

DELEGATED DECISION REPORT

HPK/2023/0438
Valid 13/10/2023

MCDONALD'S GLOSSOP
BROOK ROAD
GLOSSOP

INSTALLATION OF TWO
RAPID ELECTRIC VEHICLE
CHARGING STATIONS WITHIN
THE CAR PARK AND
ASSOCIATED EQUIPMENT.

(FULL - MINOR)

MAIN ISSUES

- Design and siting
- Low carbon technology
- Parking/Highway implications

DESCRIPTION OF SITE

The site was formerly the Wren's Nest Public House where a new McDonalds is currently under construction. The site is located on Glossop Brook Road, adjacent to the Wren Nest Retail Park, the locality is a mixed use commercial area comprising retail and commercial business uses.

PROPOSAL

The application proposes the installation of two rapid electric vehicle (EV) charging stations within the car park. The EV charging points will service two car parking spaces (2.5m x 5m) in the approved car park. In addition to the EV charging units, a feeder pillar will provide the point of connection from the EV charging units to the local distribution network operator.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ1 Climate Change
EQ 6 Design and Place Making
CF 6 Accessibility and Transport

National Planning Policy Framework

9. Promoting Sustainable Transport, paragraphs 107 & 112.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0651: Freestanding McDonalds restaurant with drive thru, car parking, landscaping and associated works, including customer order displays and associated works – **Granted 14.04.23**

Application for a Non-Material Amendment in relation to application HPK/2021/0651 – **Granted 31.08.23**

CONSULTATIONS

Publicity

Site Notice expiry date: 16.11.23
Neighbour consultation period ends: 16.11.23

Public Comments – None

Town / Parish Comments – NA

Environmental Health

No objection

Derbyshire County Council Highways

It is considered that the small loss of car parking spaces will not lead to a detrimental impact on the adjoining highway therefore there are no highway safety objections to the above mentioned planning application.

OFFICER COMMENTS

Principle of Development

The two charging points will be located in midway along a row of six car parking spaces (spaces 3 & 4) which were approved as part of the original planning approval for the new McDonald premise, drive thru and car parking facilities (which is currently under construction). The spaces will be reserved for EV charging and will not reduce the total number of car spaces available at the site.

It is noted that a NMA application was submitted earlier this year for two EV charging spaces but these were located in spaces 1 and 2, in the same row of 6 spaces. The NMA application was approved. The proposal to install the EV charging points in the adjacent spaces 3 and 4, instead of spaces 1 and 2 in the same row of 6 car parking spaces is not considered material.

The promotion of low carbon uses including EV technology is encouraged by national and local planning policies S1 and EQ1. Therefore the principle of the use is supported.

Design

The EV charging points will service existing two car parking spaces (2.5m x 5m). Each EV charger will stand 2.1m high, 0.85m wide 0.7m deep.

A feeder pillar will provide the point of connection from the EV charging units to the local distribution network operator. The feeder pillar is 2.3m high, 2.1m wide and 0.83m deep.

Both the charging point and feeder pillar have a functional appearance and would not be out of character as they would be viewed within the context of the car park. The proposals therefore satisfy the policy requirements of EQ6.

Amenity

Due to scale of the proposals and their locality within a proposed car park (site currently under construction), it is considered that there would be no amenity implications from the proposed EV charging facilities.

Highway Safety

There are no highway safety implications from the proposed EV charging facilities as the proposal is within an area already approved for car parking. County Highways have been consulted on the application and have no objections. The proposals satisfy the policy requirements of CF 6.

CONCLUSION / PLANNING BALANCE

The proposal will not result in any adverse design and amenity impacts and promotes the use of low carbon technology which is encouraged. Accordingly, the application is recommended for approval.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Rosie Dinnen

Recommendation Date: 07.12.23

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council