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13th June 2024



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Amendment Application for an Electric Vehicle Forecourt at Reliance Street, Manchester

Dear Rob,

EAS Transport Planning Ltd has been appointed by Be.EV (hereinafter referred to as the 'client' or 'developer') to prepare this Addendum letter in regard to the proposed minor amendments of the approved planning application for an Electric Vehicle Charging Forecourt at the corner of Reliance Street with Oldham Road, in Manchester (hereinafter, the 'site').

The site is located at the south-western corner of Reliance Street with Oldham Road, Manchester, M40 1EZ.

A map showing the location of the site is contained at **Appendix A**.

The site is therefore located within the administrative boundaries of Manchester City Council ('MCC'). Transport for Greater Manchester ('TfGM') act as a consultee on planning applications in Manchester, being responsible for managing the local transport services.

The original planning consent for an Electric Vehicle ('EV') Charging Forecourt was granted in June 2023, under MCC planning reference 136359/FO/2023.

The Development and Local Context

The proposed development retains a similar land-use and quantum of development as per the approved scheme, including the erection of 16 Electric Vehicle Charging Spaces and dedicated charging units, a sub-station, a small retail unit, ancillary access, cycle parking, landscaping, and associated infrastructure to serve the development.

Minor amendments are proposed to the access, which retains the approved carriageway and footway widths, as well as the kerb radii.

The revised site plan is contained at **Appendix B**.

The development sits within an envelope of industrial sites located north of Oldham Road (classified as the A62). Further detail on the local transport and highways conditions are explained within the Transport Assessment submitted with the consented scheme.

Amendments to Site Layout

It is proposed that the scheme is amended to suit emerging business requirements and to be compliant with accessibility standards as set out in PAS 1899:2022 Electric Vehicles - Accessible charging - specification. In this regard, the proposal seeks to amend the location of the retail unit from the western edge of the site, towards the northern edge. The amended scheme also removes the previously consented roof structure.

The retained EV Charging Bays are therefore re-arranged around the amended site layout, with a central circulation island which now also includes charging bays and a delivery and servicing bay, including water and air for visitors.

The scheme retains 2 Large Bays (for a typical medium-sized van), of which one would be built to accessible standard, 1 additional standard accessible bay, and 13 standard car spaces. The car parking spaces are amended to include 900mm around each standard bay and 1200mm around accessible space (which also include 1600mm at the rear of the space), in line with PAS 1899:2022 recommendations.

The proposals now include 5 Sheffield stands (i.e. 10 cycle parking spaces) for visitor parking, located to the west of the proposed commercial unit, and also increases the areas of planting throughout the site, and biodiversity on the roof of the same commercial unit.

The amended scheme has been reviewed through a swept path analysis exercise, testing the amended parking arrangement within the site. This review shows that the proposed parking spaces can be accessed without any issue.

The swept path analysis exercise is contained at **Appendix C**.

The site access is also proposed to be moved slightly to the south by circa 575mm. The achievable visibility splay, when assumed from the driver's position set back 2.4m from where the access meets the carriageway, remains for the full 43m along the kerb edge, to the north of the access. To the south of the access, the visibility is also in line with the approved scheme, being available up to the southern end of Reliance Street, at the junction with Oldham Road carriageway.

The amended visibility splay drawing, showing the revised site layout and access, is contained at **Appendix D**.

Transport Impacts

As the scheme does not propose any changes to parking numbers, and minimal changes to the site access proposal, it is considered that no new impacts to transport or to the public highway will be generated.

Previously agreed planning conditions are accepted to be carried forward into any potential planning consent for the amended scheme. Planning condition 13 of the consent requires that highway works are approved in writing by the local planning authority (via a Section 278 Agreement). This work, which is already in progress with the Local Highways Authority, will be amended to incorporate this proposal.

Summary and Conclusion

EAS Transport Planning Ltd has been appointed by Be.EV to prepare this Addendum letter in regard to the proposed amendments of the approved planning application for an Electric Vehicle Charging Forecourt at the corner of Reliance Street with Oldham Road, in Manchester.

