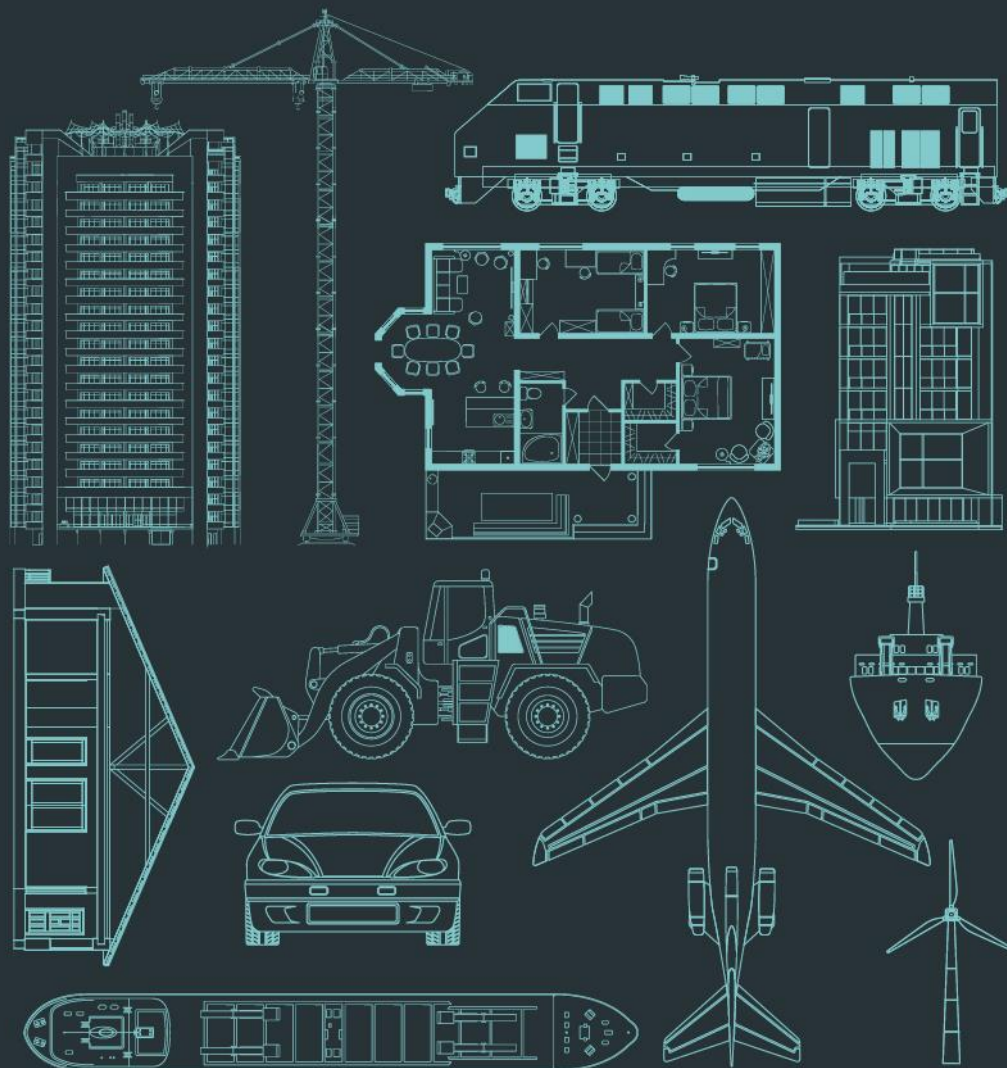


becg



Reliance Street, Newton Heath

Statement of Community Involvement

Prepared for Be.EV

October 2022

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Executive Summary

Be.EV is committed to engaging the local community regarding its plans to develop a new electric vehicle charging forecourt and two new retail units on land formerly used by a petrol station on Reliance Street, in Newton Heath.

Residents and stakeholders were given the opportunity to provide their feedback on the proposal at all stages of public consultation via several different channels. This included a freephone information line number, a feedback email address, a project website and a public exhibition, which all relevant residents and stakeholders were invited to.

A newsletter which included information about the proposals was sent to around 450 households and businesses surrounding the site, providing a brief overview of the proposals and inviting them to visit the public exhibition, held at Newton Heath Library. As an alternative, a freephone telephone number and email address were provided, along with details of the project website, for those unable to attend the public exhibition. Hard copies of the consultation materials could be requested via the freephone enquiry line.

Be.EV has reviewed all the feedback received to date. **The proposals have received a high level of local support and engagement, with 84% of responses supporting the scheme in principle.** In total Be.EV received 19 responses from local people via the public exhibition, project website and project email. The main comments raised by the local community have been addressed within this document and the wider material submitted as part of the planning application.

Be.EV is committed to engaging with the local community and will ensure that interested parties and key stakeholders remain informed and updated regarding the proposals.

