

03rd September 2026

Development Control,
The Planning Service,
3 Knowsley Place,
Bury,
BL9 0EJ

Our ref: 04866

Dear Sir/Madam,

RE: COVERING LETTER FOR THE PROPOSED DEVELOPMENT OF 10NO. ELECTRIC VEHICLE CHARGING BAYS, AND SUBSTATION VIA PERMITTED DEVELOPMENT RIGHTS.

This letter has been submitted alongside an application made via the Planning Portal to support a Certificate of Lawful Development for a proposed development under Section 192 of the Town and Country Planning Act 1990.

This application seeks to confirm that the proposed development of 10no. Electric Vehicle charging bays, a substation and associated electrical equipment is lawful under Schedule 2, Class E of the General Permitted Development Order 2015 (England) (As Amended 2025). Other relevant information submitted alongside this covering letter includes:

- Details Sheet
- Proposed IONITY Substation Details
- Proposed Site Layout
- Existing Site Layout
- EV Charging Post Details
- Site Location Map

The Site

The proposed development is located on at the Car Park of the Premier Inn Prestwich ("The Site"), Bury New Rd, Prestwich, Manchester M25 3AJ. The Site is located in the administrative boundary of Bury Metropolitan Borough Council ("the Council").

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Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

The Site occupies a strategic gateway location at Junction 17 of the M60 motorway. Access is provided via the existing estate road network connecting directly to Bury New Road (A56), a principal route linking the Site with Manchester City Centre and destinations across the northern part of the conurbation. The proximity of the M60 provides excellent connectivity to the regional and national motorway network.

The proposed works is for the installation of 6no. EV charging units to service 10no. EV charging bays. The development will replace 16no. existing car parking spaces. A substation will also be included within this proposal. Please refer to the Proposed Site Layout (ref. P2367.52.C03) for further details.

Principal of Development

The proposal is to install 10no. Electric Vehicle charging bays, substation and associated electric equipment at the Car Park of the Premier Inn Prestwich.

There will be 5no. EV Charging Posts which will serve the 10no. parking spaces. 2no. of the 10no. spaces will function for disabled users.

Dimensions of Proposed

- The dimensions of the Substation are 2988mm wide x 2643mm high
- The dimensions of the Electric Vehicle Charging Upstand are 863mm wide x 2323mm high
- The dimension of a normal parking bay are 3mm wide x 4.8 long

Permitted Development Rights

It is considered that the proposed development can be carried out using the permitted development rights under Schedule 2, Class E of the General Permitted Development Order 2015 (England) (As Amended 2025) which allows for the following:

Electrical Upstands

Class E – electrical upstand for recharging vehicles

E. The installation, alteration or replacement, within an area lawfully used for offstreet parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.

(2) The installation, alteration or replacement, at ground level within a non-domestic area lawfully used for off-street parking, of—

(a) equipment necessary for the operation of an upstand the installation of which would be permitted by this Class;

(b) a unit of equipment housing for the storage of equipment necessary for the operation of an upstand the installation of which would be permitted by this Class.

E.1—Development is not permitted by paragraph E(1) if the upstand and the outlet would—

(a) in relation to an upstand and outlet—

(i) within the curtilage of a dwellinghouse or a block of flats, exceed 1.6 metres in height from the level of the surface used for the parking of vehicles; or

(ii) in any other case, exceed 2.7 metres in height from the level of the surface used for the parking of vehicles;

(b).....

(c)be within a site designated as a scheduled monument;

(d) be within the curtilage of a listed building; or

(e)result in more than 1 upstand being provided for each parking space.

Electrical Equipment

Development is not permitted by paragraph E(2)(a) if the equipment would not be contained within equipment housing the installation of which would be permitted by this Class.

