

Application for Planning Permission

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

C/o Agent

First name

C/o Agent

Surname

C/o Agent

Company Name

Motor Fuel Group

Address

Address line 1

Gladstone Place

Address line 2

36-38 Upper Marlborough Road

Address line 3

Town/City

St Albans

County

Country

Postcode

AL1 3UU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

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 ****

Site Area

What is the measurement of the site area? (numeric characters only).

0.08

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The demolition of jet wash bays and the creation of charging zones, erection of EV chargers, erection of canopies, sub-station enclosure and associated forecourt works.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Petrol Filling Station.

Is the site currently vacant?

- Yes
- No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
- No

Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

Materials

Does the proposed development require any materials to be used externally?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

All materials.

Existing materials and finishes:

Proposed materials and finishes:

Please see submitted plans.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
- No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see all submitted documents.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

8

Difference in spaces:

8

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

As per existing.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

As per existing.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Rahma

Surname

Dwimunali

Declaration Date

23/12/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission 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

Carney Sweeney

Date

23/12/2022

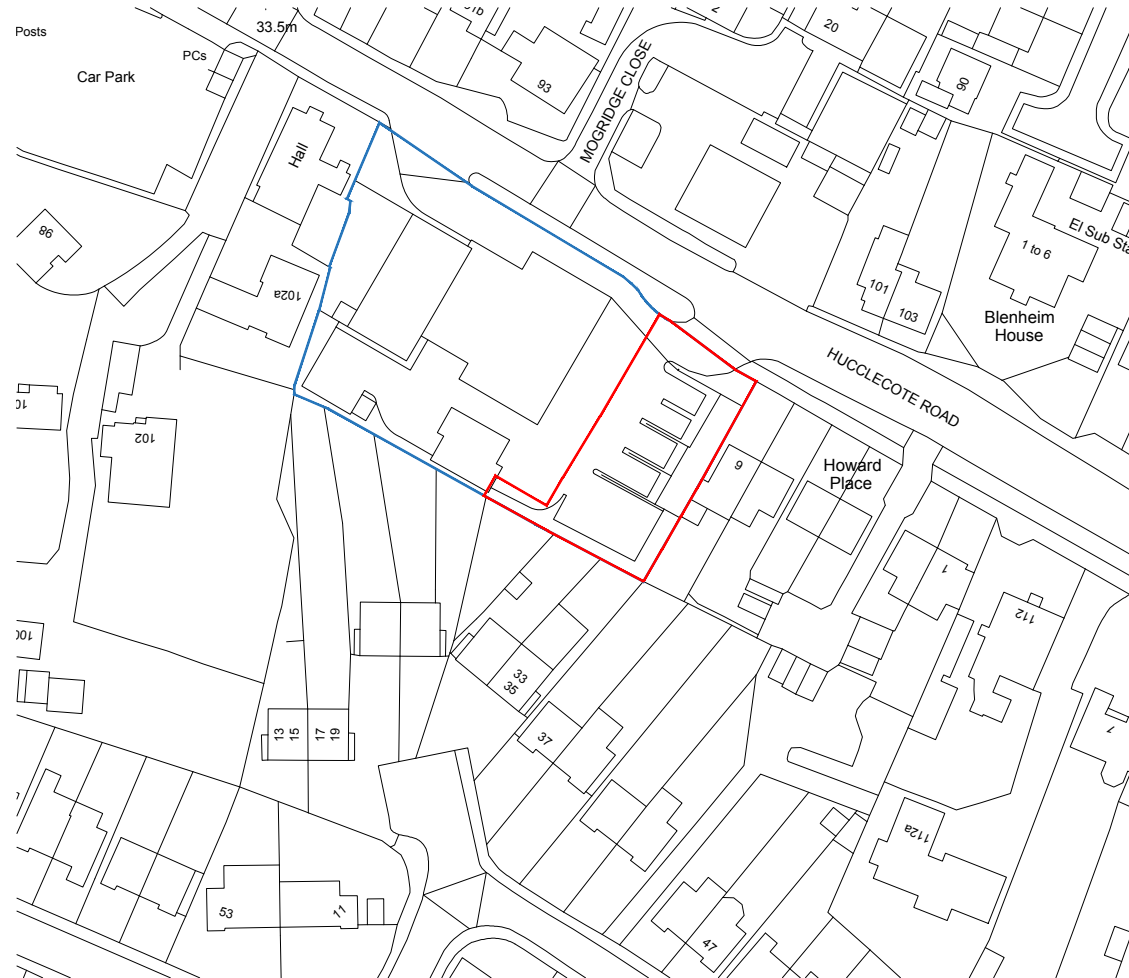


NORTH

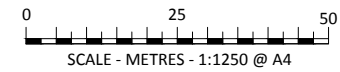
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KEY PLAN:

- SITE BOUNDARY LINE
 AREA - 29925SQM - 0.299 HECTARES
- SITE APPLICATION LINE
 AREA - 8095SQM - 0.809 HECTARES



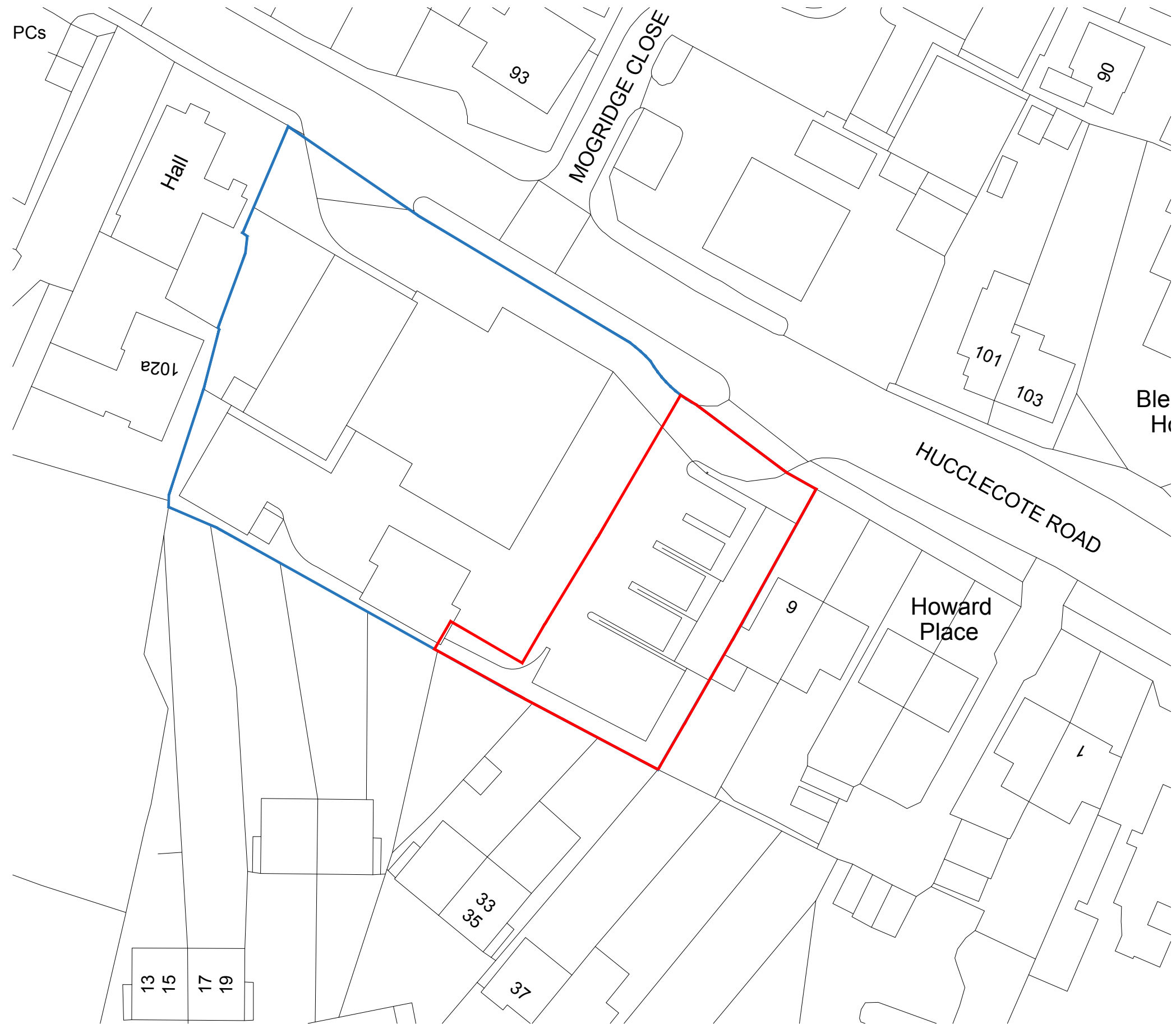
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REVISION NOTES			
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 <small>MBH Design Studio Ltd. Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB</small>			
CLIENT			
			
