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Our reference: CSC1038

Dear Sir/Madam,

MOTOR FUEL GROUP
NEWTON HEATH SERVICE STATION, ST. MARY ROAD, NEWTON HEATH, MANCHESTER, M40 3AR

Introduction

We write on behalf of Motor Fuel Group with regard to the application for the creation of an EV charging zone, jet wash bays, canopies and sub-station & enclosure at Newton Heath Service Station.

Site Description

The application site is formed of an existing service station (*Sui Generis*) located to the west of St Mary's Road, Newton Heath, Manchester. The site is to the south of a railway track and is to the north-east of a train depot.

Background / Proposal

The UK 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. As part of this drive, it is essential that there is a comprehensive and competitive EV charging network in place. Although difficult to know precisely how much charging will be needed, forecasts suggest that at least 280 to 480,000 public charge points will be needed by 2030 – more than 10 times the current number (around 25,000)¹. Rapid charging for longer journeys located in areas such as on motorways and in remote areas will be particularly important. At present, it is understood that the uneven spread of EV charging facilities significantly hinders the take-up of electric vehicles, due to potential servicing constraints. En-route charging for longer journeys is deemed crucial to support the switch to EV and reduce concerns about charge 'range anxiety'.

Motor Fuel Group is the UK's largest independent forecourt operator with over 900 sites offering a dual-fuel strategy, convenient retail and 'food to go'. For the abovementioned reasons, Motor Fuel Group are looking to roll-out an extensive supply of EV charging facilities at existing and new service stations across the UK to diversity their existing offer, with the aspiration to make it as easy to charge your vehicle as re-fuelling with petrol or diesel. The aspiration of Motor Fuel Group is to provide access to convenient and affordable charging, regardless of where the driver lives.

The Newton Heath Station proposals relate to the provision of 6 no. electric vehicle charging points, 3 no. jet wash bays, canopies, substation enclosure, and associated forecourt works.

¹ Building a comprehensive and competitive electric vehicle charging sector that works for all drivers. Final Report. July 2021



Key Considerations

The National Planning Policy Framework (2021) indicates at Paragraph 112 that new development should e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Motor Fuel Group's proposal to install new EV charging points at Newton Heath Service Station should be considered positively in light of the national context and the demand for the necessary infrastructure to support electric vehicle use across the UK. The proposals would contribute positively to the existing EV charging network, to the benefit of those utilising the strategic highway network surrounding the application site. The proposals will enhance the existing offer at the service station, without compromising the efficient operation of the facility.

The proposals do not raise any concerns regarding adverse impact on amenity / conflict in terms of surrounding land uses. The proposed area will be well-lit and does not raise any concerns from anti-social behaviour / natural surveillance perspective.

In terms of design, the proposed EV charging area has been carefully planned to positively integrate with the existing service station operation. The charging facility offers a modern design approach, which is uncluttered and fit for purpose. The proposals will be Equalities Act compliant, offering dropped kerbs and other associated measures to ensure equal ease of access for all.

Submission

The application comprises the following information:

- 13664 - Newton Heath - BP-1 - 080 Block Plan - Rev A
- 13664 - Newton Heath - LP-1 - 080 Location Plan - Rev A
- 13664 - Newton Heath - P11 - 080 Existing Site Layout
- 13664 - Newton Heath - P12 - 080 Proposed Site Layout
- 13664 - Newton Heath - P15 - 080 EV Canopy Detail
- 13664 - Newton Heath - P16 - 080 Substation Elevations
- 13664 - Newton Heath - P17 - 080 Jet Wash Elevations
- H14707-01A (Substation Details)
- SLT-STT-ZZ-ZZ-DR-TW-1002_ALPITRONIC HYC_150 FOUNDATION DETAIL REBAR - Rev 4

Conclusions

The EV charging proposals are considered to positively respond to the local and national planning policy context and the wider UK aspiration to promptly improve the EV charging network. There are no physical environmental or designation constraints which would inhibit the occupation of the site for the proposed use.

Should you have any queries or wish to discuss please don't hesitate to contact us.

Yours faithfully,



Rahma Dwimunali
Assistant Planner
CarneySweeney

Encl.

