

Officer Report

Case Reference: PL/2026/0414
Location: Land between 473 - 475, Oldham Road, Rochdale, OL16 4TD
Proposal: Installation of four electric vehicle charging stations and associated equipment
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE LOCATION

The application relates to the plot of land located between the A671 (Oldham Road) and Watkin Street in Rochdale. Planning permission for two commercial units (Class E) including associated access, plant area, car/cycle parking and landscaping was granted under planning application 23/00820/FUL. The commercial units are substantially built.

The electric charging stations and associated equipment would be sited within the car park and located to the rear boundary with Watkin Street.

PROPOSAL

The application seeks planning permission for the erection of four electric charging car parking bays with four charging stations consisting of four upstands and associated equipment. The associated equipment includes a feeder pillar cabinet, CCTV, bollards and lamp posts.

In regard to materials and colour. The application form has stated the following:

- Feeder Pillar - 14 C 39 Green.
- Charging Unit – external colour grey - RAL 7040 Fenstergrau, with InstaVolt imagery.
- Line painting - White lines and logo printing. Standard line painting material.
- Lamp post – Galvanised steel.
- CCTV Post – Galvanised steel.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Policy

Places for Everyone Joint Development Plan Document

JP-S1 Sustainable development

JP-S2 Carbon and energy

JP-G8 A net enhancement of biodiversity and geodiversity

JP-P1 Sustainable places

Local policy

Adopted Rochdale Core Strategy (CS)

SO1 Delivering a more prosperous economy

E2 Increasing jobs and prosperity

E3 Focusing on economic growth corridors and areas

SO3 Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a greener environment

G1 Tackling and adapting to climate change

G3 Renewable and low carbon energy developments

G6 Enhancing green infrastructure

G7 Increasing the value of biodiversity and geodiversity

SO5 Improving accessibility and delivering sustainable transport

T1 Delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP)

G/D/1 Defined Urban Area

G/S/1 Hierarchy and Role of Centres

S/6 District Centre, Local Centres and Linear Commercial Areas

RELEVANT SITE HISTORY

80/D10132 - Use Of Part Of Service Station Site For Bar Sales. Decision: Approved.

86/D19280 - Car Wash Centre. Decision: Approved.

88/D21887 - Car Showroom and Garage. Decision: Withdrawn.

89/D23029 - Use of Land for Sale of Motor Vehicles. Decision: Refuse by default.

89/D23677 - Tyre and Exhaust Centre with Ancillary Parking. Decision: Refuse.

90/D25029 - Use of Site for Sale of Used Cars for Temporary Period (Three Years) And Siting of Portacabin Office. Decision: Approved.

91/D26239 - Erection of single storey retail unit with associated car parking.
Decision: Approved.

95/D32176 - Change of use of land from former petrol filling station to car and van hire depot.
Decision: Approved.

93/D29822 - Renewal of Temporary Permission (D25020) for Use of Site for Sale of Used Cars and Siting of Prefabricated Office Building. Decision: Approved.

95/D32506 - Erection of Prefabricated Building and Boundary Fence to Car and Van Hire Depot.
Decision: Approved

96/D33310 - Erection of Four Lighting Columns (Retrospective Application).
Decision: Approved.

98/D35769 - Renewal of Temporary Permission to Erect A Prefabricated Office Building (D32506). Decision: Approved

05/D44918 - Erection of single storey office/valet bay building. Decision: Approved.

07/D49502 - Erection of single storey prefabricated building (retrospective). Decision: Refused.

07/D49503 - Erection of prefabricated building on top of existing building (retrospective).
Decision: Refused.

07/D50206 - Erection of replacement prefabricated office unit. Decision: Approved.

13/01176/FUL - Erection of 2 retail units (use class A1) with associated car parking and external storage areas. Decision: Withdrawn.

14/01078/FUL - Erection of two retail units (use class A1) with associated car parking and external storage areas - resubmission of application 13/01176/FUL. Decision: Grant subject to conditions.

16/00719/FUL - Erection of single storey prefabricated building to be used as offices for vehicle rental base. Decision: Withdrawn.

22/00947/FUL - Erection of two commercial units (Class E) including associated access, plant area, car/cycle parking and landscaping. Decision: Withdrawn.

23/00820/FUL - Erection of two commercial units (Class E) including associated access, plant area, car/cycle parking and landscaping - Re-submission of 22/00947/FUL. Grant subject to conditions.

25/00725/DOC - Submission of details to comply with conditions 6 (cmp), 7 (drainage) and 8 (Phase 1 Desk Study & Coal Mining Risk Assessment) on planning permission 23/00820/FUL. Decision: Request completed.