PROJECT			
FS354 - HUCCLECOTE SERVICE STATION HUCCLECOTE ROAD, GLOUCESTER, GLOUCESTERSHIRE, GL3 3RX			
DRAWING TITLE			
LOCATION PLAN			
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NORTH

PCs



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KEY PLAN:

- SITE BOUNDARY LINE
AREA - 2992SQM - 0.299 HECTARES
- SITE APPLICATION LINE
AREA - 809SQM - 0.809 HECTARES

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MBH Design Studio Ltd.
Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB

CLIENT



PROJECT

FS354 - HUCCLECOTE SERVICE STATION
HUCCLECOTE ROAD,
GLOUCESTER, GLOUCESTERSHIRE,
GL3 3RX

DRAWING TITLE

BLOCK PLAN

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PT	13664-BP-FS354	-	

SCALE BAR 1:500@A3



Date: 23 December 2022
Our reference: CSC1038

Dear Sir/Madam,

**MOTOR FUEL GROUP
HUCCLECOTE SERVICE STATION, HUCCLECOTE ROAD, GLOUCESTER, GLOUCESTERSHIRE,
GL3 3RX**

Introduction

We write on behalf of Motor Fuel Group with regard to the application for the demolition of jet wash bays and the creation of EV charging zones and erection of canopies and a sub-station enclosure along with associated forecourt works at Hucclecote Service Station, Hucclecote Road, Gloucester, GL3 3RX.

Site Description

The application site is formed of an existing service station (*Sui Generis*) located at Hucclecote Road, Gloucester. The service station is situated within a mixed use area comprising of predominantly residential properties to the east and south of the site and commercial uses to the north and west. The site is opposite to a car sales and vehicle repair shop.

Background / Proposal

The UK has committed to reducing greenhouse gas emissions by 28% by 2035 and moving to Net Zero by 2050. As part of the Net Zero strategy (October 2021), the UK Government have placed a new emphasis on electric vehicle charging infrastructure in the UK. As part of this drive, it is essential that there is a comprehensive and competitive EV charging network in place. Although difficult to know precisely how much charging will be needed, forecasts suggest that at least 280 to 480,000 public charge points will be needed by 2030 – more than 10 times the current number (around 25,000)¹. Rapid charging for longer journeys located in areas such as on motorways and in remote areas will be particularly important. At present, it is understood that the uneven spread of EV charging facilities significantly hinders the take-up of electric vehicles, due to potential servicing constraints. En-route charging for longer journeys is deemed crucial to support the switch to EV and reduce concerns about charge 'range anxiety'.

Motor Fuel Group is the UK's largest independent forecourt operator with over 900 sites offering a dual-fuel strategy, convenient retail and 'food to go'. For the abovementioned reasons, Motor Fuel Group are looking to roll-out an extensive supply of EV charging facilities at existing and new service stations across the UK to diversity their existing offer, with the aspiration to make it as easy to charge your vehicle as re-fuelling with petrol or diesel. The aspiration of Motor Fuel Group is to provide access to convenient and affordable charging, regardless of where the driver lives.

¹ Building a comprehensive and competitive electric vehicle charging sector that works for all drivers. Final Report. July 2021



The Hucclecote Service Station proposals relate to the demolition of jet wash bays and the provision of 8 no. electric vehicle charging points, canopies, substation enclosure and associated forecourt works.

Key Considerations

The National Planning Policy Framework (2021) indicates at Paragraph 112 that new development should e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Motor Fuel Group's proposal to install new EV charging points at Crewe Service Station should be considered positively in light of the national context and the demand for the necessary infrastructure to support electric vehicle use across the UK. The proposals would contribute positively to the existing EV charging network, to the benefit of those utilising the strategic highway network surrounding the application site. The proposals will enhance the existing offer at the service station, without compromising the efficient operation of the facility.

The proposals do not raise any concerns regarding adverse impact on amenity / conflict in terms of surrounding land uses. The proposed area will be well-lit and does not raise any concerns from anti-social behaviour / natural surveillance perspective.

In terms of design, the proposed EV charging area has been carefully planned to positively integrate with the existing service station operation. The charging facility offers a modern design approach, which is uncluttered and fit for purpose. The proposals will be Equalities Act compliant, offering dropped kerbs and other associated measures to ensure equal ease of access for all.

Submission

The application comprises the following information:

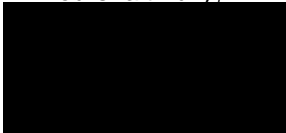
- 13664-354 - BP - Block Plan
- 13664-354 - LP - Location Plan
- 13664-354 - P01 - Existing Site Layout
- 13664-354 - P02 - Proposed Site Layout
- 13664-354 - P03 - EV Canopy Details
- 13664-354 - P04 - Substation Elevations

Conclusions

The EV charging proposals are considered to positively respond to the local and national planning policy context and the wider UK aspiration to promptly improve the EV charging network. There are no physical environmental or designation constraints which would inhibit the occupation of the site for the proposed use.

Should you have any queries or wish to discuss please don't hesitate to contact us.

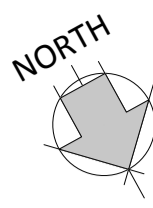
Yours faithfully,



Rahma Dwimunali
Assistant Planner
CarneySweeney

Encl.



