



Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

29 July 2022

Dear Sirs

**Planning Permission for construction of EV charging station to include EV charging posts together with electrical infrastructure, sub-stations, lighting, HP cabinet/control unit/ DNO enclosure and associated works**

I refer to the above and enclose an application for Planning Permission for the construction of an EV charging station to include EV charging posts together with electrical infrastructure at Wall Way, Hyde Road, Gorton, Manchester on behalf of **IONITY GmbH**.

**IONITY** is a joint venture of BMW Group, Ford Motor Company, Hyundai Motor Group, Mercedes Benz AG, Volkswagen Group, Audi and Porsche. Their goal is to build a high powered charging network for electric vehicles along major routes and destinations.

The transition from petrol and diesel powered cars to electric vehicles will play a major role in almost completely eradicating CO<sub>2</sub> emissions from the road transport sector. It will help remove harmful pollutants from our air and improve the health and wellbeing of people across the Country. It will help us make the most of our ever expanding renewable energy sector and also support the creation of new jobs and business opportunities across the plug-in vehicle supply chain and wider economy.

Looking beyond 2020, independent reviews of plug-in vehicle uptake forecasts from a range of manufacturers and industry experts broadly suggest that the 2020s will see both a decrease in cost of plug-in vehicles and a corresponding increase in uptake. Some key insights are summarised below.

- Audi expects 25% of the vehicles it sells to be battery electric vehicles or plug-in hybrid electric vehicles in 10 years' time (by 2025)
- Nissan expects a major inflection point in plug-in vehicle sales sometime between 2019 and 2021.
- Bloomberg predicts that the 2020s will be the decade of the electric car. By 2022, plug-ins will cost the same as their internal combustion engine counterparts, providing a boost to sales. By 2040, 35% of all new vehicles sales will be plug-ins globally



- The International Clean Council on Transportation review of 16 projections of plug-in vehicle sales in the US, EU, China, Japan and the world found a wide range of projections. Generally, studies which assumed ongoing technological advancement and policy projected plug-in vehicles to account for between 20% and more than 50% of sales by 2030.
- In the UK, one in six new car registrations in 2021 was a plug-in, electrified vehicle, compared with one in 10 the previous year, creating a growing chasm between electric vehicle adoption and the infrastructure with which to power EVs.
- New data from the Society of Motor Manufacturers and Traders showed that 305,000 plug-in vehicles (electric vehicles and plug-in hybrids) were sold last year in the UK, accounting for 18.6% of overall market share. Including non-plug-in hybrids, 27.5% of the market is now electrified. In 2020, electrified cars had a market share of 17%.
- Electric vehicles accounted for 11.6% of the UK market, or 190,727 units. It means that more EVs were registered last year than over the previous five years combined

However, one of the greatest obstacles facing widespread adoption of EVs and e-Mobility is a lack of reliable, easy to use , ultra-fast charging infrastructure. This proposal seeks to assist in delivering new charging infrastructure to assist in the transition to electric vehicles.

## Policy Context

The national planning policy is set within the National Planning Policy Framework (NPPF), which was issued in March 2012, but revised in 2021. The NPPF sets out the Government's planning policies for England, and how they are expected to be applied.

The key aim of the NPPF is to ensure the planning system contributes towards achieving **sustainable development**, ensuring the needs of the present are met without compromising the needs of the future (paragraph 7). As a result, sustainable development is achieved by achieving three objectives; economic, social and environmental (paragraph 8).

The NPPF states that planning policy should allow for conditions to ensure businesses can invest, expand and adapt, with weight being placed on supporting economic growth and productivity (paragraph 81).

In regard to supporting sustainable transport, the NPPF describes that parking standards for residential and non-residential development should ensure an adequate provision of spaces for charging plug-in and other low emission vehicles (paragraph 107). Additionally, planning applications should be designed to enable charging of plug-in and other low emission vehicles in safe, accessible and convenient locations thus demonstrating support for renewable energy.



The planning system should support the transition to a low carbon future and support renewable and low carbon energy and associated infrastructure (paragraph 152).

Furthermore, the NPPF states that local authorities should support applications which cut the use of greenhouse gas emissions, even if the project is small scale, but is a valuable contribution (paragraph 158).

The proposal involves the development of the site as an Electric Vehicle Charging Station for 12 vehicles. The proposals represent a significant investment in green infrastructure and sustainable transport.

In terms of planning policy, on a national level, the introduction of additional electrical car charging points is supported. The NPPF supports this concept due to the contribution this renewable energy will have to the environment, helping to reduce the amount of CO2 emissions and thus pollution. As a result, this would contribute towards sustainable development. More so, the NPPF refers to electric charging points specifically, stating that the provision of the charging points for non-residential should be standard for parking standards. Additionally, the NPPF states that they should be located in safe, accessible and convenient locations, of which the two existing chargers are located next to the entrance of the main building.

### **Design And Access**

The layout of the site is determined by its function as a car charging station. The charging points have been designed to be contemporary and modern in appearance, while still being practical and easy to use. The proposals include lighting to ensure a safe environment for those using the chargers. The electrical infrastructure is necessary for the function of the chargers. Landscaping is proposed to reduce its overall impact on the location.

The EV spaces are level, wider than standard parking spaces.

The proposal will result in the development of 12 EV charging spaces at an appropriate location. Given the scale and nature of the development it is not considered to raise any significant planning issues.

I trust that all the information required to register and validate the application is enclosed.

In the meantime, should you require any further information please do not hesitate to contact me.

Yours sincerely

**ALEX MITCHELL MRTPI**  
**Director**