This document provides a chronological account of the engagement activities undertaken during the planning process, along with a review of the feedback received.

1 Introduction

- 1.1 Be.EV is proposing the development of a new electric vehicle charging forecourt, on land formerly used by a petrol station on Reliance Street, in the Newton Heath area of Manchester. The plans also incorporate the development of two new retail units, used by a convenience store and a coffee shop.
- 1.2 Be.EV is committed to engaging with the local community and has a strong track record of communicating with people living in areas in which it seeks to operate.
- 1.3 To assist with the community consultation and communication, Be.EV appointed **becg**, a specialist communications consultancy, to form part of its wider project team for the proposals.
- 1.4 This document provides a chronological account of the communications and engagement activity that has been undertaken so far, and the activity that Be.EV proposes to undertake until its planning application is considered.
- 1.5 All feedback received is accounted for and represented within this document.

2 Background

2.1 The site

- 2.1.1 The proposal site is located on land off Reliance Street, adjacent to the junction with the A63 (Oldham Road). The site was previously used by a petrol station but has been derelict for over 10 years.



Labelled map showing the location of the proposal site

2.2 Proposal

- 2.2.1 Be.EV is bringing forward a planning application to develop a new electric vehicle charging forecourt, with 16 charging bays. The planning application also includes the development of two new retail units, which would bring a new convenience store and coffee shop to the area.
- 2.2.2 The proposal comprises of a new, high quality charging forecourt, with 16 charging bays made available to users. Two new associated retail units will be made available to those using the charging bays, residents nearby and those passing through the area.
- 2.2.3 Vehicular access will be available via an entrance on Reliance Street, placed centrally, to allow easy access to any available charging bay.
- 2.2.4 Pedestrians and residents who wish to use either of the new retail units will be able to safely access the site on foot.

3 Engagement

3.1 National Planning Policy Framework (July 2021)

- 3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's policies for England and outlines how these policies should be applied.
- 3.1.2 Be.EV has paid regard to the NPPF at Paragraph 39 when it states that *"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties."*
- 3.1.3 It goes on to highlight at Paragraph 40 that *"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."*
- 3.1.4 Paragraph 41 outlines that the Local Planning Authority should encourage other parties to take maximum advantage of the pre-application stage, noting that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits."*

3.2 Manchester City Council's Statement of Community Involvement

- 3.2.1 Manchester City Council adopted a Statement of Community Involvement in June 2018. The purpose of this was to encourage members of the public to be constructively involved with the planning process. The document outlines the council's encouragement of early engagement with stakeholders and local communities, which it views as improving the efficiency and effectiveness of applications. In Appendix 1, the Council states:

"We believe that early engagement has significant benefits to improve both the efficiency and effectiveness of the planning system for all parties, including the potential outcome for the community. Developers are, therefore, encouraged to engage with stakeholders, including local communities, at an early stage in the production of masterplans, planning frameworks or before submitting a planning application."

- 3.1.1 In line with Be.EV's commitment to community consultation and engagement, a consultation programme has been undertaken at pre-application stage to help inform the final proposals submitted to Manchester City Council.

3.3 Stakeholder liaison

- 3.3.1 Be.EV is committed to engaging with and hearing the views of local stakeholders and elected representatives.

3.3.2 Prior to announcing the proposals to the wider public, Be.EV wrote to the following local stakeholders to offer a briefing on the proposals:

- Cllr Bev Craig, Leader of Manchester City Council
- Cllr Tracey Rawlins, Executive Member for Environment and Transport
- Cllr Lee-Ann Igbon, Executive Member for Vibrant Neighbourhoods
- Cllr John Flanagan, ward member for Miles Platting and Newton Heath
- Cllr Carmine Grimshaw, ward member for Miles Platting and Newton Heath
- Cllr June Hitchen, ward member for Miles Platting and Newton Heath
- Cllr Mandie Shilton-Godwin, Chair of the Climate Change and Environment Scrutiny Committee

3.3.3 Be.EV held a joint meeting with Councillors Grimshaw and Hitchen, on 9th September 2022. This meeting served to present the proposals to the councillors prior to the launch of a public consultation and answer any initial questions they had. The third ward councillor, Councillor John Flanagan, chose not to attend due to his role as a member of the Planning Committee.

3.3.4 During these meetings, the representatives agreed that regeneration of a site that had long been derelict would be positive for the area.