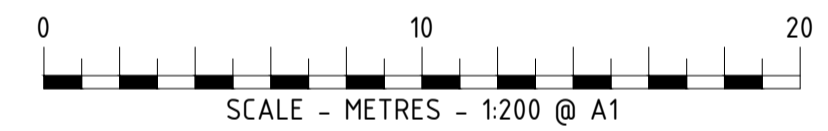
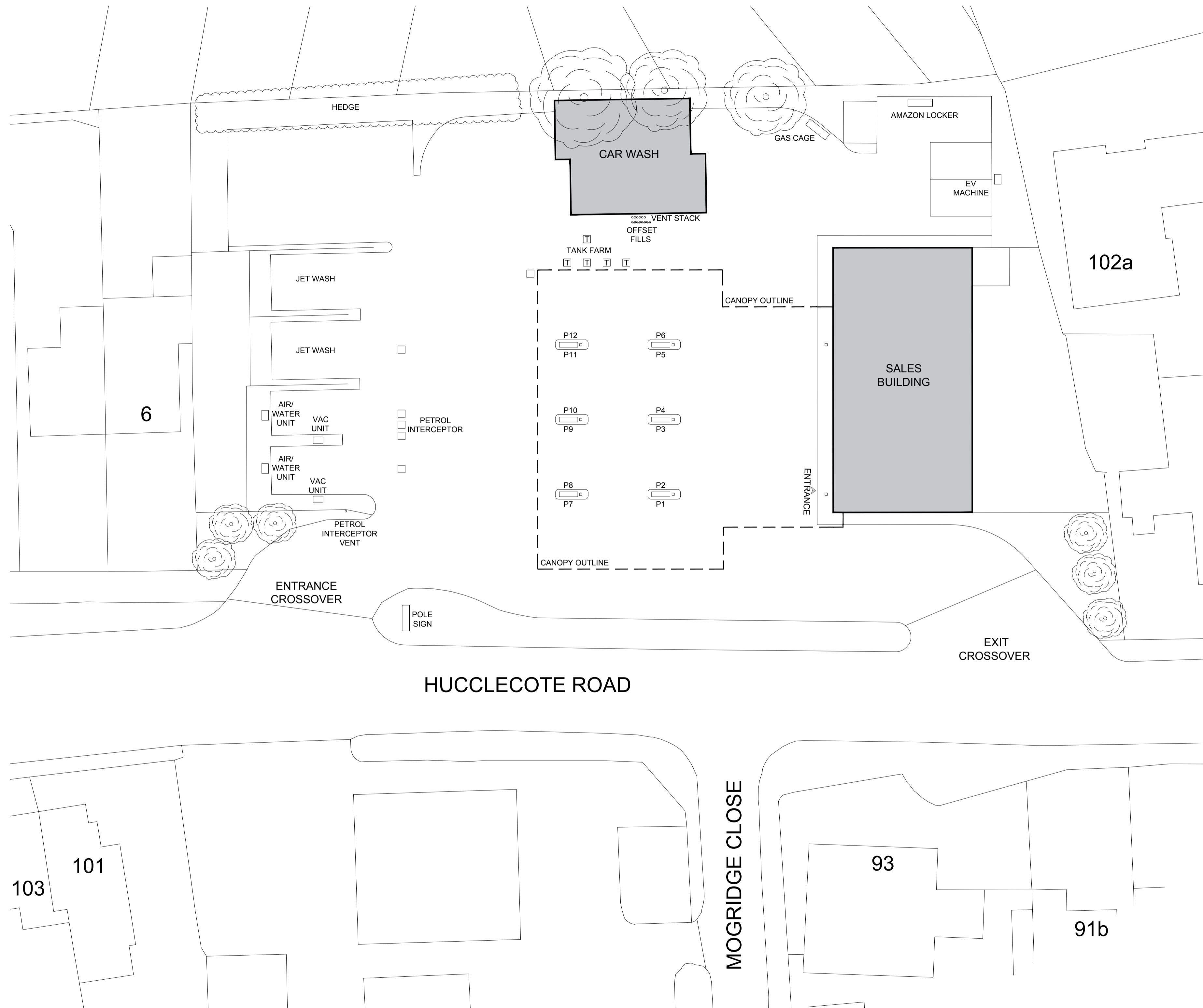


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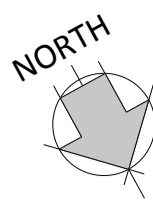
PROJECT

FS354 - HUCCLECOTE SERVICE STATION
HUCCLECOTE ROAD,
GLOUCESTER, GLOUCESTERSHIRE,
GL3 3RX

DRAWING TITLE

EXISTING SITE LAYOUT

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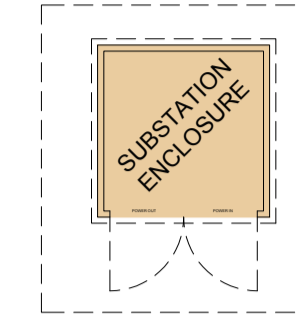
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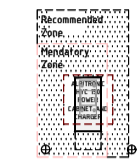
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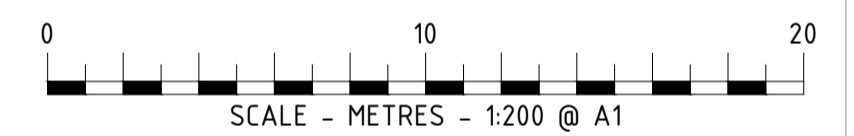
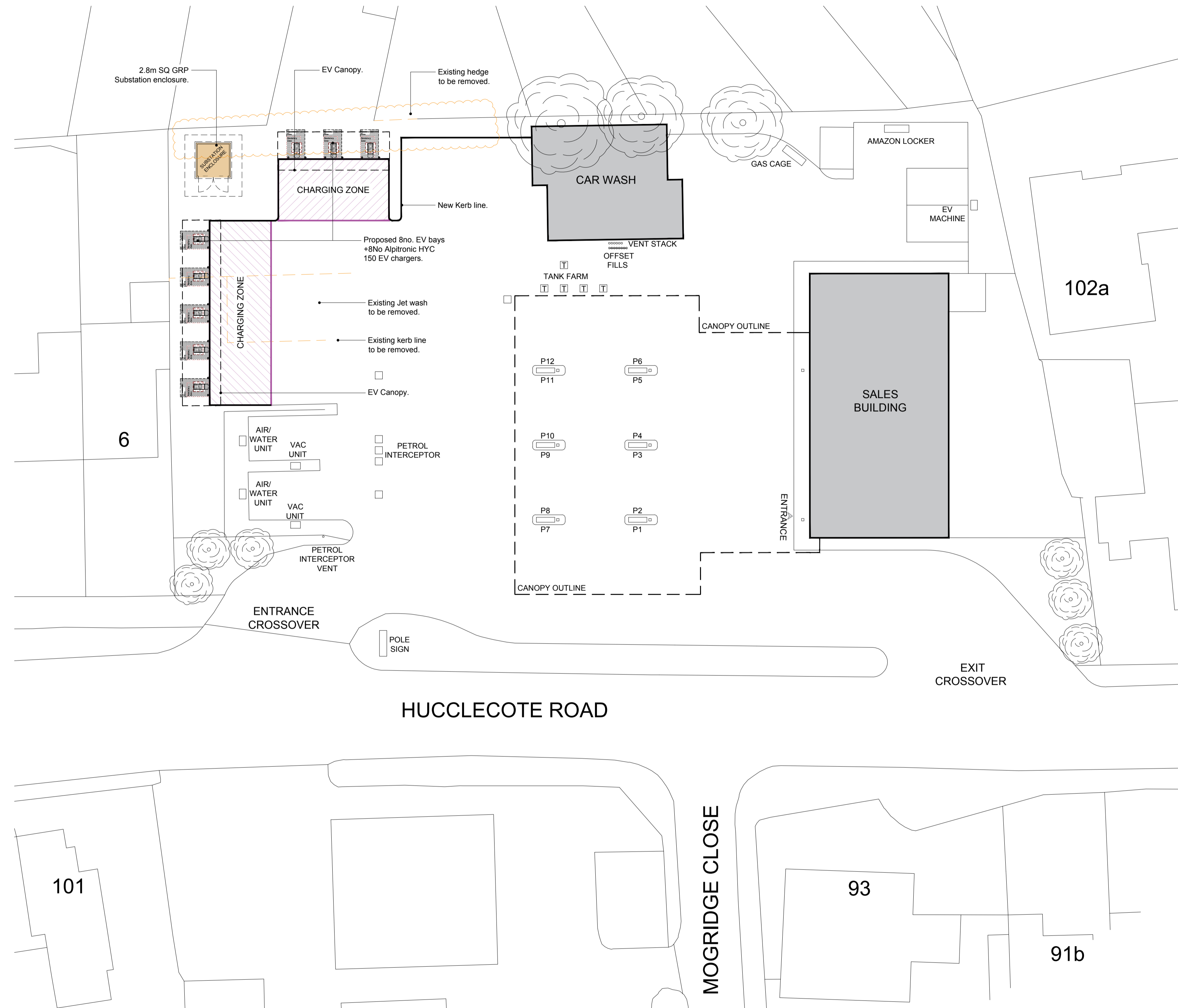
EV INFRASTRUCTURE



DENOTES DNO HV/LV SUBSTATION
Typical GRP Enclosure 2.8m x 2.8m
All to service provider standard details
TO ICP DETAILS



DENOTES CHARGING POST
ALPITRONICS HYC 150



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PROJECT
FS354 - HUCCLECOTE SERVICE STATION
HUCCLECOTE ROAD,
GLOUCESTER, GLOUCESTERSHIRE,
GL3 3RX