(3) Development is not permitted by paragraph E(2)(b) if—

(a)it would result in there being more than 1 unit of equipment housing within a non-domestic area lawfully used for off-street parking;

(b)the unit of equipment housing would—

(i)have a volume exceeding 29 cubic metres;

(ii)exceed 3 metres in height from the level of the surface used for the parking of vehicles;

(iii)be within 5 metres of a highway;

(iv)be within 10 metres of the curtilage of a dwellinghouse or block of flats;

(v)be within a site designated as a scheduled monument;

(vi)be within the curtilage of a listed building.

It is considered that the proposal aligns with Class E as the development proposed:

- i) **Is in an** area lawfully used as off-street parking
- ii) **Is not** within the curtilage of a dwellinghouse or block of flats
- iii) **Does not** exceed 2.7 metres in height
- iv) **Is not** within a site scheduled as an ancient monument
- v) **Is not** within the curtilage of a Listed building
- vi) **Does not** result in more than 1 upstand per parking space

In regard to the electrical equipment (i.e substation) the proposal development:

- i) **Would not** exceed a volume of 29 cubic metres
- ii) **Would not** exceed 3 metres in height from the surface used for the parking
- iii) **Is not** within 5m of a Highway
- iv) **Is not** within 10m within the curtilage of a dwellinghouse or block of flats
- v) **Is not** within a site scheduled as an ancient monument
- vi) **Is not** within the curtilage of a Listed building

Gates, Fences, Walls etc.

Class A – The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

(1) Development is not permitted by paragraph A (1) if –

(a) the height of any gate, fence, wall or enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—

(i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;

(ii) in any other case, 1 metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building. It is considered that the proposal aligns with Class A as the development proposed:

- i. The location is not a school - the height of bollards also does not exceed 1 metre above ground level*
- ii. The height does not exceed 2 metres above ground level*
- iii. Bollards are not existing*
- iv. Listed buildings are not affected*

Conclusion

The proposed development is considered acceptable as per under Schedule 2, Class E of the General Permitted Development Order 2015 (England) (As Amended 2025).

There are no Article 4 directions in this location which would prevent development under this legislation.

I trust you have all the information needed to consider this application, however if there are any queries, please do not hesitate to contact me.

Yours Sincerely



Jamie Wright

On behalf of IONITY

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Appendix 1: IONITY PD Approvals

Reference	LPA	Application Type	Description	Decision	Decision Date	Link
W/26/01676/CLPU	Wychavon District Council	Permitted Development	Certificate of lawfulness for the proposed development of 10 no electric vehicle charging bays and associated electrical equipment	Approved	19 August 2026	LINK
26/02506/CLP	Leeds City Council	Permitted Development	Certificate of Proposed Lawful Development for installation of a substation, EV charging posts, bollards, as well as line marking	Approved	24 June 2026	LINK
118496/CPL/26	Trafford Council	Permitted Development	Application for Certificate of Proposed Lawful Development for installation of an LV panel, 3 No. EV charging posts, associated electrical works and cabling, as well as improved paving and line marking. All works are located within the existing car park.	Approved	06 May 2026	LINK
PLN/2026/0432	Milton Keynes	Permitted Development	Certificate of lawfulness for the proposed works for the installation of an LV panel, EV charging posts, and line marking.	Approved	20 May 2026	LINK
26/0383/CLP	Hertsmere Borough Council	Permitted Development	The installation of a substation, EV charging posts, bollards, as well as line marking. Certificate of Lawful Development (Proposed).	Approved	22 May 2026	LINK
25/02555/PLU	Glasgow City Council	Permitted Development	Upgrade of EV charging station to form 12no EV bays, LV panel, lighting and associated works.	Approved	17 April 2026	LINK
25/02872/PLU	Glasgow City Council	Permitted Development	Alterations to car park to form EV charging bays with associated equipment and lighting.	Approved	12 March 2026	LINK
2025/04620/PA	Birmingham City Council	Permitted Development	Application for a Lawful Development Certificate for the proposed development of six electric vehicle charging bays and associated equipment (Use Class E).	Approved	20 October 2025	LINK