3.3.5 Councillors did raise some concerns, however, regarding the impact they thought the development may have on the local traffic network, and the potential for the retail units to attract antisocial behaviour. Some of their other concerns are listed below:

- Councillors were concerned that the proximity of the entrance to the hub would lead to traffic building up on Oldham Road, a key local highway
- Councillors expressed concern the retail businesses may attract antisocial behaviour if they were to be open 24/7
- Councillors said that they would oppose a convenience store being licensed to sell alcohol
- Councillors were concerned that noise from the plant's machinery may negatively impact residents living nearby

3.3.6 **A copy of the initial outreach email sent to stakeholders is included at Appendix 1.**

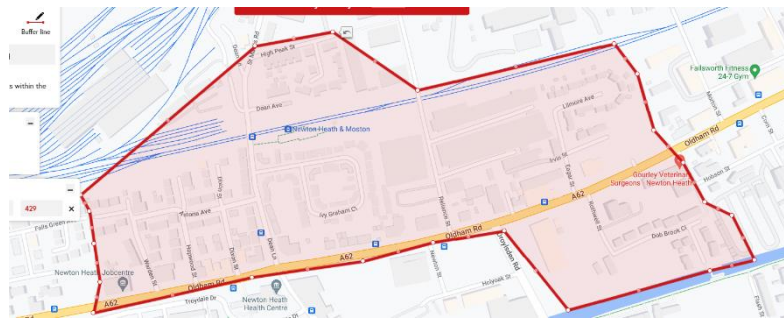
3.3.7 As a part of the wider public consultation programme, Be.EV issued an email informing local stakeholders of the public consultation, with information on the date, time and location of the event, and inviting them to attend. This was sent to:

- Cllr John Flanagan, ward member for Miles Platting and Newton Heath
- Cllr Carmine Grimshaw, ward member for Miles Platting & Newton Heath
- Cllr June Hitchen, ward member for Miles Platting and Newton Heath
- Lucy Powell MP, Member of Parliament for Manchester Central

3.3.8 **A copy of this email is included at Appendix 2.**

3.4 Community newsletter

- 3.4.1 To raise awareness of the proposals and invite interested residents to the public exhibition, a community newsletter was distributed to addresses in the local area.
- 3.4.2 The double-sided A4 newsletter was sent out first class on Friday 16th September. The newsletter was posted just over 400 households and businesses surrounding the proposal site.
- 3.4.3 The below map illustrates the distribution area of the newsletter:



Distribution area for the community newsletter

- 3.4.4 The newsletter contained:
- Information about Be.EV, its proposal and vision for the site
 - Outline of the proposals and the potential benefits for Newton Heath
 - Details about how to access the virtual exhibition and leave feedback
 - Dedicated contact information, including a freephone information line, email, consultation website and freepost address, along with information about the Public Exhibition event.
- 3.4.5 **A copy of the newsletter can be found at Appendix 3.**

3.5 Public exhibition

- 3.5.1 A public exhibition event was hosted at Newton Heath Library, to allow nearby residents interested in the proposals to explore information boards that outlined details of the application and provided the opportunity for residents to respond to the proposals with views, comments and suggestions.
- 3.5.2 The public exhibition was held at Newton Heath Library between 15:00-20:00 on Monday 26th September. This was originally intended to be held on Monday 19th September, but was delayed by one week so as not to clash with the funeral of Queen Elizabeth II.

3.5.3 The exhibition displayed details about the proposal ahead of submitting a planning application, including:

- Be.EV's proposal for the site with CGIs, aerial images, and site plans
- Benefits of the proposed development
- Information regarding the two new retail units, including their intended usage
- Information about the design and landscaping around the site
- Information on access and the number of charging bays available
- The next steps for the application

3.5.4 **A copy of the exhibition boards and an image of them on display in the library can be found at Appendix 4.**

3.6 Project Website

3.6.1 A dedicated project website was also available for use by those interested in the project, with information on the proposals outlined on the website, alongside a feedback form.

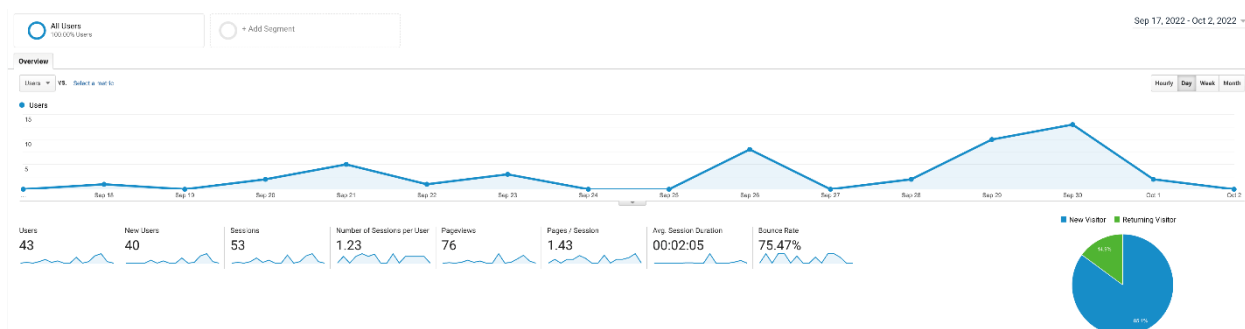
3.6.2 The website included the following information:

- Overview of the proposals
- Information on the proposal site
- The benefits that Be.EV's proposals would bring to Newton Heath
- An online form to provide comments, ask questions and leave feedback on the proposals

3.6.3 The website can be found at <https://beevreliancestreet.consultationonline.co.uk/>.

3.6.4 The website was live and able to receive responses from Friday 16th September until Sunday 2nd October. It had originally been intended to hold the virtual consultation period one week earlier, though it was decided to delay this due to the death of Queen Elizabeth II.