DRAWING TITLE
PROPOSED SITE LAYOUT

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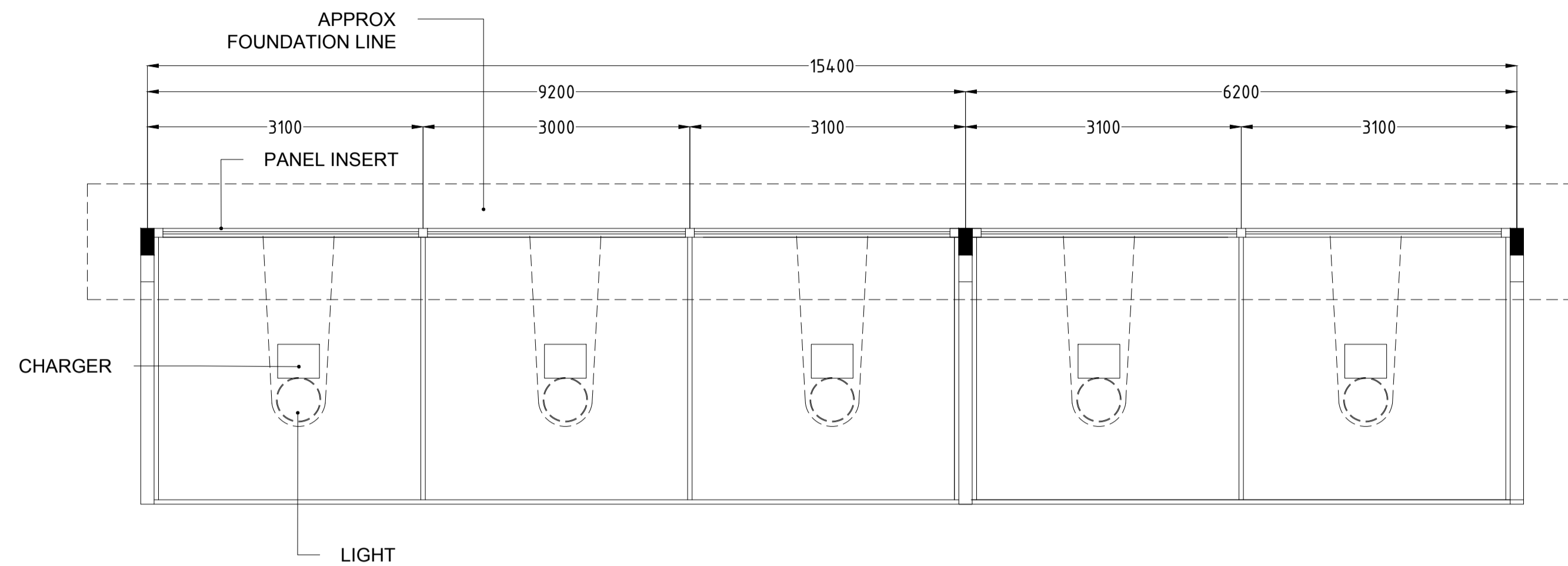
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Materials

- Powder coated aluminium cladding panels, blue RAL 5015
- Steel frame columns and rafters, powder coated blue RAL 5015
- Glass support beam SHS finished in grey RAL 7016.
- Roof finished in 10mm toughened glass