An amendment to the proposals on site, including the reconfiguration of the site layout, is being proposed by the developer. The amendments do not change the quantum of transport impact, with the only change in terms of transport and highways being the relocation of the site access by c. 575mm to the south. No impacts to junction visibility arise from this change.

As such, it is concluded that the scheme remains acceptable from a transport and highways perspective, and will provide a new local facility which is much sought after.

Please do not hesitate to contact me if you require any clarifications in terms of transport and highways in relation to this scheme.

Yours Sincerely,

A handwritten signature in grey ink, appearing to read "J Mercieca".

Joseph Mercieca | CIHT ARB MSc (Transport) BE&A (Hons)
Principal Engineer, for and on behalf of EAS Transport Planning

Appendices

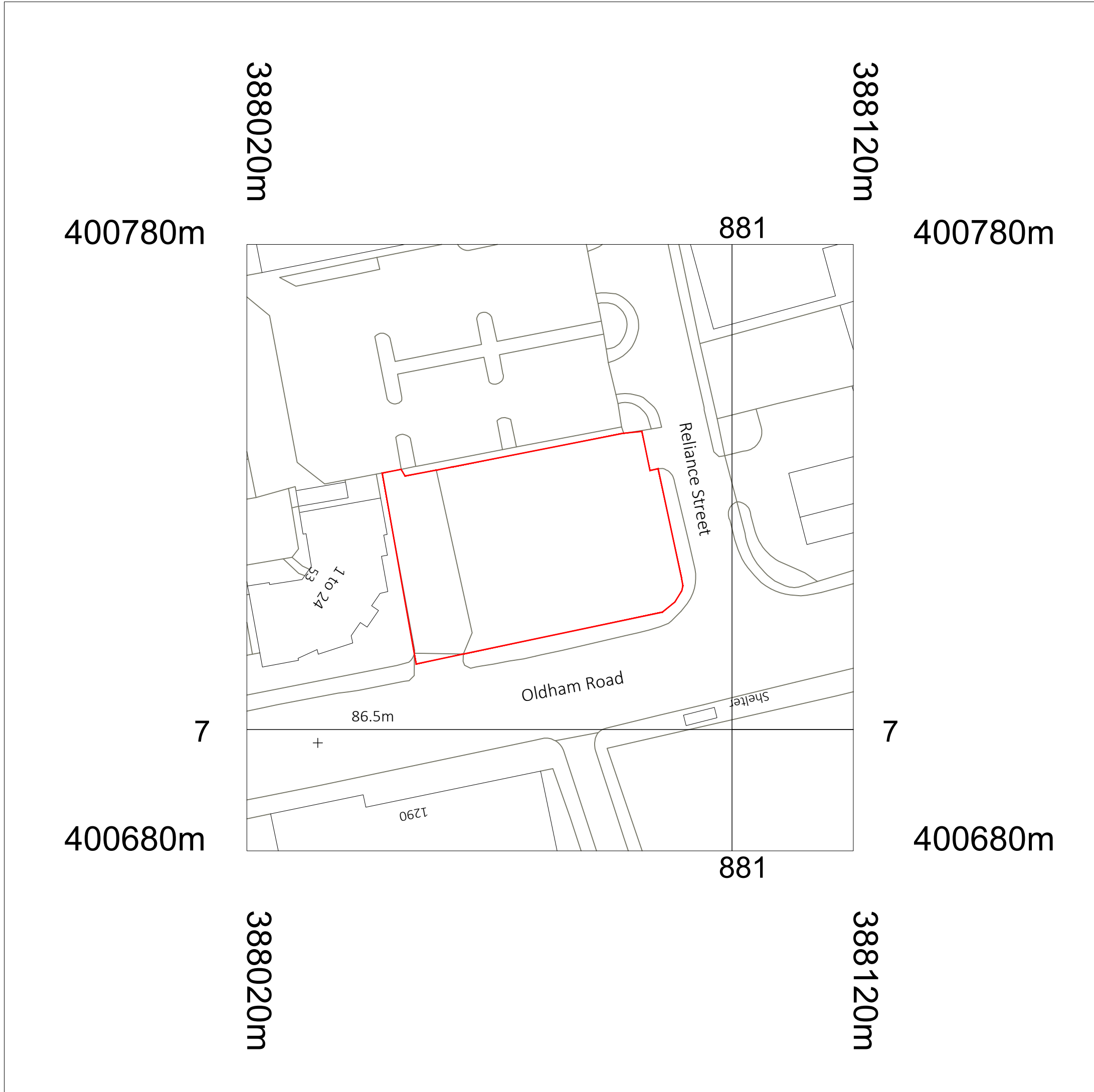