3.6.5 During the consultation period, the website was visited by a total of 40 people, with a total of 7 responses to the consultation made through the website's online form. The full set of website visitor analytics is below:



3.6.6 **A screenshot of the website home page can be found in Appendix 5.**

3.7 Online coverage

- 3.7.1 Be.EV's proposals have been posted on social media, and Place North West, a regional property and construction news outlet, have written an article on the plans.
- 3.7.2 A post from a user on LinkedIn informed their network of the proposals and Be.EV's plans for the Reliance Street site.
- 3.7.3 Place North West, a regional outlet covering planning, construction and property news, published an article on 29 September 2022 outlining Be.EV's plans, and included a quote from the CEO of Be.EV.
- 3.7.4 **A picture of the LinkedIn post and press clippings from the Place North West article are available at Appendix 6.**

3.8 Dedicated project email address & freephone information line

- 3.8.1 A project email address (feedback@consultation-online.co.uk) was available for residents and stakeholders to send through their feedback.
- 3.8.2 The email address was printed on the newsletter and included on the website and press release.
- 3.8.3 Throughout the consultation, access to a freephone telephone enquiry line was offered to those who wished to find out more about the proposal, or to register their comments via telephone.
- 3.8.4 The telephone number (**0800 298 7040**) was in operation Monday to Friday between the hours of 9am and 5.30pm. Outside of these hours, a voicemail facility was available for messages to be left which were responded to at the earliest opportunity.
- 3.8.5 Information was given to callers where possible, and if questions were of a technical nature, these were passed on to project team members for a response.

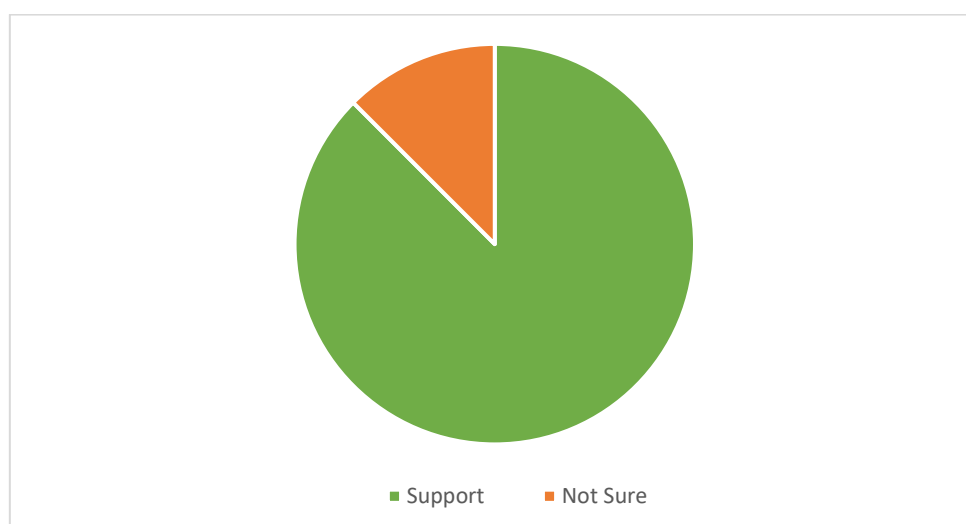
4 Review of Comments

4.1 Feedback overview

- 4.1.1 The following review includes all comments received up to Sunday 2nd October 2022, including telephone, website, email, and written responses. The feedback received is summarised in the table below.

Support	Object	Not Sure	Total
16	0	3	19
84%	0%	16%	100.00%

- 4.1.2 The proposals received a high level of support with 84% of the feedback received being in support of the plans.
- 4.1.3 Feedback received was equally balanced between the public exhibition and project website feedback form. The low level of response to the proposals is a clear sign of the uncontroversial nature of the proposals amongst Newton Heath residents, and the implicit benefit available in redeveloping a derelict site.
- 4.1.4 Of the respondents who offered their support for the scheme, many provided specific reasons. These included that the proposals would be making good use of a site that has sat empty for a number of years, and that more EV charging points were needed in the area.
- 4.1.4 Overall, the feedback regarding the proposed store has been very positive. The below pie chart provides an overview of the feedback received:



4.2 Comment breakdown

- 4.2.1 Below is an overview of the comments received, and the frequency with which comments appeared (NB. Not all respondents provided comments and some commented on more than one issue).