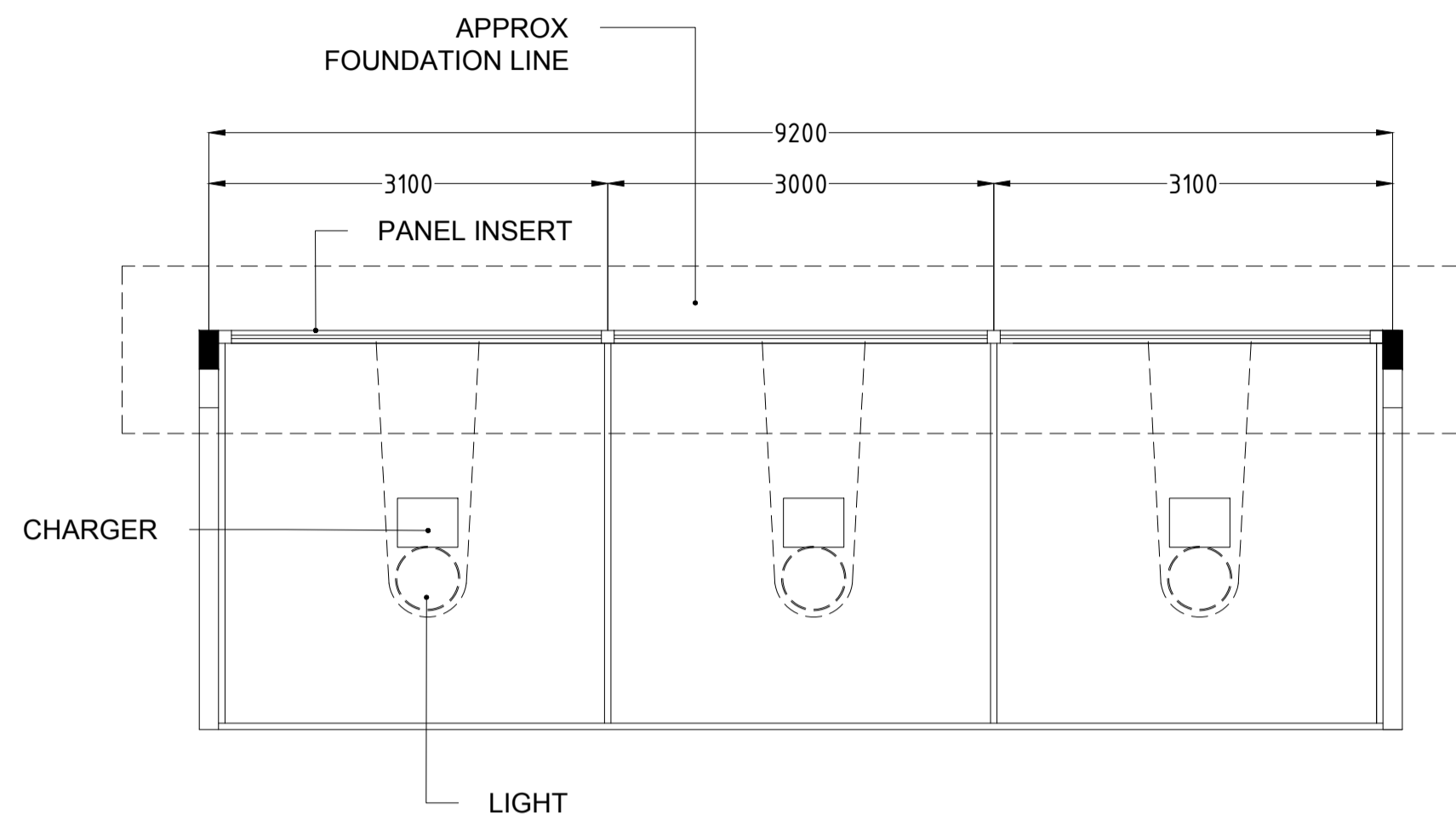
Lighting

- LED Down lights to achieve 100 lux on each bay



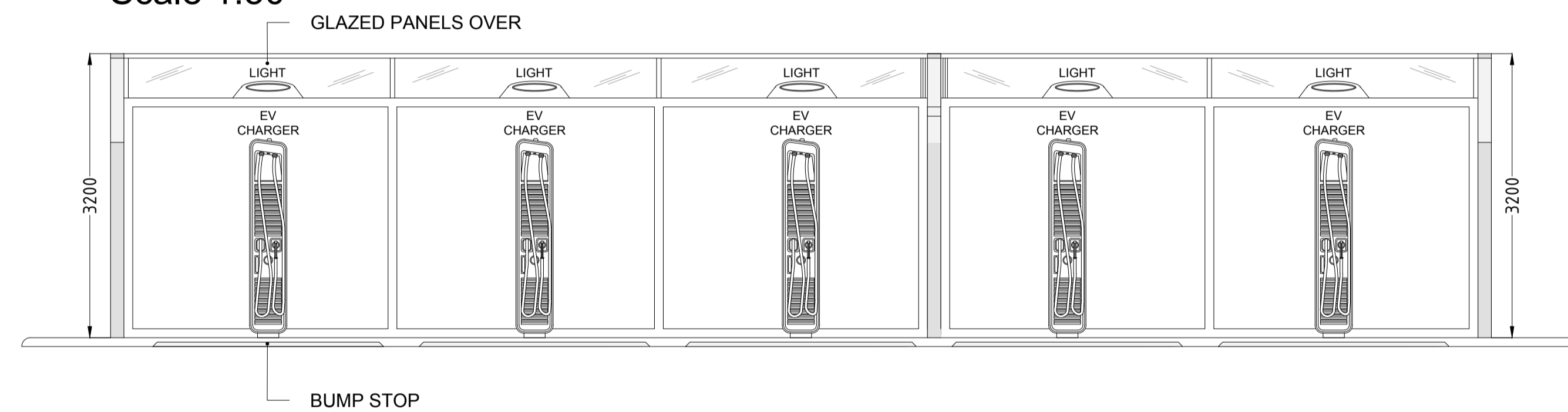
EV CANOPY - PLAN

Scale 1:50



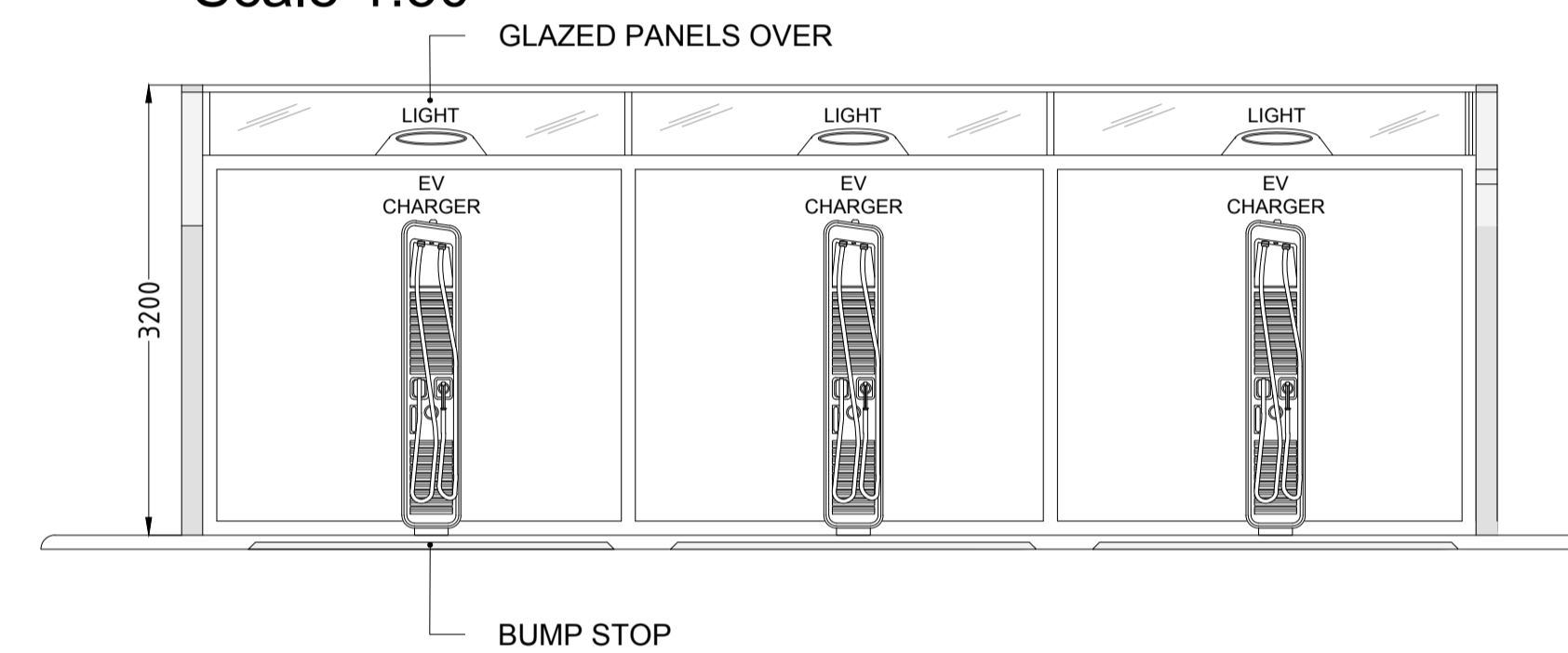
EV CANOPY - PLAN

Scale 1:50



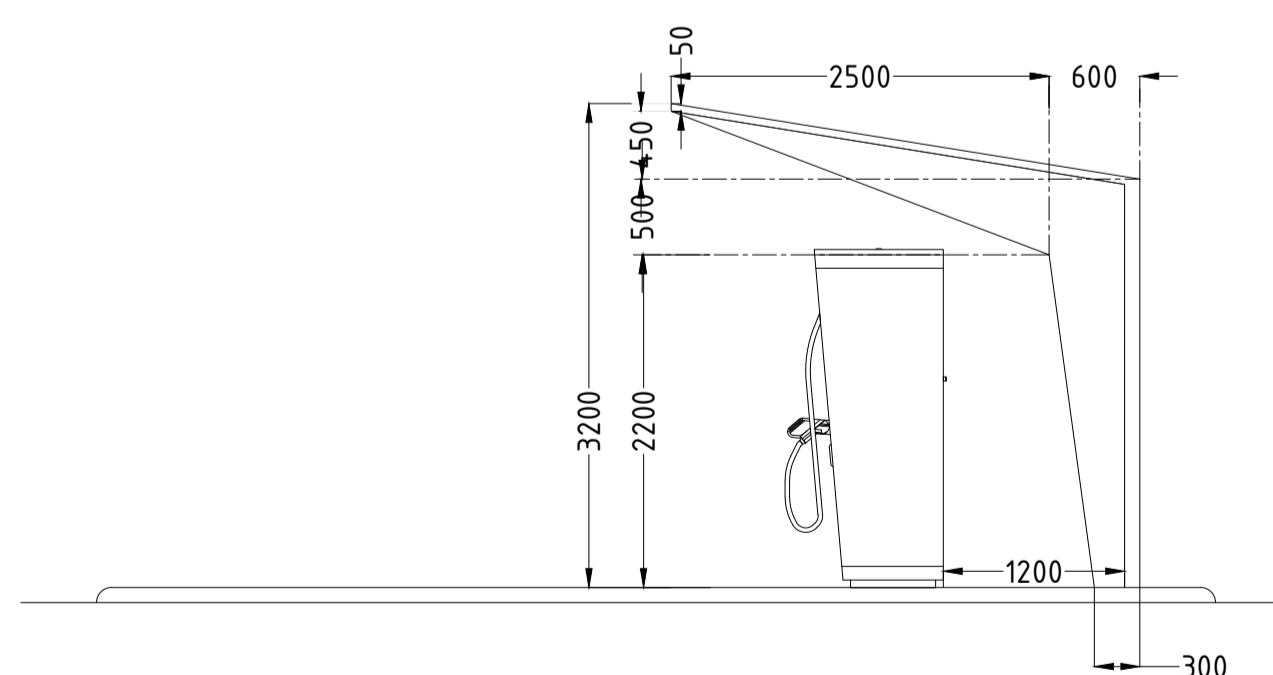
EV CANOPY - FRONT ELEVATION

Scale 1:50



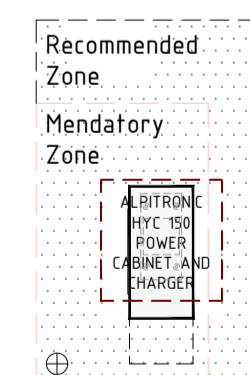
EV CANOPY - FRONT ELEVATION