Appendix: A – Location Plan

Appendix: B – Revised Site Plan

Appendix: C – Swept Path Analysis

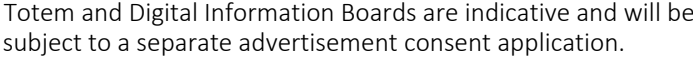
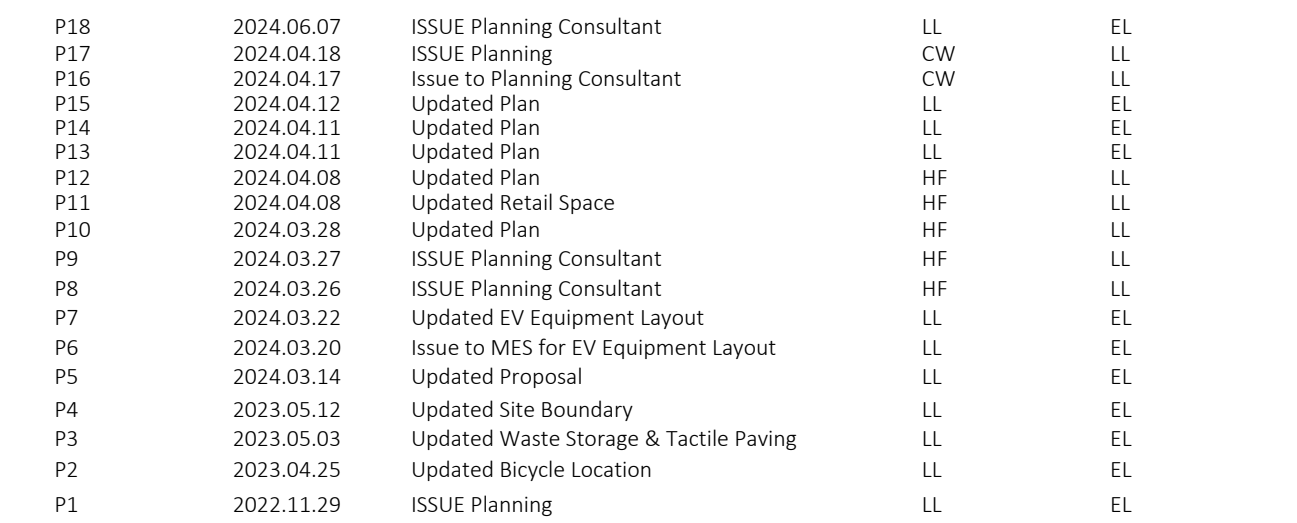
Appendix: D – Visibility Splay

Appendix: A – Location Plan



P3	2023.05.12	Updated Site Boundary	LL	EL						
P2	2023.05.10	Amended Site Boundary	LL	EL						
P1	2022.11.29	ISSUE Planning	LL	EL						
rev	date	description		revised by	audited by					
stage PLANNING		drawing title Site Location Plan			suitability code S2					
<div>ARCHITECT</div> <div>that</div>			CONTRACTORS ARE NOT TO SCALE DIMENSIONS FROM THIS DRAWING							
			68-80 Hanbury Street London E1 5JL			info@architectthat.com www.architectthat.com				
			client Be.EV	project Reliance Street Oldham						
			THIS DRAWING IS COPYRIGHT							
scale 1:1250 @A3	drawn by LL	audited by EL	job no 612	originator AT	zone ZZ	level GR	type DR	role A	dwg no 3.0000	revision P3

