

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Full Planning Application

APPLICATION REFERENCE: PL/2025/1308

Applicant Osprey Charging Network Ltd 3rd Floor, Martin House 5 Martin Lane London EC4R 0DP	Agent Charlie Brown St Andrews Castle 33 St Andrews Street South, Bury St Edmunds, Suffolk, United Kingdom IP33 3PH
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Part I - Particulars of Application

Proposal: Erection of electric vehicle charging points and associated infrastructure, including CCTV and lighting
Location: Sandbrook Park, Sandbrook Way, Rochdale OL11 1RY
Valid On: 15 December 2025

DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE FOLLOWING 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.

Date of Decision: 11/03/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You

are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.

- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.