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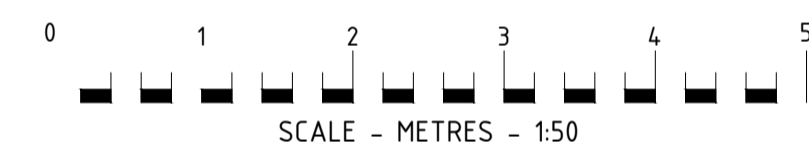
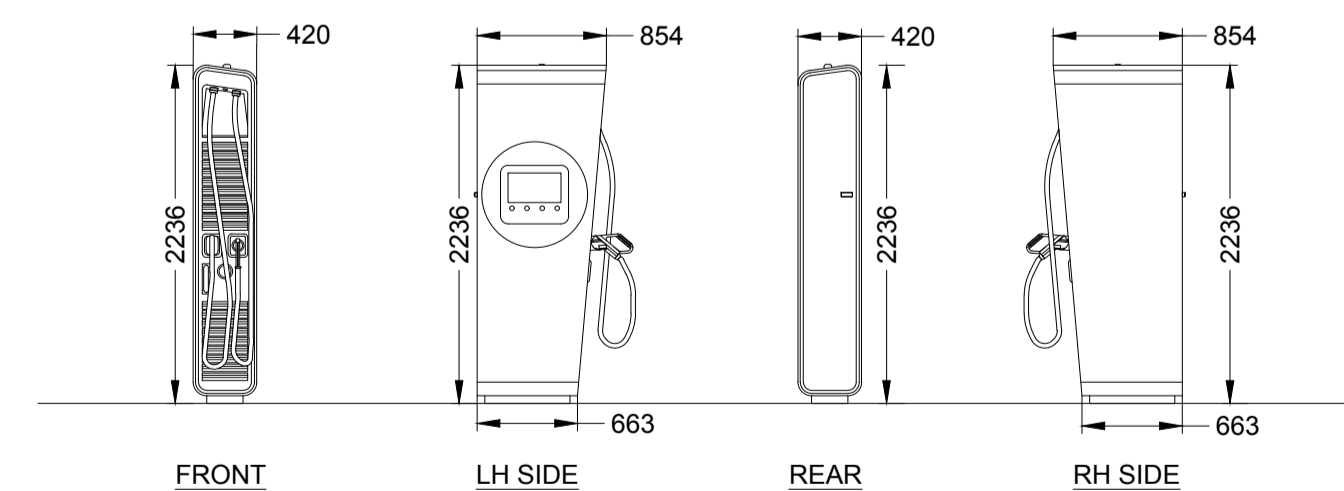
EV CANOPY - SIDE ELEVATION

Scale 1:50



ALPITRONIC 150 HYC CHARGER

Scale 1:50



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PROJECT

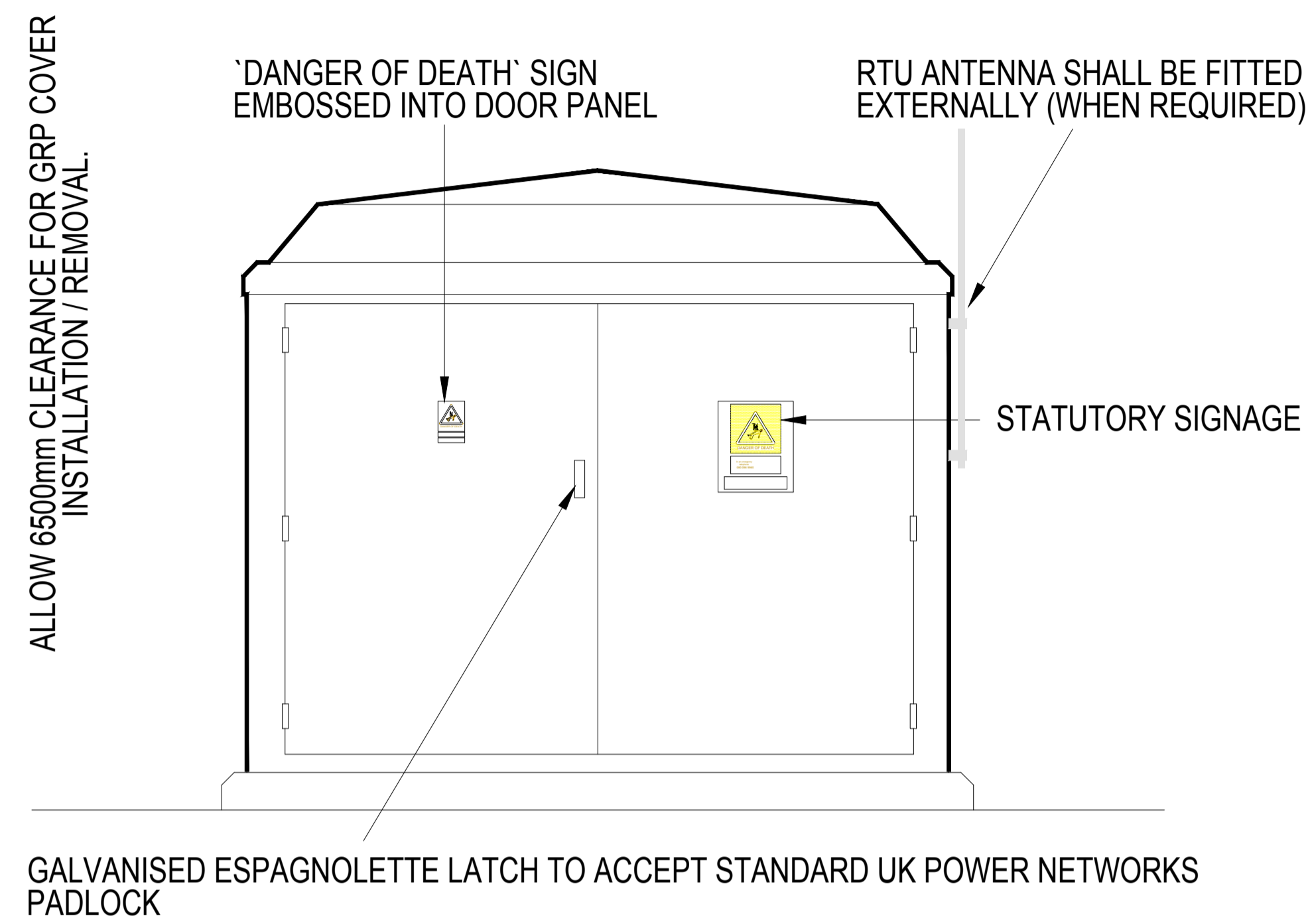
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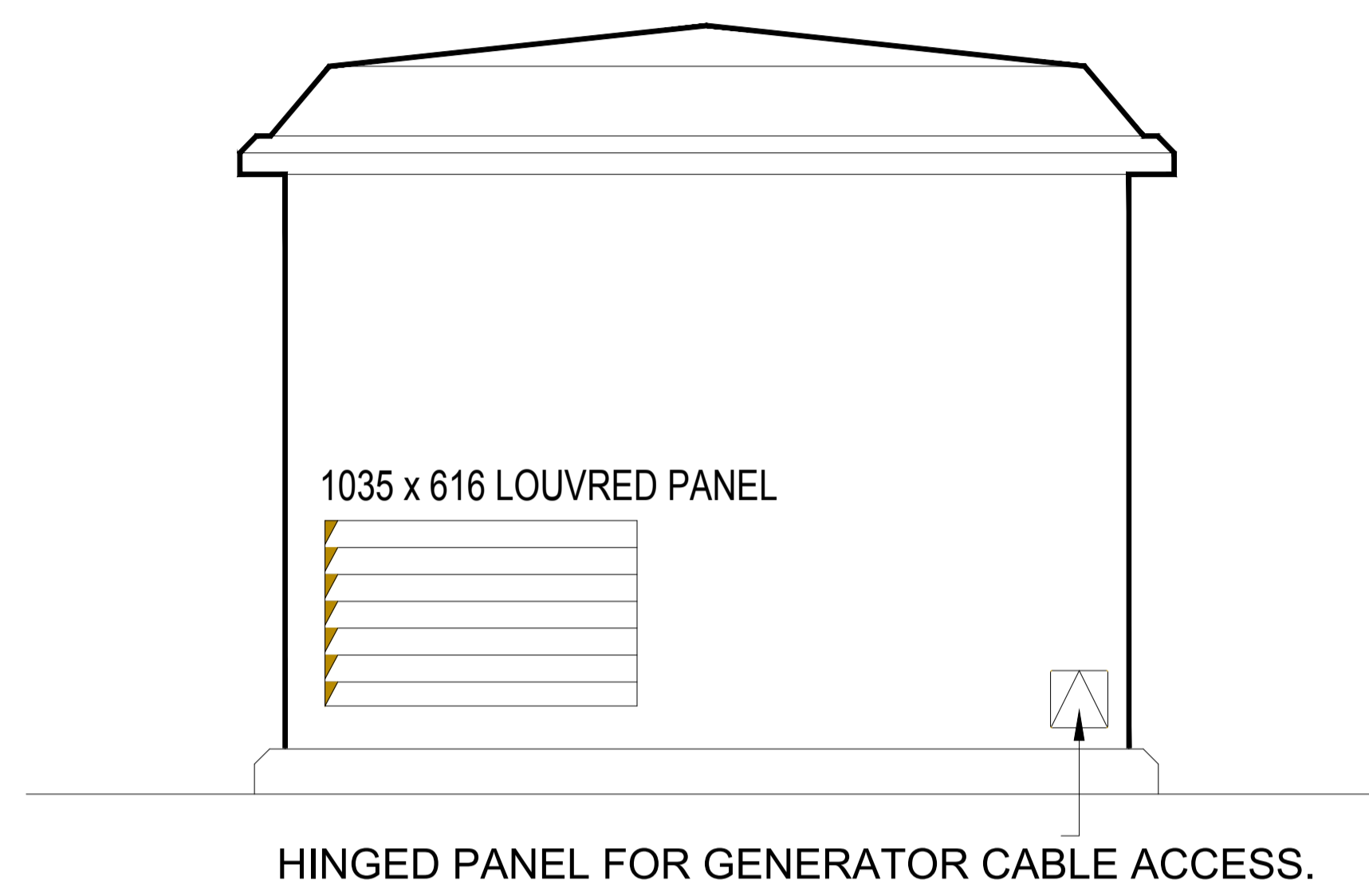
EV CANOPY DETAIL