Comment	Frequency
A positive location	5
Positive for the environment	3
Parking space should be available to connect the site to the Metrolink stop	2
The site could be a magnet for antisocial behaviour	3
Potential issues regarding traffic	2
An attractive design and landscaping	5
Improving retail choice in the area	3

- 4.2.2 Below are samples of some of the supportive comments received:

Comment	Street
<i>"Newton Heath, where this development is planned, is in need of investment. I like that this is going to take a piece of land and transform it. I also like that the plans are to landscape the area, as well as adding some infrastructure that locals can use (coffee shop, convenience store)."</i>	Ivy Graham Close
<i>"I think it's a brilliant idea, looks lovely and improves area. The shop is a good feature."</i>	Troydale Drive
<i>"Bringing back into use an eyesore site, incorporating biodiversity into the site, retail and a café which is lacking into this area. It is convenience on a busy road heading into Manchester, there area lot of local residents who may like to use it as it may not be practical to charge at their home locations."</i>	Marshbrook Drive
<i>"I'm not aware of any charging hubs within the area. It can only be a good thing to have one."</i>	St Mary's Road
<i>"Improved kerb appeal to area, provides infrastructure for EV charging for nearby residents of apartments and passing vehicles. Interesting concept design with green roof. Positive improvement with bold design concept."</i>	Dean Lane

4.2.3 Below is an overview of some of the other comments received:

Comment	Frequency
The forecourt should have PV panels	1
The project may cost too much	1

4.2.4 Below are samples of some of the other comments received

Comment	Respondent's address
<i>"First impressions of the precise location cannot but lean toward a targeted crime magnet.</i> <i>Access. Entrance would be preferred to be on the Oldham Rd elevation as opposed to Reliance St which would access in the same manner as a traditional forecourt. Reliance St is a bottleneck but understand proximity to traffic lights with Droylsden Rd would cause issues for traffic attempting to turn right into site. 2nd entrance for eastbound-only traffic perhaps?"</i>	Energy Street
<i>"Should also have parking points for other vehicles that can park up to use Metro to go into town"</i>	Hethorn Street
<i>"Busy junction with 4 lanes of traffic to cross if heading inbound to city centre.</i> <i>Possible attraction of local ASBO's / crime. littering</i> <i>Possible increase of traffic once the former Poundland site is re-opened and new housing development is built opposite on Oldham Road."</i>	Dean Lane

5 Responses to comments

5.1 Introduction

- 5.1.1 All comments received have been reviewed by the project team and, where possible considered within the proposal. Many of the issues raised are covered in the application documents which accompany the planning application.
- 5.1.2 Be.EV is encouraged by the high level of support (84%) to date for its proposals to redevelop the site.
- 5.1.3 Be.EV would like to thank those residents and stakeholders who took the time to review the proposals and provide their feedback.

5.2 Responses to comments

- 5.2.1 The main themes which arose during the consultation and Be.EV's response to each are detailed below.

Comment	Response to comments
Support for the new charging forecourt and retail unit's and a good location for the proposals	Be.EV are glad to see the vast majority of respondents to our consultation in favour of the proposals. With the site having been derelict for over 10 years, Be.EV's proposals will redevelop an unused site into a green, environmentally friendly, and economically active hub for Newton Heath, preparing the area for the future of travel and bringing new jobs and growth along with it.
An attractive design and landscaping	Designed to be an asset for Newton Heath, Be.EV are glad that the green treetop canopy, alongside associated tree planting and landscaping, will regreen the area, and improve the visual impact of the area.
Improving retail choice in the area	The area surrounding the proposal site is underserved by retail. The development provides two new retail units for the area, a convenience store and a coffee shop, both units that fill a gap in the local market.

Concerns regarding traffic in the area	As part of the application, a full highways impact assessment will be submitted to Manchester City Council. Further information will be provided on traffic concerns once this is complete.
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6 Ongoing engagement

- 6.1.1 The consultation email address, Freephone information line and website for the project will remain active throughout the planning process until determination of the planning application.
- 6.1.2 Given the interest shown by residents and stakeholders in the proposal, Be.EV will ensure information flows through existing channels to interested parties.

7 Appendices

Appendix 1: Initial outreach email

Appendix 2: Consultation launch stakeholder email

Appendix 3: Community newsletter

Appendix 4: Exhibition boards

Appendix 5: Project website screenshot

Appendix 6: Social media posts and press clippings

7.1 Appendix 1: Initial outreach email

Dear Councillor Hitchen,

I write on behalf of Be.EV who are rapidly expanding the network of electric vehicle chargers in Greater Manchester.

Part of this expansion includes the re-development of a derelict site in your ward into an exemplar electric vehicle charging forecourt with high-quality public realm and ancillary retail. The site in question is the long-disused petrol station at the junction of Reliance Street and Oldham Road, in front of the former Pound Stretcher store.

