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Our ref: 50786-TK-20221103-L-1.01
3 November 2022

FAO Sue Wills- Principal Planner, Development Management North
Planning Growth and Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square,
P.O.BOX 532
Manchester M60 2LA

Dear Sue

GORTON COMMUNITY HUB – VARIATION OF CONDITION 15
Online application ref PP-11667944

Condition 15

Prior to the occupation of the accommodation hereby approved. finalised details of the Electric Vehicle Charging points , together with the infrastructure (ducting and capacity) shown on plan ref: GCH-MEP-XX-XX-DR-E-6300 P2 (External – Proposed electrical services layout) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved details. All electric vehicle charging points , shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

With regards to the above we confirm the following on behalf of the applicant ;

1. It won't be feasible to supply and fit any EV charging units as part of the construction of the above project as Manchester City Council's desired EV charging strategy is still being developed and isn't due to be finalised until later this year (2022).
2. Manchester City Council are currently developing a City Wide EV strategy and it's too early to be able to determine the most appropriate car charging approach to adopt at Gorton but stressing that appropriate EV chargers (equal or better than what Planners were expecting via this planning application) will be provided once a specific requirement have been determined and agreed in consultation with TfGM who are partnering with Manchester City Council in developing a City wide approach.
3. When finalised, what is implemented will be equal to, or surpass the expectation of 10 x 7.6kw chargers originally referenced in the planning application.
4. As part of this project, Morgan Sindall will provide a ducting infrastructure to support the future installation of EV chargers.

We appreciate that condition 15 requires finalised details of the EV charging points & infrastructure to be submitted & approved "prior to occupation" but unfortunately the applicant is unable to provide such details at this time.

We are therefore submitting this application to vary the wording of condition 15 to be determined **Within six months of the first use of the development**

We would be most grateful if you could consider the above & confirm if acceptable

Yours sincerely

Tim Kilpatrick
Architect | Studio Associate Director
IBI Group