

Rochdale Metropolitan Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Date: 12/12/2025

Dear Sir/Madam,

Application for Planning Permission: Sandbrook Retail Park, Rochdale, OL11 1RY

This application is made on behalf of Osprey Charging Networks Ltd at the aforementioned site for:

“Erection of electric vehicle charging points and associated infrastructure, including CCTV and lighting”.

The proposed development sought through this application, is for the provision of a substation and associated works which would enable the delivery of electric chargers at Sandbrook Retail Park, Rochdale. The full extent of works is summarised below:

- Erection of substation
- Installation of feeder pillar and charger power unit
- Installation of 12 x electric vehicle charging stations (on 6 x hubs)
- Installation of CCTV and lighting
- Other associated work

The Application Package contains (alongside this covering letter):

- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Charging Point Detail Plan
- Substation Plan
- Electrical infrastructure Elevation Plan
- CCTV & Lighting Elevation Plan
- Biodiversity Statement
- BNG Metric calculation
- Tree Survey

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

- Tree Constraints Plan

The development will enable the delivery of 12 fast charging stations (providing ultra-rapid charge points) charging in as little as 20 minutes. The substation is proposed to be situated within existing spaces, within the existing parking area but close to an area of landscaping. The site lies at the edge of the Retail Park.

There are no known conditions restricting the use of the parking area of Sandbrook Retail Park. A limited amount of existing landscaping, will be removed to accommodate the substation and electrical infrastructure. This has been assessed for Biodiversity Net Gain.

It should be noted that the save for the size of the substation, which is slightly above the total allowed under the General Permitted Development Order, the proposed development would otherwise benefit from permitted development rights. This was formally the subject of a Lawful Development Certificate application in June 2025 (25/00562/CPL), which was withdrawn in September 2025.

Importance of EV Charging Hubs

Critically, it allows the delivery of electric vehicle charging, supporting the transition to sustainability and low carbon future.

There is an acute need across the country for additional public chargers, with the Government's own forecasting indicating that more than 300,000 public charge points will be required by 2030 with only 53,600 points in place, as of 2024. As such, these chargers will provide essential infrastructure and fast chargers to serve the general public (with associated electrical infrastructure critical to ensuring suitable supply).

As such, it is considered that the proposed development in this location accords with local and national planning policy.

We look forward to hearing from you.

Yours Faithfully,



CHARLIE BROWN MRTPI

Encs.