



Build Studios, London, SE1 7FR
Mobile: 07568 115450
Email: tom@jmsplanning.com

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

14th January 2025

Dear Planning Team,

Re: Application to discharge Condition 3, 4, 5, and 6 in relation to Planning Application Ref: 141532/FO/2024 for the “Provision of Electric Vehicle Charging Bays and Associated Works” at Old Market Street, Manchester, M9 8DG

I act on behalf of PoGo Charge and am instructed to submit an application to your authority to discharge Condition 3, 4, 5 and 6 relation to Planning Application Ref: 141532/FO/2024 for the “Provision of Electric Vehicle Charging Bays and Associated Works” at Old Market Street, Manchester, M9 8DG

The application has been submitted via the Planning Portal (PP-13694038).

Condition 3 of the above permission states:

Notwithstanding the details approved within condition 2, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

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 SPI and DMI of the Core Strategy.

In response to the requirements of Condition 3, as detailed above, this application provides a handful of images of operational PoGo sites, a brochure detailing the chargers to be installed, and elevation plans illustrating the chargers, power unit, and feeder pillar. Please note that within the brochure, the correct charger for reference is the Touch Plus.

Please also note that the chargers within the brochure are displayed with the Swarco brand in a black and blue colour. The only distinction between these chargers and the

proposed chargers is purely cosmetic, as the proposed chargers will feature a colour scheme aligned with the company's branding.

Condition 4 of the above permission states:

Notwithstanding the details shown on the approved plan 'Drawing- Site Plan- Proposed Site Plan, numbered SI24-213-48-P-02', prior to first use, details of the type, siting, design and appearance for the proposed signage and bollards shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved signage shall be in accordance with the approved details and be in place prior to first use. The signage thereafter shall be retained.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SPI and DMI of the Core Strategy and the requirements of the National Planning Policy Framework

In response to the requirements of Condition 4, as detailed above, this application provides Proposed Site Plan (Drawing Ref: SI23-213-46-P-02-D) and Signage and Bollards Plan (Drawing Ref: SI24-SD-13-05-A).

Condition 5 of the above permission states:

Notwithstanding the details shown on the approved plans 'Drawing- Site Plan- Proposed Site Plan, numbered SI24-213-48-P-02', prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SPI, T1, T2 and DMI of the Core Strategy for the City of Manchester.

In response to the requirements of Condition 5, as detailed above, this application provides Bicycle Shed Elevations (Drawing Ref: SI23-213-46-P-05)

Condition 6 of the above permission states:

Prior to first use of the development hereby approved, details of the refuse servicing arrangement for the site shall be submitted to the City Council as local planning authority for prior approval in writing. This shall include elevations of the proposed bin store to be relocated further north of the site. The refuse servicing arrangement shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

In response to the requirements of Condition 6, as detailed above, this application provides Bin Store Elevations (Drawing Ref: SI23-213-46-P-04). Also, it should be noted that with regards to the refuse servicing arrangement, the situation will remain exactly as existing, with the only difference being the location of the bin storage.

I trust you find the enclosed submission in order, and I look forward to receiving confirmation of registration of the application in due course. Should you have any queries regarding the enclosed, please do not hesitate to contact me at tom@jmsplanning.com or on 07568 115450.

Yours faithfully



Tom Leigh
JMS Planning & Development
Encs