We will be undertaking some public engagement on the plans with near neighbours and other local stakeholders but want to give you advanced sight of the proposals. Here you will be able to feed in your views prior to Be.EV finalising their planning application, and also obtain any information you need to respond to public questions that you may field when the plans become more public.

To this end, we would like to arrange a meeting with you to table the proposals and answer any questions you may have.

If you are agreeable to a meeting, I would be grateful if you could provide some availability over the next few weeks so that we could arrange something. The project team is happy to meet in person at a local venue, or virtually should you prefer; whichever is the most convenient.

I look forward to hearing from you and hope we can arrange a meeting soon.

7.2 Appendix 2: Consultation launch stakeholder email

Good afternoon,

Please see attached a newsletter and reply slip that has been distributed to residents nearby to the Reliance Street/Oldham Road junction where Be.EV are seeking to construct and electric vehicle charging hub.

You will note that there will be a public exhibition on the plans from 3pm-8pm at Newton Heath Library on Monday 26th September.

If you have any questions on the project, please direct them to me and I will respond as quickly as possible.

7.3 Appendix 3: Community newsletter and reply card

DEVELOPMENT PROPOSALS NEAR YOU!



WE ARE Be.EV, THE FASTEST GROWING NETWORK OF ELECTRIC VEHICLE CHARGERS ACROSS THE NORTH AND BEYOND.

As part of expanding the network here in Manchester, we want to redevelop the former petrol station at the junction of Reliance Street and Oldham Road and we want to hear your views!

The site we want to redevelop was once a petrol station, but it has been disused for more than 10 years. Our plans would enhance the local area by transforming this unloved patch of land in to a high-quality, landscaped EV charging forecourt with accompanying retail units.



WE WANT TO HEAR YOUR VIEWS!

We're holding a public exhibition on **Monday 26th September** from 3pm-8pm at **Newton Heath Library, Old Church Street, Newton Heath**, and we want to hear what you think about our plans. Be.EV encourage all residents in the area to visit the exhibition and find out more about our plans.

MORE DETAILS ONLINE AT
beevreliancestreet.consultationonline.co.uk

Our proposals are for more than just an electric vehicle charging forecourt. As well as 16 electric vehicle charging bays the plans also incorporate:

- A canopy with a green roof, adding biodiversity to this urban location
- A convenience store and coffee shop, creating jobs and providing convenient local shops for nearby residents
- Tree planting, softening the appearance of the development



WHY?

The Government is set to ban the sale of new combustion engine vehicles in 2030, to reduce the country's carbon emissions coming from transport. Already, thousands of people have made the transition to electric vehicles, and as more do they will need places to charge them up!

Electric vehicles are quieter and more environmentally friendly than fossil fuel-powered cars as they have no street level emissions. As well as reducing greenhouse gas emissions they are less detrimental to local air quality.

WHO ARE Be.EV?

Be.EV is the largest EV charging network across Greater Manchester and are expanding at pace across the north of England to make charging simple, reliable and effortless.

We work closely with the communities in which we operate and were appointed by Transport for Greater Manchester (TfGM) in 2019 to grow and maintain the city- region's publicly owned EV charging network. This included a major upgrade of the

existing network as well as the delivery of additional public and private funded chargers. We already have more than 140 across Greater Manchester!

Our mission is to give all drivers what they want: more chargers, in more places that they can access more easily and more cost-effectively. We think Reliance Street offers a great opportunity to do just that!

HOW TO GIVE YOUR FEEDBACK

Our proposals will create an asset for the community, but we want to hear your views too! Enclosed is a reply slip, with space to give your comments. Let us know what you think and return the slip via the postage page envelope. We look forward to hearing from you.

Alternatively, you can either visit beevrelliancestreet.consultationonline.co.uk between **Saturday 17th September to Sunday 2nd October** and leave your feedback online, call our project team on **0800 298 7040** or e-mail us directly at feedback@consultationonline.co.uk.

PRIVACY STATEMENT

By filling-in this form you are agreeing that BECG can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with Be.EV companies for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and Be.EV will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Involvement (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

BECG acts on behalf of Be.EV to run public consultation activities.

ABOUT THE CONSULTATION

We welcome feedback from local residents and stakeholders on our proposal for an exemplar Electric Vehicle charging forecourt on Reliance Street, Manchester. The views of the local community are important throughout the project.

YOUR DETAILS

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Title (Miss/Mrs/Ms/Mr/Other)

First Name or Initial

Surname

Postcode

Age Group (please circle)

Under 13 13-17 18-24 25-34 35-44 45-54
55-64 65-74 75-84 85+

YOUR CONTACT DETAILS

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address

Telephone

Email

Would you like to see this site redeveloped?

NOT SURE ☐ YES ☐ NO ☐

Do you support Be.EV's proposals?

NOT SURE ☐ YES ☐ NO ☐

*PLEASE COMPLETE IN BLOCK CAPITALS

Once completed, please place this in the Business Reply envelope and post it to us. You do not need to affix a stamp.

