

Application Site: 83–95 Wendover Road, Brooklands, Manchester

Submission: Discharge of Condition – Electric Vehicle Charging Provision

1. Introduction

This statement is submitted in support of an application to discharge the planning condition requiring the provision of an electric vehicle (EV) charging point associated with the approved extension at 83–95 Wendover Road, Brooklands, Manchester. The purpose of this document is to demonstrate that the required EV infrastructure has been specified in full compliance with national and local planning policy.

2. Relevant Planning Condition

The approved development is subject to a condition requiring the installation of at least one electric vehicle charging point to support sustainable transport objectives. The condition seeks to ensure that the development contributes to reduced carbon emissions and aligns with Manchester City Council's wider sustainability and air-quality strategies.

3. Proposed EV Charging Provision

A single **7.4 kW Mode 3 AC smart charger** will be installed within the on-site parking area serving the premises. The charger will include a **Type 2 universal socket**, comply with **The Electric Vehicles (Smart Charge Points) Regulations 2021**, and be suitable for use by staff, visitors, or residents associated with the extended building.

The installation will be either wall-mounted on an external elevation or mounted on a dedicated pedestal, depending on final parking bay configuration. The charging point will be positioned to ensure safe, unobstructed access and a minimum cable reach of 5 metres.

4. Compliance with Technical Standards

The EV charging point will be installed by a qualified and competent contractor and will comply with:

- **BS 7671:2018+A2:2022** (IET Wiring Regulations)
- **IET Code of Practice for Electric Vehicle Charging Equipment Installation (4th Edition)**
- **Building Regulations Part P**
- All relevant earthing, bonding, and load-management requirements for EV installations

The charger will have a minimum **IP65** weather-resistance rating and will be supported by appropriate circuit protection via a dedicated supply from the main consumer unit.

5. Policy Compliance

The proposed EV charging installation satisfies the requirements of:

- **National Planning Policy Framework (NPPF)** – promoting sustainable transport and supporting EV infrastructure
- **Manchester Local Plan policies** relating to carbon reduction, air quality, and sustainable travel
- **Manchester Zero Carbon 2038 Strategy**
- The specific planning condition attached to the approved development

The provision is proportionate to the scale of the extension and ensures the development contributes positively to sustainable transport objectives.

6. Conclusion

The details provided confirm that the required EV charging point will be delivered in full accordance with the planning condition and all relevant technical and policy standards. The applicant therefore respectfully requests that the Local Planning Authority confirms the **discharge of the condition** relating to EV charging provision.