Appendix: B – Revised Site Plan

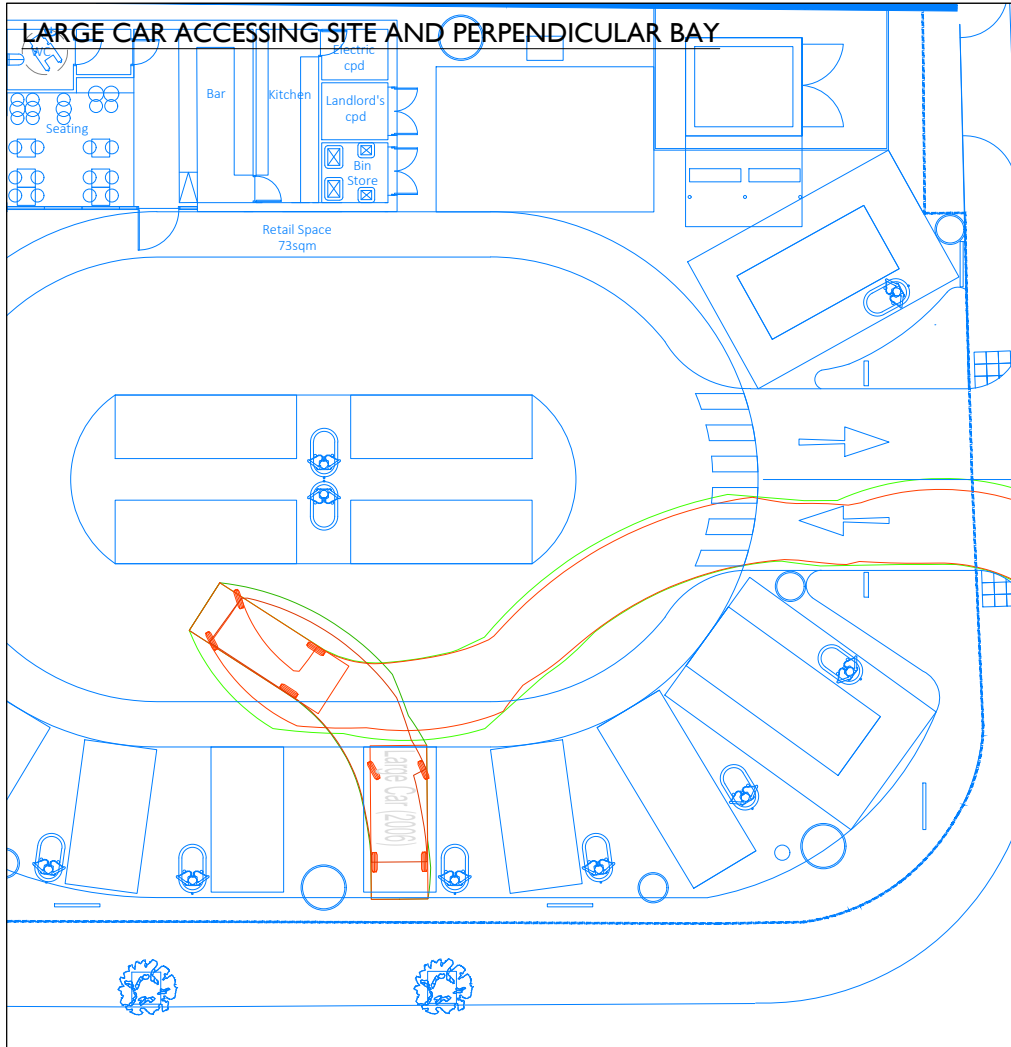
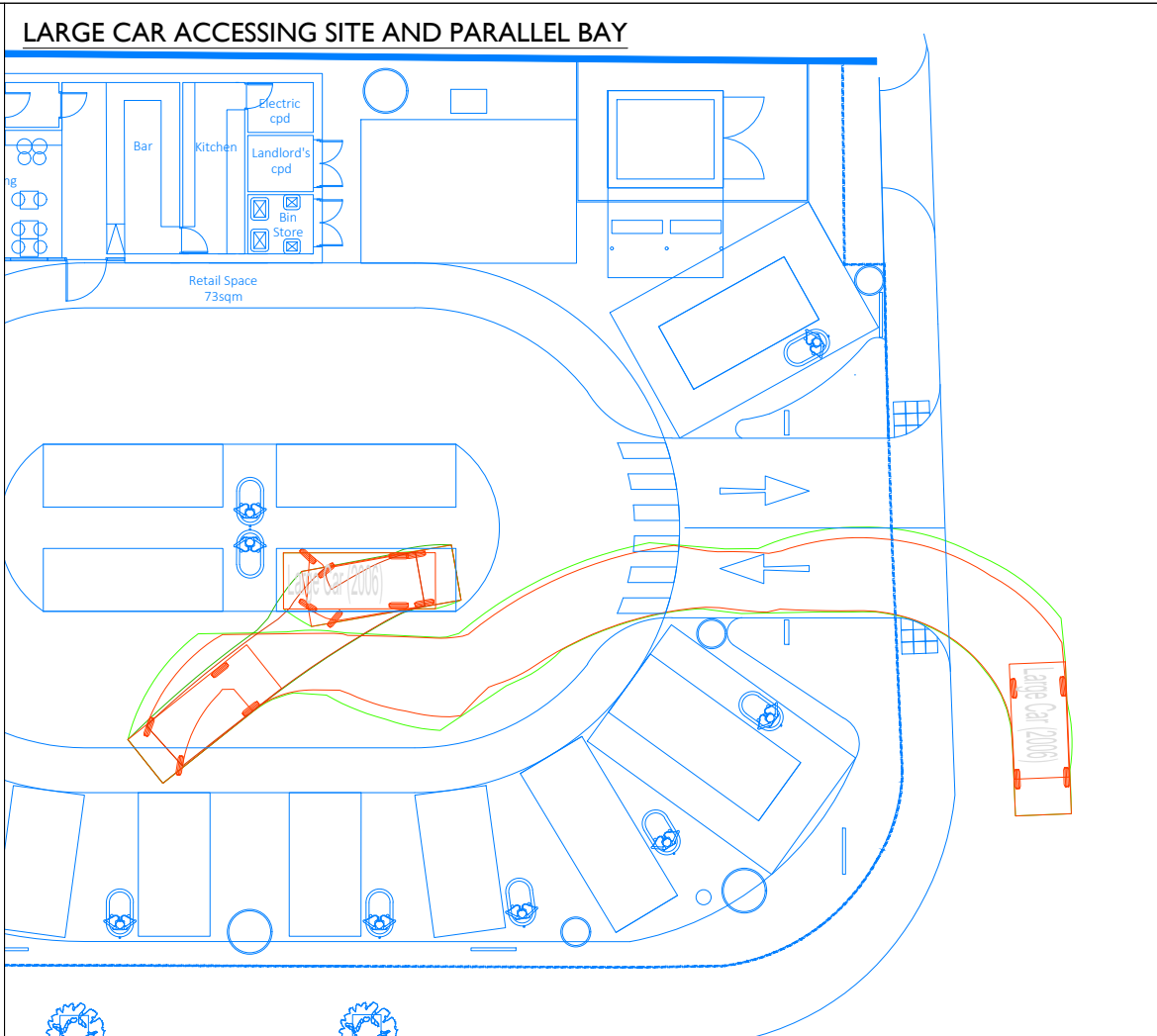
