

Planning, Design and Access Statement

Planning Application on behalf of BP Oil UK Ltd

Proposed installation of Electric Vehicle (EV) Charging Bays and associated electrical connections

Airport City SF Connect, 2B Sunbank Lane, Altrincham WA15 0AF

1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared to support a planning application for the installation of 2 new EV Charging Bays and associated electrical connection enclosures.
- 1.2 With the provision of the EV Charging Bays, Airport City SF Connect is proposing to bring the site's infrastructure in line with modern vehicular transport needs, to provide for the increased use of electric vehicles and ensure that the site can remain flexible and open to the most up-to-date customer requirements.

2. LOCAL CONTEXT

- 2.1 The site is located west of Wilmslow Road and off Sunbank Lane. It is situated west of Manchester Airport and close to the 'World Logistics Hub', part of which has been recently developed.
- 2.2 Surrounding the filling station to the north and west is existing and proposed employment development, largely comprising B1, B2 and B8 uses. This is linked with the new roads off Wilmslow Road and close to the junction with the M56.
- 2.3 The facility has been construction relatively recently and is adjacent to a Costa and parking area, which also has access off Sunbank Lane. Wilmslow Road lies to the east/south-east, beyond which lies the Airport.
- 2.4 The proposals are not considered to materially alter the existing context or raise any amenity issues. The site is effectively surrounded by roads and commercial development which forms part of the Airport Strategic Site.
- 2.5 There is no proposed change of use occurring to the existing fuel filling station.
- 2.6 The changes to the site with the new Charging Bays will help future proof the facility and bring it up to modern standards, with the national shift towards more sustainable and eco-friendly travel in the form of electric vehicles.

3. PROPOSAL

- 3.1 The proposal relates to the installation of 2 new EV Charging Bays and associated infrastructure. The proposed works are considered to be acceptable in scale and supported within planning policies, as assessed in the following section.
- 3.2 The proposal will result in an improvement in facilities, to help enable the site to provide for electric vehicles, in line with current and future vehicle infrastructure trends.
- 3.3 The infrastructure will consist of the following:
- X2 charging posts
 - X2 power cabinets
 - X1 low voltage enclosure
 - EV Boundary Screen
 - Revised parking and road markings
- 3.4 The proposed infrastructure is clearly detailed in the accompanying plans 15284-20 (Existing Site Layout), 15284-21 (Existing Site Elevations), 15284-22 (Proposed Site Layout), 15284-23 (Proposed Site Elevations), 15284-24 (Proposed Equipment Elevations) and 15284-25 (OS Site Location).
- 3.5 The proposal would result in a minor layout change, specifically to the car parking area immediately south of the sales building and the inclusion of equipment and associated cabinets and enclosure. Existing floodlighting is retained and adapted, with new added as indicated on the drawings.

4. PLANNING POLICY

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.
- 4.2 The Local Plan for this proposal consists of the Core Strategy adopted in 2012. This Local Plan identified the area as a *‘Strategic Site’* and an extension to the commercial development close to the Airport. The National Planning Policy Framework (NPPF) is also an important material consideration for determining planning applications.
- 4.3 The Local Plan is being reviewed, with consultation taking place earlier this year on the Issues. It is considered that there is no conflict with the objectives and policies in the Development Plan.

National Planning Policy Framework (2019)

- 4.4 The National Planning Policy Framework states that decisions should apply a presumption in favour of sustainable development. In paragraph 11d) this means for decision taking, where no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.5 Chapter 9 sets out how promoting sustainable transport is essential and sets out that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

The Road to Zero – Next steps towards cleaner road transport and delivering our Industrial Strategy

- 4.6 This Government document sets out policies and goals for creating a strong clean economy by delivering cleaner air, a better environment and zero emission vehicles.

- 4.7 The Government's vision is:

"to have one of the best EV infrastructure networks in the world. This means current and prospective EV drivers being able to easily locate and access EV charging infrastructure that is affordable, efficient and reliable. The development of this infrastructure opens up a new market for chargepoint infrastructure providers in the UK and across the world". (Page 82)

- 4.8 It sets out that many more public charge points will be needed and the consumer experience of public EV charging needs to be improved. It also states that rapid hubs or charge point "filling stations" in key strategic community, or urban locations, also have an important role to play in the future. In particular, for commercial fleets and individuals without off-street parking, they could enable a more "internal combustion engine-like refuelling experience" and greater confidence to users that there is potential for multiple charge points to be available for use.

5. CONCLUSIONS

- 5.1 There is clear support and encouragement for electric vehicle charging points in both local and national policy. The proposed works are minor and are essential for the continued modern running of the fuel filling station, to cater for EVs. Any works undertaken therefore would be in accordance with, and be supported by, the applicable planning policies.
- 5.2 The proposal would not impact on any neighbouring uses, clearly forms part of the roadside infrastructure and is well related to the surrounding commercial development close to the Airport.
- 5.3 No adverse effects are expected to arise from the development and there would be no noticeable change in the operation of the facility.
- 5.4 The proposal complies with both local and national policy, which are both supportive of promoting sustainable transport options and, in particular, infrastructure for low emission vehicles and EVs, as set out in the planning policy assessment section.
- 5.5 The Council are therefore invited to approve the application without delay in accordance with paragraph 11 of the National Planning Policy Framework.

Nigel C Ozier
BA (Hons) MRTPI
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