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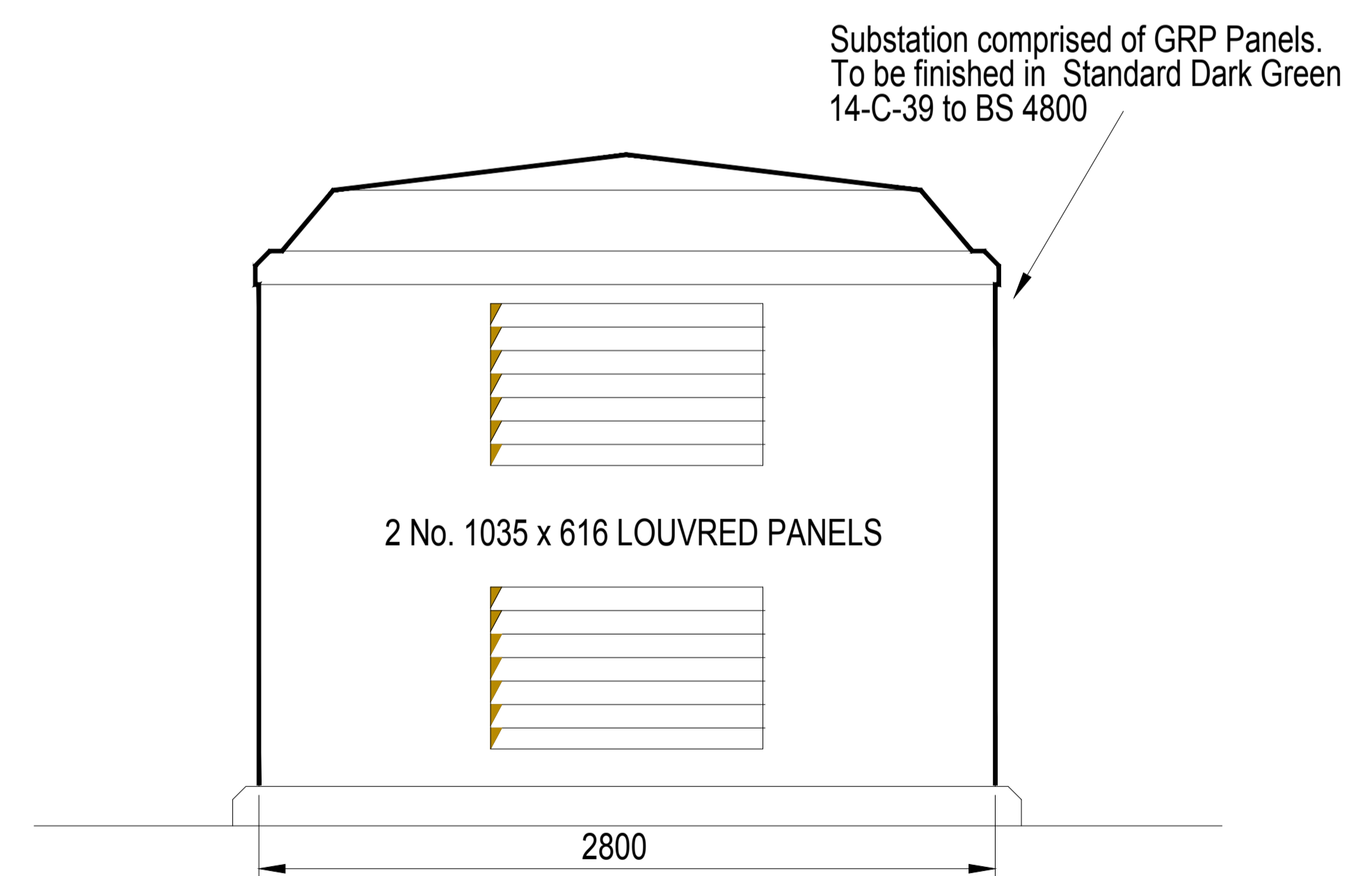
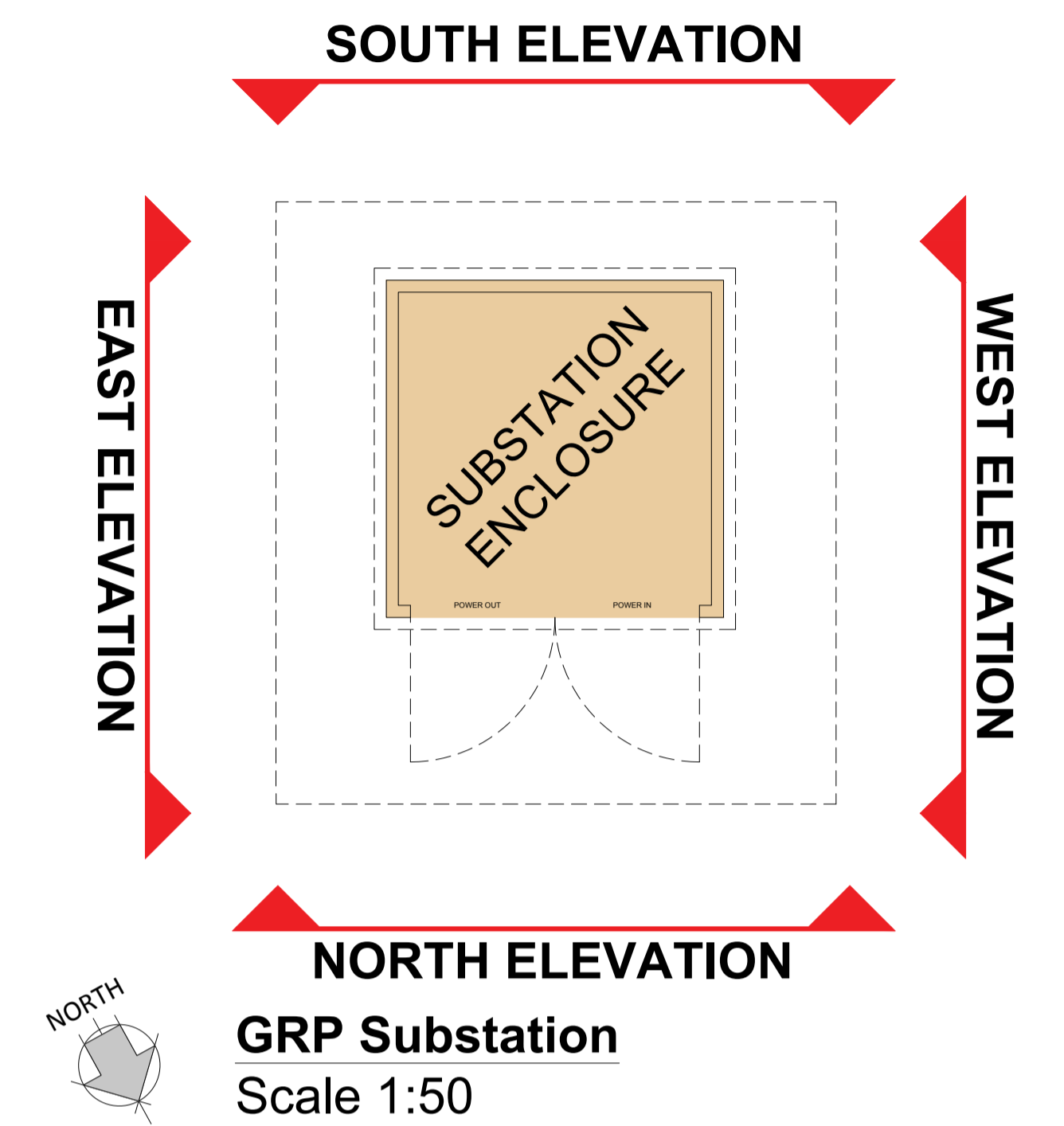
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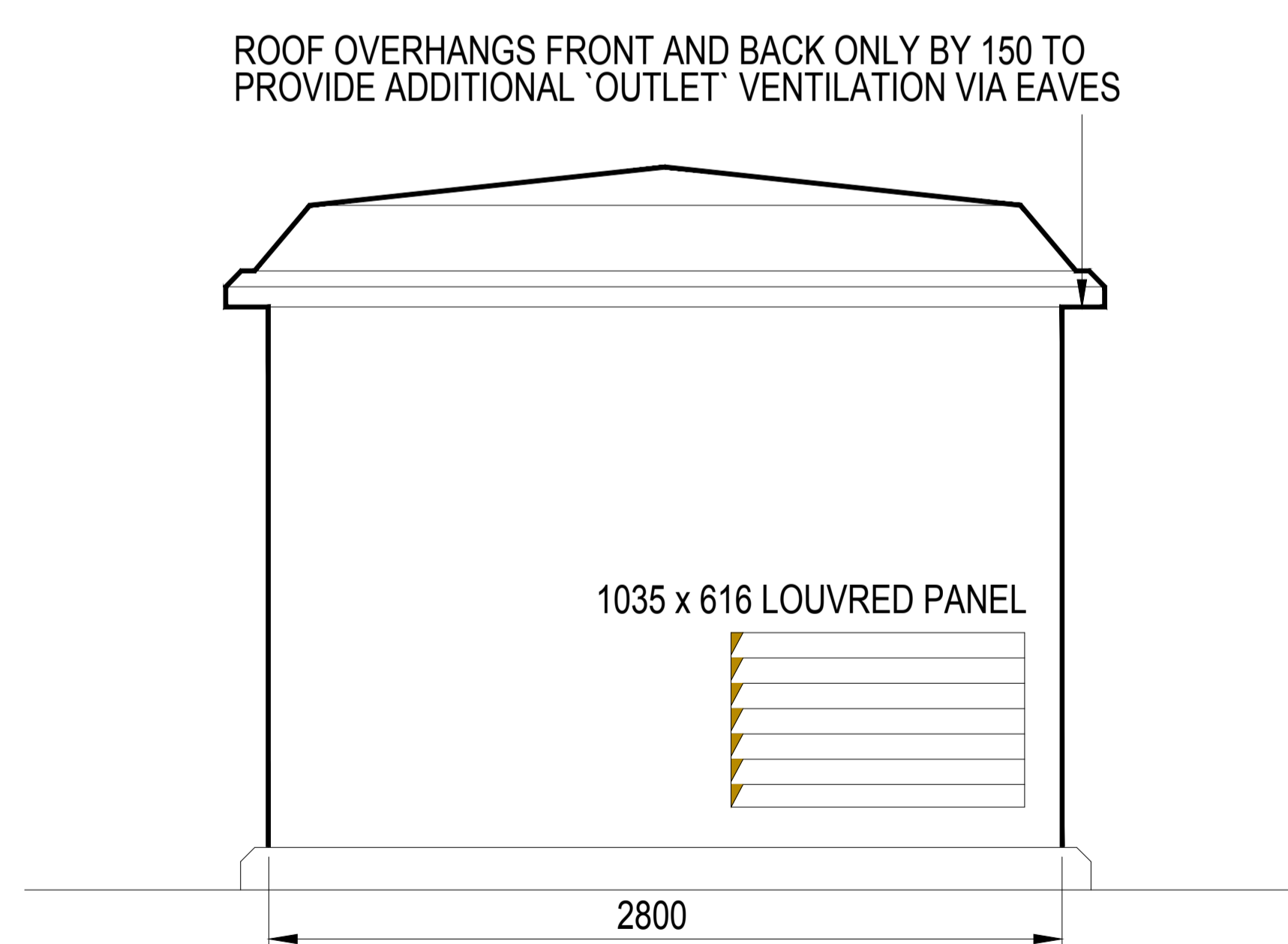
GRP Substation
 North Elevation -Scale 1:20