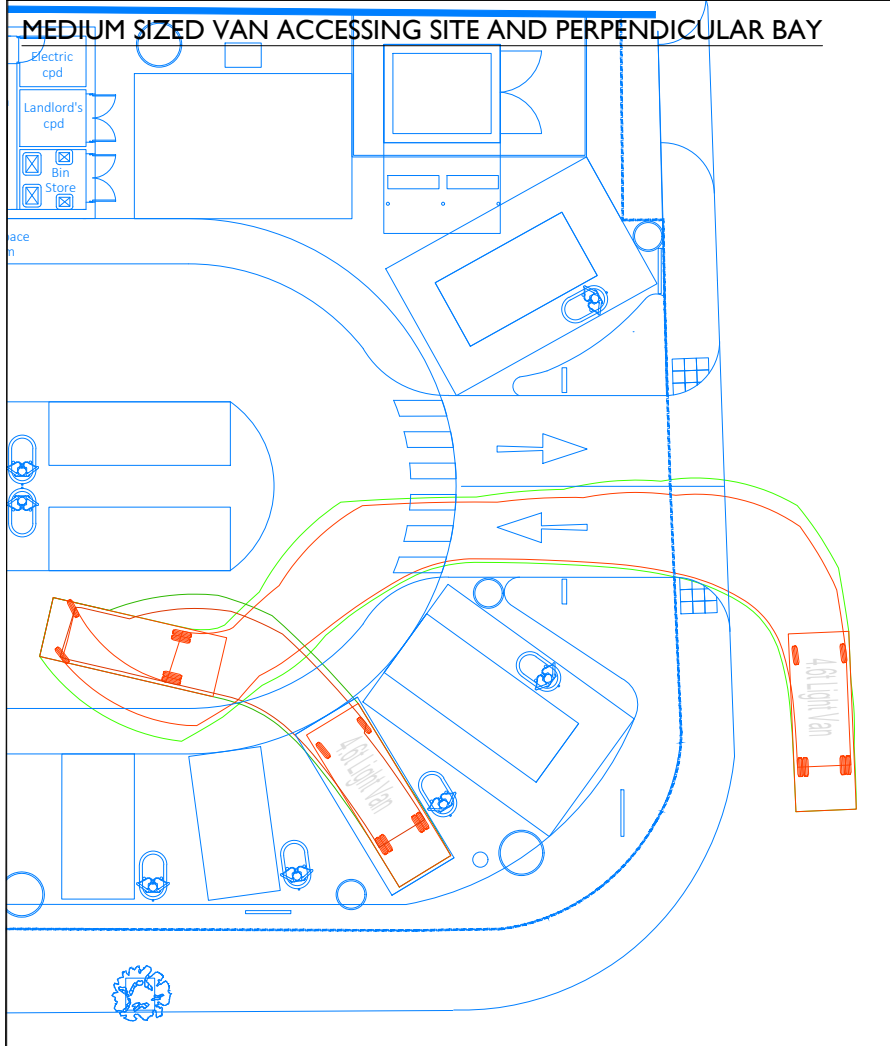
