet wash shall only be used in the event of an emergency.
- b) Car radios shall be turned off during usage of the hereby approved jet wash.
- c) Vehicles engines shall be turned off when stationary during usage of the hereby approved jet wash;

shall be submitted to and approved in writing by the City Council as local planning authority. The jet wash shall only be used in accordance with the approved management plan.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of the Manchester Core Strategy (2012).

11) The clear glazed screen to the jet wash bays on plan ref: 13664 - P04 304 rev.D Proposed site elevations; and 13664 -P07 304 rev. A Jet Wash Bay elevations, shall be installed , prior to the jet wash bays being brought into use , and shall be retained thereafter.

Reason - To ensure that water spay from the jet washers is minimised in the interest of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this and the report shall include evidence of the suitability of any imported materials.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Manchester Core Strategy (2012).

13) a)The acoustic mitigation measures included in the submitted Noise Impact Assessment of the proposed jet wash bay ref: P19-719-R01v1 January 2020 in association with Noise Impact assessment report by EEC dated 5th April 2022; hereby approved by the City Council as local planning authority, shall be completed before the jet washers and electric charging points bays are brought into use.

b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall

also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policies DC26 and policies DM1 & SP1 of the Core Strategy for Manchester (2012).

14) The steel framework to the jet wash and the electric charging points bays and canopies hereby approved shall be blue (RAL 5015) in colouration .

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicenses@manchester.gov.uk

Any existing CCTV coverage is reviewed to ensure that proposed new canopy at the entrance does not impede the view of CCTV around the front of the building.

Lighting to parking areas should be in accordance with BS 5489, and display an average lux of 20 (urban areas) with a uniformity level of no less than 25%. These figures should be evidenced by a lighting layout/lux plan.

The success of the proposed development will be dependent upon the effective management and maintenance of the site, including measures to deal with the following:

- o Frequent inspection and prompt repair of security features (e.g. lighting CCTV, signage, barriers, locks, fencing and rails).
- o Regular litter and graffiti removal (if applicable)
- o Maintenance of car parking surface
- o Vegetation management
- o Installation & Monitoring of CCTV and procedures for response to any incident /recording of images.

Date: 1 June 2022

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.