

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138271/FO/2023

Date registered valid: 9 October 2023

Proposal: Installation of 2 rapid electric vehicle charging stations within car park together with reconfiguration of car park to provide EV charging bays along with associated equipment.

Address: Drive Through Restaurant, 129 Stockport Road, Manchester, M12 4AB

Ward(s): Ardwick Ward

Applicant: Miss Rachael Kendrew, InstaVolt

Agent (if any):

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 7 November 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 October 2023

Standard consultations:

Printed: 12 October 2023 Expired: 2 November 2023

Neighbour notifications

Printed: 12 October 2023 Expired: 2 November 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application site relates to a single storey detached, 'drive-thru' restaurant and in particular, the associated car park situated to the southern side of the building.



Arrow indicating position of the proposed charging points and car parking space

The site is located on the north-west junction of Stockport Road and Devonshire Street. A Royal Mail sorting depot is located immediately to the west of the application site. The area to the north and east of the site comprises of a mix of commercial building and open space (cleared and previously developed land). Residential properties are located to the south of the site and on the opposite side of Stockport Road.

Vehicular access and egress from the western boundary Stockport Road. The principal pedestrian access is also taken from Stockport Road. A secondary vehicular egress is located off Devonshire Street.

The existing premises has authorised 24 hour opening, 7 days per week.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated adjacent to the busy, north/south arterial route of Stockport Road. The immediate surroundings are in mixed in nature, comprising a combination of offices, a church and two storey dwellinghouses to the opposite side of Stockport Road.

Description of development

Planning permission is sought for conversion of 3no. standard parking bays to the existing car park to provide 2no. rapid (160kw) electric vehicle charging bays. The associated equipment would be situated within an area of existing grassed landscaping and so would not impact on surrounding vehicle or pedestrian movement. The proposals include retention of the existing parking bay dimensions (2.4m x 4.8m) with an adjacent disabled bay demarcated to 4.8m x 4.8m (with additional 1.2m rear-hatching).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services - Highways are satisfied that sufficient clearance for charging operations will be provided and there are no concerns with regard to the loss of 1no. standard parking bay.

The proposed car park reconfiguration would not affect existing operations

Highways requested that the applicant provides details of any proposed grid connection works to understand the extent of associated groundworks and potential impacts on car park, pedestrian and/or highway operations.

A drawing showing connection has been subsequently provided. The drawing shows that a new high voltage connection will be required at A6 Stockport Road which would likely require supporting pedestrian/traffic management measures.

Relevant Planning History

118777/FO/2018

Refurbishment of the existing restaurant including single storey side extension to create larger drive thru booth and a new entrance lobby with associated reconfiguration of car park and drive thru lanes, new boundary treatments to form bin store and other elevational alterations to roof.
Approved 28 March 2018.

099347/JO/2012/N2

Variation of condition 2 of planning approval 085877/FO/2008/N2 to allow the restaurant to open 24 hours a day, 7 days a week. *Approved 9 August 2012.*

097393/FO/2011/N2

Refurbishment of existing restaurant, including external alterations and associated works. *Approved 10 November 2011.*

085877/FO/2008/N2

Variation of Condition No. 5 to allow the premises to operate between 5 a.m. and 11.30 p.m. Sundays to Thursdays and 5 a.m. to midnight on Fridays and Saturdays. *Approved 14 April 2008.*

057253/FO/NORTH2/99

Erection of car wash in glazed tunnel with associated service building, post wash valet area and staff parking, together with alterations to remaining car-park at McDonalds. *Approved 22 September 1999.*

033106

Outline application for the erection of a restaurant with "drive through" facility and parking for 77 vehicles after demolition of existing buildings. *Approved 2 February 1989.*

Policy

- Policies DM1, EC2, EN8 and EN16 of the Manchester Core Strategy;
- Places for Everyone (Consultation draft)
- National Planning Policy Framework (NPPF)

Issues

Principle

The UK Government has committed to reducing greenhouse gas emissions by 28% by 2035 and moving to Net Zero by 2050. As part of the Net Zero strategy (October 2021), the UK Government have placed a new emphasis on electric vehicle charging infrastructure in the UK.

The proposed development would form an ancillary element of an existing, 'drive thru' restaurant and is aimed at passing customers, with the aim of making easier to charge electric vehicles.

The provision of further electric vehicle charging points would meet with the Government's agenda and overarching planning policy and guidance which seeks to enable low emission travel.

Paragraph 112(e) of the NPPF states that:

'New development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations'.

The development would meet with this objective and would contribute positively to the existing EV charging network, to the benefit of those using the highway and for customers of the restaurant. On this basis, the proposal is considered to accord with the aforementioned policy and guidance.

Residential and Visual Amenity

Given the busy, commercial location of site, adjacent to a major arterial route and in the bounds of an existing car park and 'drive thru' restaurant, coupled with the screening afforded by perimeter planting, the introduction of the proposed use is highly unlikely to have any detrimental impact to the nearest residential occupiers.

Further, given the commercial nature of the immediate surroundings and the existing backdrop formed by the existing restaurant, together with the low-key nature and scale of the proposed development, it is considered that the impact to visual amenity would be negligible.

Impact to the Highway

Highway Services raise no objection to the proposed development.

The proposal retains existing access points and Highways are satisfied that sufficient clearance for charging operations will be provided. Given existing parking provision, there are no concerns with regard to the loss of 1no. standard parking bay.

The proposed car park reconfiguration would not affect existing operations

Air Quality and Climate Change

The provision of a facility to encourage electric vehicle charging is considered a positive impact in terms of air quality.

Any impact during construction would be limited and temporary in duration.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights

conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

10376 - 0370_02/A, 10376 - 0370_03/A, 10376 - 0370_01-PL/A, 001_2/A and 001_27/A, received by the City Council as Local Planning Authority on 9 October 2023.

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

2 Devonshire Street, Manchester, M12 4BB
Devonshire Industrial Estate, Stockport Road, Manchester, M12 6AG
134 Stockport Road, Manchester, M13 9DZ
136 Stockport Road, Manchester, M13 9DZ
138 Stockport Road, Manchester, M13 9DZ
140 Stockport Road, Manchester, M13 9DZ
142 Stockport Road, Manchester, M13 9DZ
144 Stockport Road, Manchester, M13 9DZ
146 Stockport Road, Manchester, M13 9DZ
150 Stockport Road, Manchester, M13 9DZ
152 Stockport Road, Manchester, M13 9DZ
122 Stockport Road, Manchester, M13 9DZ
128 Stockport Road, Manchester, M13 9DZ
148 Stockport Road, Manchester, M13 9DZ
154 Stockport Road, Manchester, M13 9DZ
Unit 3, Devonshire Industrial Estate, Stockport Road, Manchester, M12 6AG
Post Office, 117 Stockport Road, Manchester, M12 6AA
132 Stockport Road, Manchester, M13 9DZ
130 Stockport Road, Manchester, M13 9DZ
126 Stockport Road, Manchester, M13 9DZ
124 Stockport Road, Manchester, M13 9DZ
120 Stockport Road, Manchester, M13 9DZ
119 Devonshire Street South, Manchester, M13 9HY

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA