



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
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Rochdale
OL16 1XU

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Point Retail Park

Address Line 1

Molesworth Street

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL16 1TS

Description of site location must be completed if postcode is not known:

Easting (x)

390222

Northing (y)

413376

Description

Applicant Details

Name/Company

Title

Mr

First name

Reagan

Surname

Sekandi

Company Name

SWARCO

Address

Address line 1

SWARCO UK LTD

Address line 2

Unit 1 Maxted Corner, Maxted Road

Address line 3

Hemel Hempstead

Town/City

County

Country

United Kingdom

Postcode

HP2 7RA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

- Trenched ducting from POC on Molesworth St to feeder pillar location
- Trenched ducting from feeder pillar to EV Charge Point location
 - Construction of 3No. concrete plinths for 50kW Touch EV Charge Points. 1No. concrete plinth for Schneider feeder pillar
 - Installation of Schneider feeder pillar
 - Installation of Schneider feeder pillar earthing
 - Lay and installation of 3 phase LV cable from POC on Molesworth St to feeder pillar
 - Lay and installation of 3 phase LV cable from Schneider feeder pillar to 50kW Touch EV Charge Point locations
 - Installation of 3No. 50kW Touch EV Charge Points.
 - Fitting of Electrical Meter
 - Bay marking of 3 EV bays
 - Installation of E-Guard tyre stops and Standard "EV Charge Point" Sign on aluminum post
 - 18th Edition Electrical Testing of Schneider feeder pillar and 50kW Touch EV Charge Points
 - Site connection to electrical grid

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The land is currently used as off-street parking for the customers of The Point Retail Park. The current use of the land will not be altered or extended under our proposal.

We are proposing to install 3 Electric Vehicle Charge Points (EVCP) at the following location. Lat/Long - 53.61637516481796, -2.1494703136873596

The below extract is taken from "The Town and Country Planning (General Permitted Development) (England) Order 2015. Class E – electrical upstand for recharging vehicles" and details the permitted development criteria for EVCP installations.

For installation to be classed as permitted development, the electrical upstand and the outlet must not:

- Exceed 2.3 meters in height from the level of the surface used for the parking of vehicles. This limit is 1.6 meters where in the curtilage of a dwellinghouse or block of flats
- Be within two meters of a highway
- Be within a site designated as a scheduled monument
- Be within the curtilage of a listed building
- Result in more than one upstand being provided for each parking space.

We consider our proposal to be lawful as our chosen location and chargers do not breach any of the above points. (Please see charger data sheet and site plan drawing for evidence)

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Charger Data Sheet - Showing dimensions of chargers

Site Plan View Drawing - Showing layout and location of chargers

Select the use class that relates to the existing or last use.

A1 - Shops

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other (please specify)

Schedule 2, Part 2, Class E of the Town and Country Planning

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

From our interpretation of the 'The Town and Country Planning (General Permitted Development) (England) Order 2015. Class E -- electrical upstand for recharging vehicles" we do not require planning as our layout and chargers do not breach any of the requirements stated.

As evidenced by the charger data sheet showing dimensions as well as a plan view drawing of the charger location.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☒ Lessee
☐ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Reagan Sekandi

Date

11/11/2022