OTH/2026/0161 - Submission of details to comply with conditions 3 (materials), 4 (hard landscaping), 5 (external lighting), 9 (construction of boundaries), 12 (architectural detailing), 14 (service management plan), 16 (highways) and 17 (cycle parking facilities) on planning permission 23/00820/FUL. Decision: Under consideration.

PL/2026/0441 - Application to install one non-illuminated freestanding sign. Decision: Under consideration.

PL/2026/0484 - Application for 4 internally illuminated fascia signs, 1no. projecting sign and 7no. non-illuminated advertisement signs. Decision: Under consideration.

PL/2026/0471 - Installation of ATM machine and externally mounted CCTV camera and quad light. Decision: Under consideration.

CONSULTATION RESPONSES

Highways and Engineering

We have no highways objection to these proposals.

Greater Manchester Ecology Unit (GMEU)

The application is likely exempt from a BNG assessment under the de minimis rule (less than 25m² of habitat to be removed). Rochdale Borough Council must be satisfied that this is accurate.

Protected species can turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and site notices were placed in the vicinity of the site. No responses have been received.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area and a Local Centre as identified in the Rochdale Unitary Development Plan. Local and national policy strongly supports the enhancement of provision of infrastructure that facilitates more sustainable transport.

The application proposes the installation of four charging points which would be

ancillary to the retail development. It is noted that the proposal would see the number of electric charging bays reduced from six to four as was proposed under planning application 23/00820/FUL. No change of use of the car park is proposed and the access would be unaffected. The charging points are considered to represent a complementary facility that would allow the charging of electric vehicles whilst members of the public are using the retail facilities.

Although the proposal would see the number of electric charging bays reduced by to compared to planning application 23/00820/FUL, it would nevertheless provide electric charging bays that would help support the growth of low-carbon travel and make a positive contribution towards creating sustainable transport network.

The development would help support national, regional and local policy to promote a greener environment and tackle climate change.

As such the proposed development is considered to be acceptable and accord with the aims of the Core Strategy, PfE and NPPF.

Design and Appearance

The proposed works comprises the erection of a upstands, cabinetry, lighting columns, CCTV and bollards. The proposed development would be sited along the eastern boundary of the site. Along this part of the site, the site adjoins to Watkin Street. Watkin Street is set on higher ground and will be separated by solid boundary treatment. The proposed units are of a scale and height proportionate to what would be expected of an electrical vehicle charging upstands, which are a commonly occurring feature within car parks across the country. The additional paraphernalia associated with the development would not be out of place within the car park of a commercial unit.

Overall, it is considered that the proposed development would have an acceptable visual impact on the character of the immediate street scene and accords with Policies P3 and DM1 of the adopted Core Strategy, Policy JP-P1 of the adopted PfE and the NPPF

Neighbour Amenity

The application site is located within a Local Centre. There are residential properties to the east and south east. The site is within a car park of a commercial unit with the proposal not leading to any greater amenity impact on the neighbouring residential properties in comparison to the existing arrangement. Lighting arrangements are minimal within the busy and well-lit context.

Therefore it is considered that the proposed development would not unduly impact on the amenity of any of the neighbouring residential properties and would policy 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. However, the proposal would see the number of parking spaces available reduced by 2. Whereas previously it was proposed that there would be six bays for electric vehicles, this application now proposes four. The amended parking layout would see a total of 21 parking spaces available for vehicles (motor and electric), down from 23. The highways department have raised no objection to the proposal.

The proposal would not result in any undue harm to highway safety and would accord with Policies T2 and DM1 of the adopted Core Strategy.

Biodiversity Net Gain

The proposal does not propose to make any alterations to the soft landscaping on the site other than the installation of associated equipment. The proposal would meet the de minimis exemption for statutory BNG.

Recommendation: Approve with Conditions

Condition(s) (2)

- 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 The development shall be carried out in accordance with the following plans and documents hereby approved:

- Location and Block Plan. Drawing number: 10884 - 0001_02. Revision: C

- Planning Site Layout. Drawing number: 10884 - 0001_01-PL. Revision: B
- CCTV – Including Cabling Details (Underground). Drawing number: 001_59. Revision: C
- BYD 160kW Single Arm Charger. Drawing number: 001_58. Revision: A
- BYD 160kW Charger. Drawing number: 001_29. Revision: C
- Feeder Pillar - RMC2100 (with spacer). Drawing number: 001_27. Revision: B
- 3m Lamppost with Twin Galvanised Side Entry Lantern Bracket. Drawing number: 001_84. Revision: A. Received by email on 07/07/26

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.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Informatives (1)

- 1 All protected species, including bats and their roosts, are protected under the Wildlife Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any protected species or evidence of protected species be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors or subcontractors should be made aware of this requirement.