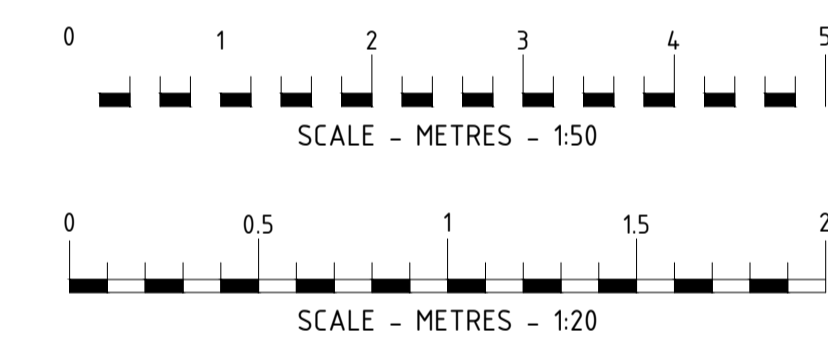
GRP Substation
 East Elevation -Scale 1:20



GRP Substation
 South Elevation - Scale 1:20



GRP Substation
 West Elevation - Scale 1:20



REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			

PLANNING



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 Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB



PROJECT
 FS354 - HUCCLECOTE SERVICE STATION
 HUCCLECOTE ROAD,
 GLOUCESTER, GLOUCESTERSHIRE,
 GL3 3RX

DRAWING TITLE
 SUBSTATION ELEVATIONS

DRAWN BY	DATE	SCALE	PAPER SIZE
JP	07.09.2022	1:20/1:50	A1
CHECKED BY	DRAWING NUMBER	REV.	
PT	13664-P04-FS354	-	