

**APPLICATION REPORT – FUL/349869/22  
Planning Committee 7<sup>th</sup> December 2022**

Registration Date: 27<sup>th</sup> September 2022  
Ward: Saint Mary's

Application Reference: FUL/349869/22  
Type of Application: Full

Proposal: Installation of x2 Rapid Taxi/PHV chargers and upgrade existing fast charger on site

Location: Waterloo Street Car Park, Waterloo Street, Oldham

Case Officer: Emma Breheny  
Applicant: Oldham Council  
Agent: Transport for Greater Manchester

**INTRODUCTION**

The application has been referred to Planning Committee as the Council is the landowner and applicant.

**RECOMMENDATION**

It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

**THE SITE**

The application relates to 6 parking spaces on Waterloo Street car park.

**THE PROPOSAL**

The applicant seeks permission to install 2 Electric Vehicle charging points on 4 spaces to the northern boundary of the car park and replacing an existing EV charging point on site of 2 parking spaces to the north western boundary.

**RELEVANT PLANNING HISTORY**

None

**RELEVANT PLANNING POLICIES**

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated in the Proposals Map associated with this document as within Oldham Town Centre.

As such, the following policies are relevant to the determination of this application:

Policy 1 - Climate Change and Sustainable Development;  
Policy 2 – Communities;  
Policy 5 - Promoting Accessibility and Sustainable Transport;  
Policy 9 - Local Environment;  
Policy 14 - Supporting Oldham's Economy; and,  
Policy 20 – Design.  
D1.5 – Protection of Trees

## **CONSULTATIONS**

Highways Engineer:                      No objections.

## **REPRESENTATIONS**

The application has been publicised by means of neighbour notification letters and site notice. No letters of representation were received as a result of this publicity.

## **PLANNING CONSIDERATIONS**

### **Principle**

The application site is located within Oldham Town Centre, it forms part of the public car park serving the town centre. In accordance with Policy 5 of the Oldham Local Plan, the Council seeks to promote and encourage infrastructure for modern modes of transport where appropriate.

The National Planning Policy Framework sets out the requirement for Local Authorities to plan development solutions to incorporate charging of plug in and ultra low emission vehicles. Paragraph 112 of the NPPF states that development should be designed to enable charging of such vehicles in safe, accessible and convenient locations.

The car park is an existing public car park and the proposed incorporation of infrastructure to allow for charging points for electric vehicles is acceptable in principle.

### **General Permitted Development Order**

In accordance with Schedule 2 Part 2 Class E of the General Permitted Development Order 2015, the installation of an upstand with an electrical outlet for charging electric vehicles does not require planning permission, subject to meeting conditions within the GPDO.

In this case, the siting of the proposed upstand is within 2 metres of a highway, and as such, the proposal requires planning permission.

This is the only reason the application requires planning permission.

### **Design and Integration with Local Character**

The proposed upstands would be 2.05 metres high overall and 940mm wide. Each upstand would have two charging points.

The proposal would provide for two upstands across 3 spaces which are to be designated for electric vehicles. The proposed charging points would be sited adjacent the grass verge and would be largely obscured from the street scene by the existing trees.

In terms of impact on the character of the area, the proposed charging points would not be highly prominent in the street scene and would not have an adverse impact on the character of the street scene as a whole.

## **Highways**

The Highways Engineer has been consulted on the proposal and has raised no objections.

## **Trees**

The proposed charging points and associated cables would be positioned to ensure they do not impact on the adjacent trees or their root protection area. The Tree Officer has raised no objections to the proposal, subject to the submission of a tree survey and arboricultural impact assessment and mitigation statement to ensure that no damage occurs to the trees

## **CONCLUSION**

The proposal complies with Policies 5, 9 and 20 of the Oldham Local Plan and the guidance set out in the National Planning Policy Framework. It is recommended that the application be approved.

## **RECOMMENDED CONDITIONS**

Grant planning permission, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
3. No development hereby approved shall be commenced until an accurate tree survey, including any measures to protect trees identified as worthy of protection, have been submitted to and approved in writing by the Local Planning Authority and all proposed protection measures have been implemented in full. The survey details shall be at a scale of not less than 1:500, indicating species, position, height, girth, crown spread, health, condition, structural defects, life expectancy and desirability for retention of all existing trees, shrubs and hedgerows within the site and on land adjacent to the development which may be affected by it. On the plan shall be marked the positions of spot heights, changes of levels, all proposed buildings, hard landscaping, roads, service trenches and footpaths. The plan shall indicate all trees, shrubs and hedgerows it is proposed to prune or remove, to BS3998. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

4. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2.3 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas. REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

**SITE LOCATION PLAN (NOT TO SCALE):**