Any other comments?

Data Protection

We hold all personal data in accordance with the retained EU law version of the General Data Protection Regulation ((EU) 2016/679) (the "UK GDPR"), as it forms part of the law of England and Wales, Scotland, and Northern Ireland by virtue of section 3 of the European Union (Withdrawal) Act 2018, the Data Protection Act 2018, the Privacy and Electronic Communications Regulations 2003 as amended, and any successor legislation. Your personal data will not be transferred outside of the EU. You can see our full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/dp or by contacting us on 01962 893 893 / dataprotection@becg.com.

20623/0922

WELCOME TO OUR PUBLIC EXHIBITION



WE ARE Be.EV, THE FASTEST GROWING NETWORK OF ELECTRIC VEHICLE CHARGERS ACROSS THE NORTH AND BEYOND.

Be.EV are rapidly expanding the electric vehicle charging network across Greater Manchester, making it easier for drivers to make greener travel choices.

There are more than 40,000 public charging points across the UK, but as more people choose electric vehicles, and the sale of combustion vehicles is phased out by 2030, we need to build more to futureproof our road network.

As part of this we are proposing a new EV charging forecourt at Reliance Street which will contribute to meeting that growing demand. We want to know what you think about our plans!



ELECTRIC CARS ARE THE FUTURE

The Government has announced that, from 2030, sales of new combustion engine vehicles will be illegal. The only new vehicles that you will be able to buy will run on electricity or hydrogen.

Our proposed Reliance Street Hub will form part of a wider charging network to support this major change.

Electric vehicles are:

-  Cleaner, with no street-level emissions
-  Quieter, with lower levels of engine noise
-  Greener, by not using climate-damaging fossil fuels



OUR PROPOSALS



THE SITE

Our site is on the western corner of the junction of Reliance Street and Oldham Road, in front of the former Pound Stretcher superstore. It was last used as a petrol station more than ten years ago but, since closing, has fallen in to disrepair and is now sadly a derelict and unloved parcel of land on a busy main road.



THE FUEL OF THE FUTURE

As a former petrol station the precedent of this site as a place to refuel vehicles has already been set, though we will redevelop it to provide the fuel of the future.

The hub will be home to 16 new electric vehicle charging points, including at least 12 ultra rapid chargers. This will provide a convenient location to recharge.

A GREEN OASIS

The site's former use as a petrol station means that it is likely to be contaminated. Be.EV will fully remediate the site before beginning construction. Once complete, the electric vehicle charging hub will benefit from high-quality planting and landscaping, making it a green oasis in this urban environment.



CREATING JOBS

Alongside the new electric vehicle charging points will be two retail units. We will be seeking a coffee shop and convenience store operator to occupy these, providing somewhere for motorists to grab a hot drink as their vehicles recharge, and also a store for local people to pick up essentials too.

OUR PROPOSALS



16 new electric vehicle
charging points



9 new full time jobs



A new convenience store
for local people



High quality planting
and landscaping



A coffee shop for motorists
to recharge too



FREQUENTLY ASKED QUESTIONS



WHAT HOURS WILL IT OPEN?

Be.EV will seek permission for 24/7 opening of both the retail units and forecourt. This will mean a staff presence at all times to ensure the security of the site.

HOW WILL YOU CONTROL NOISE?

We will be taking care to introduce a range of acoustic measures to prevent noise impacting nearby residents. Of course, electric vehicles themselves are quieter than combustion engine vehicles.

WHAT KIND OF CHARGERS WILL BE PROVIDED?

The forecourt will include 4 rapid charging bays and at least 12 ultra rapid charging bays. There will be a mix of charger types to facilitate the charging of a range of electric vehicles.

WILL THERE BE LIGHTING?

There will be soft lighting at the site to ensure the safety of users at all times of the day. The lighting will be designed so as not to be intrusive for neighbouring properties.

WHEN WILL IT BE BUILT?

Be.EV are targetting November as the date for submission of a planning application. It is hoped that the Council will approve the application by Spring 2023 with construction beginning soon after.

HOW MUCH WILL CHARGING COST?

Charging costs depend on vehicle model and charger type. Pricing will be confirmed following completion of construction but on average electric vehicles are three times cheaper to run than combustion engine vehicles, with fuel prices less likely to fluctuate.



7.5 Appendix 5: Project website screenshot

Belgium The EU Our Projects What? Where? BeEV?

WE ARE BE.EV, THE FASTEST GROWING NETWORK OF ELECTRIC VEHICLE CHARGERS ACROSS THE NORTH AND BEYOND.

100+ owners, more than 400 charging points, 100+ stations, 100+ cars, 100+ miles

WELCOME

BeEV is the rapidly expanding network of electric vehicle charging points across Greater Manchester to make it easier for more people to make electric travel choices.

There are now, with 42,000 public charging points across the UK, but we have even more electric vehicles than there will be needed.

