

Officer Report

Case Reference: PL/2025/1308
Location: Sandbrook Park, Sandbrook Way, Rochdale OL11 1RY
Proposal: Erection of electric vehicle charging points and associated infrastructure, including CCTV and lighting
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Site

The site relates to an area of parking spaces in Sandbrook Retail Park. The spaces are located closest to the McDonalds Drive Thru, on the northern side of the retail park.

The existing site relates to solely 23 vehicle car parking spaces. No disabled or parent and child parking spaces are affected.

Proposal

The application seeks planning permission for the erection of 12 electric charging car parking bays with 6 upstands and associated equipment. The associated equipment includes a substation and 10 cabinets.

A previous certificate of lawfulness application was submitted and subsequently withdrawn, as the substation and cabinetry exceeded the limitations allowed using permitted development rights.

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Policy JP-P1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

P1 Improving image

P3 Improving design of new development

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

EC/2 Primary Employment Zone

RELEVANT SITE HISTORY

25/00562/CPL - Withdrawn

CONSULTATION RESPONSES

Highways and Engineering

No objections

Greater Manchester Ecology Unit (GMEU)

No objections, no further bat surveys required. Informatives recommended. The statutory BNG condition should be applied if granted.

REPRESENTATIONS

The application was publicised by neighbour notification. No responses were received.

Principle of Development

The application site falls within the Defined Urban Area (G/D/1) in Sandbrook Park. The application relates to the erection of 12 electric charging car parking bays with 6 upstands and associated equipment on an existing car park. No change of use of the car park is proposed and the access would be unaffected. Subject to the assessment of all other material planning considerations, the principle of development is therefore acceptable, in accordance with the adopted Core Strategy and the NPPF.

Design and Appearance

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. The proposed works comprises the erection of a substation, cabinetry and upstands. The proposed units are of a scale and height proportionate to what would be expected of a electrical vehicle charging up-stands,

which are a commonly occurring feature within car parks across the country. No details of materials have been provided. Subject to materials conditions, the resultant development is therefore not considered to have a material visual impact on the character of the immediate street scene.

It is also noted the applicant has agreed to include native hedgerows in the residual space to compensate for the partial loss of the grass verge, which would reflect the use of soft landscaping to the opposite side of the highway and represent an enhancement to the visual amenity of the area. The design of the proposal is therefore acceptable and accords with Policies P3 and DM1 of the adopted Core Strategy, Policy JP-P1 of the adopted PfE and the NPPF

Highways

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed works would not replace any existing disabled or accessible parking spaces. The proposal results in a net loss of 7 spaces. The highways officer was consulted on the application and acknowledged the loss of spaces, however also the important provision of EV infrastructure. On balance it is considered the proposals will have a positive impact upon the highway and there are no objection to the proposals. The proposal would therefore not result in any undue harm to highway safety and would accord with Policies T2 and DM1 of the adopted Core Strategy.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

- Biodiversity Net Gain Statement and Assessment - REF BIOC25-332 V1.0 prepared by Biodiverse Consulting
- Preliminary Ecological Appraisal Report - REF BIOC25-332 V1.0 prepared by Biodiverse Consulting
- Tree Constraints Plan
- Tree Survey
- Site Proposed Plan - V1
- Location Plan - V1
- Existing Site Plan - V1
- Elevation Plan - 12B6DC Equipment
- CCTV Lighting Plan Post

- Elevation Plan - 12B6DC Kempower
- Application Form

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The colour of the exterior of the substation and cabinets hereby approved shall be development hereby permitted shall be British Racing Green RGB, 0, 66, 37).

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.