

**APPLICATION REPORT – FUL/349871/22
Planning Committee 7th December 2022**

Registration Date: 27th September 2022
Ward: Royton North

Application Reference: FUL/349871/22
Type of Application: Full

Proposal: Install x 2 rapid EV chargers for taxi/PHV

Location: Radcliffe Street Precinct Car Park Radcliffe 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 and there have been objections raised.

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 3 disabled parking bays situated on the southern boundary of Radcliffe Street public car park in Royton.

THE PROPOSAL

The applicant seeks permission to install 2 Electric Vehicle charging points on the 3 disabled bays. The application involves the relocation of the existing disabled parking bays by 6 metres to the east and to form 4 disabled bays in lieu of the 3 bays to be lost.

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 Royton 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. In response, two representations, one from a member of public and one from Councillor Quigg have been received raising the following (summarised) issues:

- Existing EV charging points on adjacent car park;
- Loss of use of disabled parking bays for mothers and babies accessing nearby businesses;
- EV charging points should be positioned on a different car park;
- Loss of disabled parking bays; and,
- Taxi rank is not close to proposed EV charging points.

PLANNING CONSIDERATIONS

Principle

The application site is located within Royton 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 proposed charging points would be sited on the three existing disabled parking bays, and four replacement disabled parking bays would be sited 6 metres to the north of the existing bays.

The Highways Engineer has been consulted on the proposal and has raised no objections on the basis that the existing accessible bays will be relocated in the car park and there would be no detrimental impact on the adopted highway or the local highway network.

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 strategy to ensure the development does not harm the roots of the adjacent 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. Prior to the closure of the existing disabled bays, the four replacement bays shall be

installed and made available for use. REASON - To ensure that accessible parking facilities remain available at all times, in accordance with Policy 9 of the Oldham Local Plan and Paragraphs 111-112 of the Revised National Planning Policy Framework.

4. 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.

5. 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)

