

Our Ref: 04C201434/RM/LS/JW  
Your Ref: PP-11922597

T: +44(0)8449020304  
F: +44(0)1619564009

08 February 2023

Jennifer Atkinson  
Manchester City Council  
P.O. Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Jennifer,

**FULL PLANNING APPLICATION FOR THE DEVELOPMENT OF 16 NO. OF ELECTRIC CHARGING POINTS (USE CLASS SUI GENERIS) INCLUDING VAN AND ACCESSIBLE PARKING, COMMERCIAL/ RETAIL SPACE (USE CLASS E), BICYCLE PARKING AND ELECTRICITY SUBSTATION.**

Avison Young has been instructed by Iduna Evci Asset Co 1 Limited (who will be trading as Be.EV) ('the Applicant') to submit a full planning application to provide a new EV vehicle charging station at Land at Reliance Street, Manchester. The description of development for the application is as follows:

*"Proposed development of an electric forecourt comprising 16 no. electric vehicle charging points (Use Class Sui Generis), ancillary dwell facility (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure".*

The application documentation has been submitted via Planning Portal (PP-11922597) and a schedule of supporting documents is attached to this covering letter. This is in line with what has been agreed during pre-application discussions with the Council. The planning application fee of £1,386.00 + £32.20 Planning Portal Service charge, which covers the creation of 175 m<sup>2</sup> of Class E floorspace, together with the change of use of the land, has been paid directly to Planning Portal.

I trust that this is satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application, then please do not hesitate to contact me.

Yours Sincerely,



**Larna Smith**  
**Planner**  
**07539252711**  
**[larna.smith@avisonyoung.com](mailto:larna.smith@avisonyoung.com)**

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

## Submission Schedule

| Document                           | Reference / Date (MM/YY)                      | Consultant / Responsibility   |
|------------------------------------|-----------------------------------------------|-------------------------------|
| <b>Forms</b>                       |                                               |                               |
| Application Form                   | February 2023                                 | Avison Young                  |
| Application Fee                    | Paid directly to Planning Portal              | Iduna Evci Asset Co 1 Limited |
| Covering Letter                    | February 2023                                 | Avison Young                  |
| <b>Plans</b>                       |                                               |                               |
| Site Location Plan                 | 596-LPA-ZZ-GR-DR-P1-3.0000 Rev. P1            | Architect That                |
| Block Plan                         | 596-LPA-ZZ-GR-DR-P1-3.0001 Rev. P1            | Architect That                |
| Existing Site Plan                 | 596-LPA-ZZ-GR-DR-P1-3.0002 Rev. P1            | Architect That                |
| Existing Elevation                 | 596-LPA-ZZ-GR-DR-A-3.0003 Rev. P1             | Architect That                |
| Existing Elevation                 | 596-LPA-ZZ-GR-DR-A-3.0004 Rev. P1             | Architect That                |
| Proposed Site Plan                 | 596-LPA-ZZ-GR-DR-P1-3.1001 Rev. P1            | Architect That                |
| Proposed Roof Plan                 | 596-LPA-XX-GR-DR-P1-3.1002                    | Architect That                |
| Proposed Elevation                 | 596-LPA-ZZ-GR-DR-A-3.2001 Rev. P2             | Architect That                |
| Proposed Elevation                 | 596-LPA-ZZ-GR-DR-A-3.2002 Rev. P1             | Architect That                |
| Proposed Section                   | 596-LPA-ZZ-GR-DR-A-3.3001 Rev. P2             | Architect That                |
| Topographical Survey               | 596-LPA-ZZ-GR-DR-A-3.0005 Rev. P1             | Architect That                |
| Lighting Strategy                  | Reliance Street Charging Bays Lighting Layout | Steon Lighting                |
| Hard Landscape Layout              | 5092.002, Rev 002                             | DEP Landscape Architects      |
| Planting Plan                      | 5092.003, Rev 002                             | DEP Landscape Architects      |
| Drainage Sketch                    | 220698-CON-XX-00-SK-C-1000, Rev P2            | Conisbee                      |
| Substation Sketch                  | ADH2096100                                    | Schneider Electric            |
| <b>Reports</b>                     |                                               |                               |
| Crime Impact Statement             | October 2022                                  | GMP: Design for Security      |
| Design and Access Statement        | February 2023                                 | Architect That                |
| Waste Management Strategy Proforma | February 2023                                 | Architect That                |
| Ecological Impact Assessment       | September 2022                                | Delta-Simons                  |
| Ecology Statement                  | September 2022                                | Delta-Simons                  |

|                                    |               |                        |
|------------------------------------|---------------|------------------------|
| Biodiversity Net Gain Calculation  | November 2022 | Delta-Simons           |
| Geo-Environmental Risk Assessment  | December 2022 | Delta-Simons           |
| Noise Impact Assessment            | November 2022 | Delta Simons           |
| Energy & Sustainability Statement  | November 2022 | The PES                |
| Transport Statement                | November 2022 | EAS Transport Planning |
| Supporting Planning Statement      | February 2023 | Avison Young           |
| Local Labour Agreement             | February 2023 | Avison Young           |
| Statement of Community Involvement | October 2022  | BECG                   |