

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

Ionity GmbH
c/o Poise Group
Fleet House
8-12 New Bridge Street
London
EC4V 6AL

Agent (if used)

Alex Mitchell
Zander Planning Ltd
2nd Floor Clyde Offices
48 West George Street
Glasgow
G2 1BP

Part 1 – Particulars of the application/development

Proposal: Erection of electric vehicle charging station to include 12 electric vehicle charging posts, together with electrical infrastructure, sub-stations, lighting, HP cabinet/control unit/ DNO enclosure and associated works

Location: Land Between Wall Way And Hyde Road, Manchester

Date of application: 19 October 2022

Application number: 134546/FO/2022

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 , highway matters , and tree planting , 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:
IONITY Manchester Debdale electric vehicle charging red line boundary option 3 plan ref: 3195-POI-DRG-CIV-200010 P01;
IONITY Manchester Debdale modification/removal proposed site electric vehicle charging plan ref: 3195-POI-DRG-CIV-200011 P01;
IONITY Manchester Debdale electric vehicle charging proposed site traffic flow ref: 3195-POI-DRG-CIV-200016 P02 (notwithstanding proposed tree and IDNO locations)
Terra HP Generation 4 CE Ionty Installation Manual;
Terra HP Generation 4 CE Ionty User Manual;
Underground Utility Survey (PAS128) plan ref: MGS46247-UT;
Content of Agent letter 29th July 2022

Received 29th July 2022

Lighting Design by Dialux;
Surface Water Drainage Strategy October 2022 ;
Phase 1 Environmental Site Assessment report ref: A220104 -R01 rev. A dated February 2022;
Transport Statement ref: M22033-01 dated September 2022 (notwithstanding site layout plans in the appendices) ;

Received 19th October 2022

Email from planning agent dated 25th November 2022 confirming the site would be surfaced in a uniform and level way, and that signage would be legible the lighting plan submitted with the application confirms an average 20 lux with 25% uniformity level.
Email from planning agent dated 30th November 2022 confirming the use would operate 24hours each day .

Email from planning agent dated 20th January 2023 confirming colouration of the LV panel as green.

Substation Drawing ref: Substation GA-01 rev.B received 23rd January 2023;

Proposed Access Alteration Swept path analysis plan ref: M20023-A-003 and Visibility plan ref: M20023-A-002 received 26th January 2023;

Email from planning agent dated 8th February 2023 confirming the fencing to the southern boundary would be green in colour and 1.8m in height;
NYLOFOR 3D fencing plan ref: NY-3D- B rev.C
IONITY Typical Planning details (EV Charger , HP Cabinet and LV Panel plan ref: 2692-POI-DRG-CIV-1000018 rev.P02 received 8th February 2023;

IONITY Manchester Debdale electric vehicle charging proposed area arrangement ref: 3195-POI-DRG-CIV-200012 P06;
IONITY Manchester Debdale electric vehicle charging proposed equipment arrangement ref: 3195-POI-DRG-CIV-200013 P05;

IONITY Manchester Debdale electric vehicle charging proposed site elevations ref: 3195-POI-DRG-CIV-200015 P05;
Received 16th February 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 (2012).

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

- o The routing of construction traffic ;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust 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 The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

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) The development shall be implemented in accordance with the Lighting Design report received 19th October 2022.

b) Finalised design of the proposed lanterns and colouration of the lanterns and columns, shall development shall be submitted to and approved in writing by the local planning authority, prior to the installation of the lighting columns

Reason - To ensure adequate lighting within the development, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

5) If , when the lighting units within the development are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level

of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall

be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority 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 have been met. Any instances of nonconformity 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 policies SP1 and DM1 of

the Manchester Core Strategy (2012), and saved UDP policy DC26.

7) No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG, and policies EN08 and EN14 in the Manchester Core Strategy (2012).

8) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;

- o As built construction drawings if different from design construction drawings;

- o Management and maintenance plan for the lifetime of the development which shall include

the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its

lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to national policies within the NPPF and NPPG, and policies EN08 and EN14 in the Manchester Core Strategy (2012)

9) a) Prior to the surfacing of the Electric vehicle charging bays and circulation routes indicated on plan IONITY Manchester Debdale electric vehicle charging proposed area

arrangement ref: 3195-POI-DRG-CIV-200012 P06, finalised details of the type of surfacing materials and the location of the materials ,shall be submitted to and approved in writing by the local planning authority.

b)The Electric vehicle charging bays and circulation routes shall be surfaced, demarcated and made available for use in accordance with the approved scheme prior to the development hereby approved being operational. The car parking shall then be available at all times whilst the development is occupied.

Reason - To ensure that the site is appropriately surfaces and available for use for the proposed development in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

10) The boundary treatment to the southern boundary shall be implemented in accordance with the content of the email from planning agent dated 8th February 2023 confirming colouration and height, and NYLOFOR 3D fencing plan ref: NY-3D- B rev.C The boundary treatment shall be completed before the development is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development along Hyde Road 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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) a) Notwithstanding the tree planting annotated on plan ref: plan IONITY Manchester Debdale electric vehicle charging proposed area arrangement ref: 3195-POI-DRG-CIV-200012 P06, finalised specifications of the tree planting to the site areas together with ongoing management and maintenance arrangements shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of commencement of development.

b) Finalised details of the soft and hard landscaping scheme to the areas around the substation , LV Panels and HP cabinets adjacent to Wall Way shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of commencement of development.

c) The approved hard and soft landscaping scheme shall be implemented not later than 12 months from the date the development is operational. 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 to improve biodiversity and which respects the character and visual amenities of the area, in accordance with policies SP1, EN9 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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

- . It is advised that in terms of managing the development in relation to security
- the site surfacing be checked to ensure it remains uniform in coverage and well consolidated.
- Appropriate signage should be legible and up to date.
- 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.
- A security management plan, which includes measures to deal with the following matters should be put in place ;Frequent inspection and prompt repair of security features (e.g. lighting CCTV, signage, barriers, locks, fencing and rails);Regular litter

and graffiti removal (if applicable); Maintenance of car parking surface; Vegetation management;
Installation & Monitoring of CCTV and procedures for response to any incident/recording of images.

Construction/ works shall be confined to the following hours .

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements associated with utility/grid connection works will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004 / Email highwaylicences@manchester.gov.uk).

Date: 24 February 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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/appeal-planning-decision 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.

Appendix A



The Coal Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024