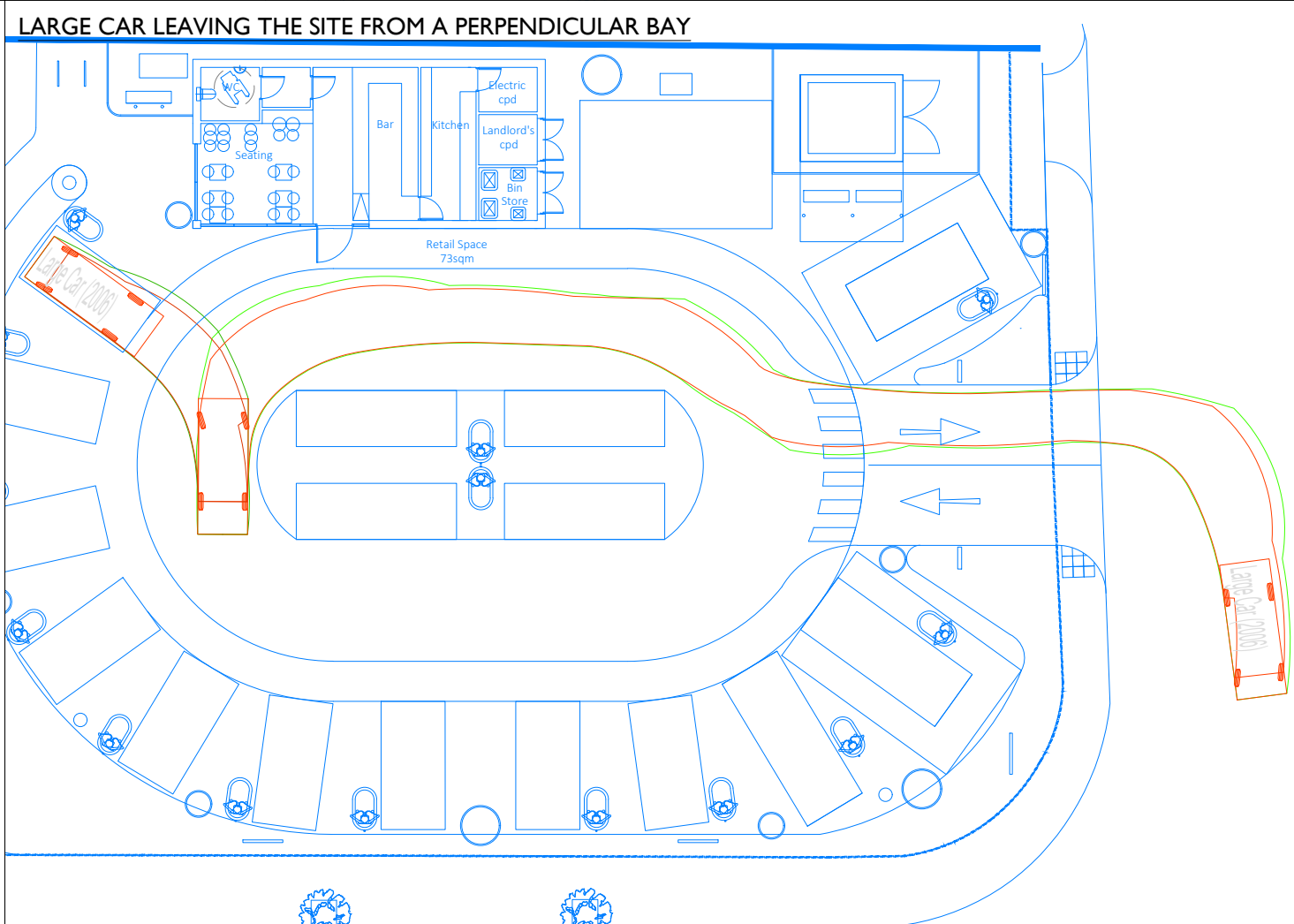


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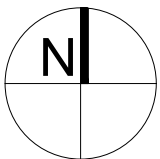
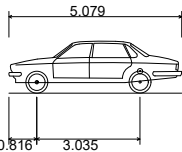
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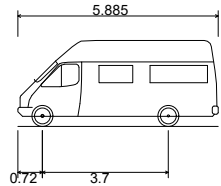
Appendix: C – Swept Path Analysis



TRACKING VEHICLES



Large Car (2006)
Overall Length 5.079m
Overall Width 1.872m
Overall Body Height 1.525m
Min Body Ground Clearance 0.310m
Max Track Width 1.831m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.900m



4.6t Light Van
Overall Length 5.885m
Overall Width 2.000m
Overall Body Height 2.526m
Min Body Ground Clearance 0.299m
Track Width 1.765m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 6.000m

REV	DATE	BY	DESCRIPTION	CKD	APP

DRAWING STATUS:

FOR INFORMATION

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CLIENT: BE.EV

ARCHITECT: ARCHITECT THAT

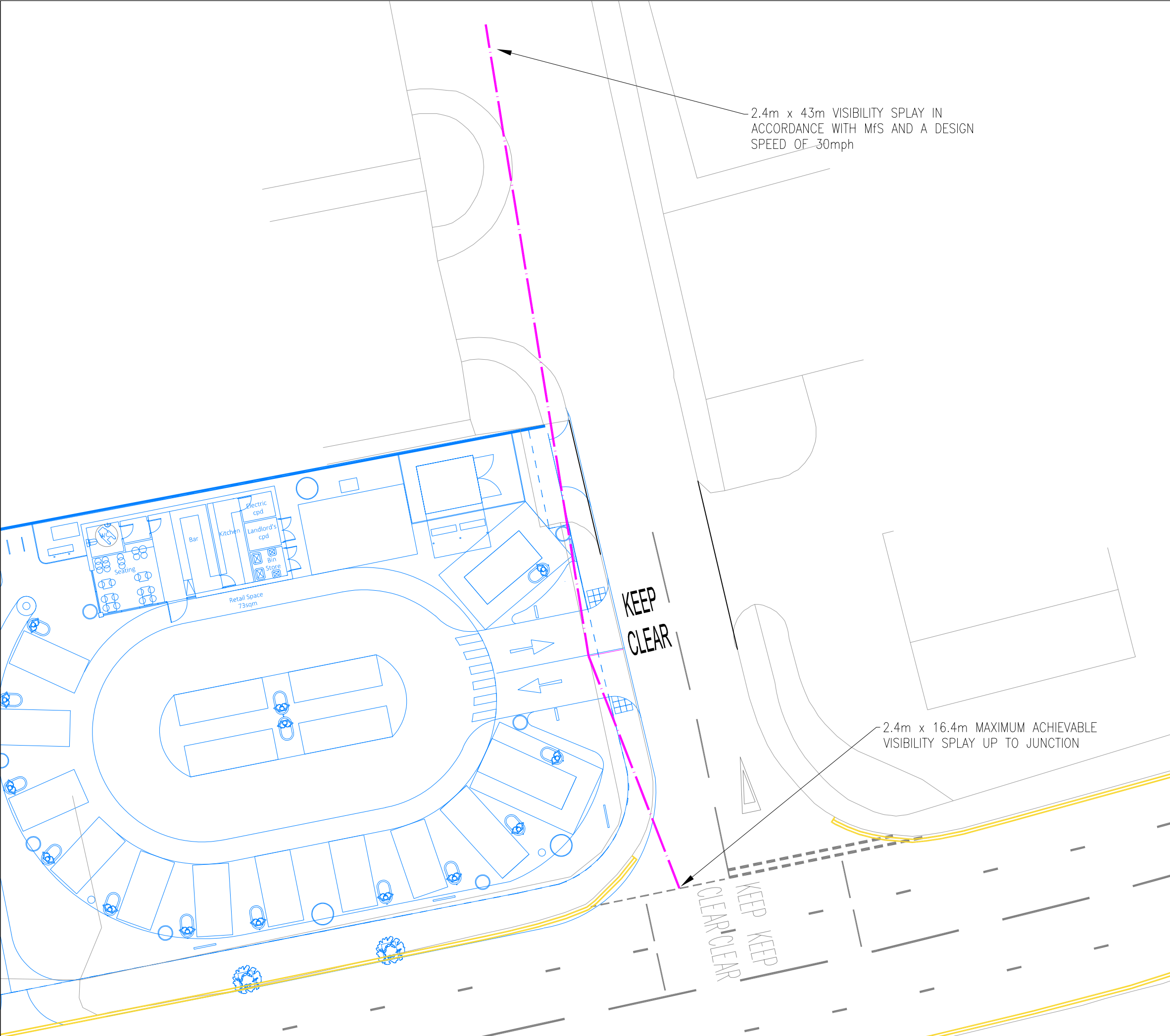
PROJECT: RELIANCE STREET, MANCHESTER

TITLE: SWEPT PATH ANALYSIS OF A LARGE CAR AND A MEDIUM SIZED VAN

SCALE @ A3:	DESIGN-DRAWN:	DATE:
1 : 250	JM	22/03/2024

PROJECT No:	DRAWING No:
3815	SK03 REV A

Appendix: D – Visibility Splay



REV	DATE	BY	DESCRIPTION	CHK	APD
DRAWING STATUS:					
FOR PLANNING					
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<div><div></div><div>EAS</div><div>Unit 23, The Maltings, Stanstead Abbots, Hertfordshire, SG12 8HG Tel: 01920 871777 www.eastp.co.uk</div></div>					
CLIENT:					
BE.EV					
ARCHITECT:					
ARCHITECT THAT					
PROJECT:					
MANCHESTER, RELIANCE STREET EV CHARGING STATION					
TITLE:					
ACCESS VISIBILITY SPLAY					
SCALE Ⓢ A3: 1 : 250			DESIGN-DRAWN: CG		DATE: 15/03/2022
PROJECT No: 3815			DRAWING No: SK01 REV C		