Our proposals for even more public charging, both at public places and at private homes, are not just a good idea, but a necessary one. We are not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

BeEV charging station at the University of Manchester

THE SITE

This site was once a car and a station, but it has been closed for more than 10 years. It is the only site of its kind in the area, and it is the only site of its kind in the area.

Our proposal is to use the site for a new purpose, and it is the only site of its kind in the area.

Our proposal is to use the site for a new purpose, and it is the only site of its kind in the area.

BeEV charging station at the University of Manchester

OUR PROPOSALS

Our proposals are to use the site for a new purpose, and it is the only site of its kind in the area.

- 1. A new site, with a new site, and it is the only site of its kind in the area.
- 2. A new site, with a new site, and it is the only site of its kind in the area.
- 3. A new site, with a new site, and it is the only site of its kind in the area.

BeEV charging station at the University of Manchester

OUR ETHOS

We are not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

Our proposal is to use the site for a new purpose, and it is the only site of its kind in the area.

Our proposal is to use the site for a new purpose, and it is the only site of its kind in the area.

BeEV charging station at the University of Manchester

WHY?

The Government is not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

Our proposal is to use the site for a new purpose, and it is the only site of its kind in the area.

Our proposal is to use the site for a new purpose, and it is the only site of its kind in the area.

BeEV charging station at the University of Manchester

WHO ARE BE.EV?

We are not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

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BeEV charging station at the University of Manchester

STAY IN TOUCH

BeEV is not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

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TELL US WHAT YOU THINK!

We are not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

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Privacy Statement

BeEV is not just a good idea, but a necessary one. We are not just a good idea, but a necessary one.

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BeEV charging station at the University of Manchester

Your details

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BeEV charging station at the University of Manchester

Your contact details

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BeEV charging station at the University of Manchester

7.6 Appendix 6: Social Media and Press Coverage



Sean Fielding • 2nd

Politics, planning & property (in no particular order)
5d • Edited •

+ Follow ...

A new client, but a site I am very familiar with!

On Monday night I ran a public consultation drop-in event for local residents and stakeholders in Newton Heath. The venue was the iconic [Newton Heath Library](#) and we were promoting plans for a new electric vehicle charging hub from [Be.EV](#) at the junction of Reliance Street at Oldham Road.

The site has been disused for more than 15 years and was formerly a petrol station. The plans were well received, though it was clear that the banning of the sale of new fossil fuel vehicles in 2030 is still not on a lot of people's radar! [#consultation](#) [#electricvehicles](#) [#planning](#) [#netzero](#) [#manchester](#)





Lipton Plant is the architect behind Be.EV's proposal for a charging hub in Newton Heath. Credit: via consultation papers

Be.EV plots Greater Manchester charging stations

29 September 2022 14:24 • Julia Hatmaker • Comments (4)

The electric vehicle charging network provider has unveiled plans to build a charging hub at the corner of Reliance Street and Oldham Road in Newton Heath and a smaller ultra-rapid mini-hub in Rochdale.

The Newton Heath hub would have 16 charging bays for electric vehicles, as well as a convenience store and a coffee shop. Protecting the charging bays from the elements would be a canopy that would also double as a green roof.

The hub would sit on the site of a former petrol station that has out-of-use for more than 15 years. Lipton Plant Architects designed the proposals, which are currently in the consultation phase. To learn more about the scheme visit beevreliancestreet.consultationonline.co.uk.



Be.EV would build the charging hub on the corner of Oldham Road and Reliance Street. Credit: via consultation docs

The mini-hub in Rochdale would be located at St Mary's Gate Retail Park and would have eight charging bays. These would be supplied power from two power banks which can deliver enough electricity in around 10 minutes to allow cars to drive 100 miles, according to Be.EV.

Be.EV estimates that the Rochdale mini-hub will be active early next year. St Mary's Gate Retail Park landlord Glenbrook Investments is working alongside Be.EV to create the mini-hub.

"Hosting public EV charging at perfectly situated sites like St Mary's Gate benefits both our tenants and the local community," said Glenbrook investment director Richard Rees.

Rees continued: "It's an easy way for landlords to support the roll-out of much-needed sustainable infrastructure. It's good for Rochdale and it fits with our drive to support positive change through our investment process."

Asif Ghafoor, chief executive of Be.EV, said: "This is the North levelling itself up. Rochdale deserves and needs great infrastructure, and we all work together to deliver it – without a penny of public money and without waiting for Westminster to send help.

"A very progressive TfGM has put us on a mission to look after and build on their public EV charging network, by engaging anybody who can and wants to host EV charging," Ghafoor continued. "It allows us to go out and find partners like Glenbrook Investments to help us build a great network for the North faster.

"This is just the first of many new sites we've got in our sights in and around Rochdale, but it will make a huge difference to existing and aspiring EV drivers in the town already."

Be.EV currently has more than 140 chargers across Greater Manchester.