



Car Parking Management Plan

Ryecroft Meadow, Caia Farm, Old Wrexham Road, Gresford, Wrexham. LL12 8UA.

February 2023

Applicant: Miss Rhian Williams

Introduction

The Car Parking Management Plan has been prepared to support a Planning Application to change the classification of land at Ryecroft Meadow, Caia Farm, from agricultural to sui generis for use as a dog exercise area.

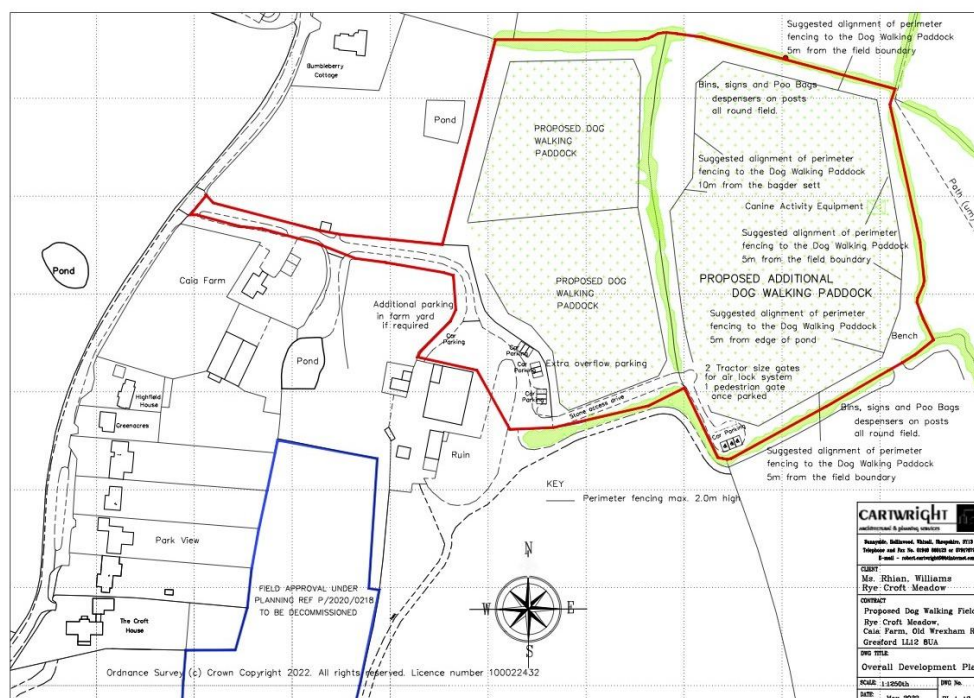
The key aims of the parking management plan are as follows:

- Ensure appropriate allocation of car parking provisions for the needs of customers.
- Enforce the use of car parking to ensure that only those eligible to make use of the facilities.
- Enforce appropriate use of the car parking such that it remains accessible to all eligible users and areas remain free of obstruction for the passage of vehicles.
- Monitor and manage vehicular traffic volume.

The Site and Proposal

The site currently comprises three dog exercise areas. One is to be decommissioned, with another field east of the farm, to be opened. The plan below illustrates the field to be decommissioned (blue) and the proposed dog-walking site (red).

The description of the application is as follows: Request to retrospectively change the classification of land from agricultural to sui generis to enable us to continue running a dog exercise area. Additionally, the proposal of a new dog exercise area and the decommissioning of an existing dog walking exercise area with existing planning permission (P/2020/021).



Site Access & Car Parking

The site is shared with an existing business Byproduct Services, and domestic properties. The site can be accessed from Old Wrexham Road. Approved alterations have been carried out to meet Highways' requirements at the site entrance/exit to improve visibility.

There are a number of car parking areas currently used onsite, and these will be rationalised and managed more closely following the redevelopment of the site. The current capacity for vehicles on site will not be changing.

The proposed allocation of parking spaces on the site include

- Four car spaces outside Hillside and Agility fields; two per field.
- Two-three car spaces within the new fields airlock system.
- Overflow parking for use by any three fields.

Parking Arrangements

The main reason we have found people use private hire dog walking fields is due to their dog's reactivity, to be away from other off-lead dogs approaching and for training purposes such as recall with fewer distractions. Therefore, the majority of users come alone with their dog(s) only. We have had three fields in use since October 2020, meaning we have over two years' worth of booking evidence to support that the majority of bookings involve one vehicle only.

Hillside and Agility: These two fields are parallel and share parking area A outside their pedestrian entrance gates. Only two vehicles per field may park in this car park, meaning a total of four vehicles can park there. This allows enough room for vehicles to manoeuvre safely. These fields have different start times to avoid too much car movement at once.

New field: This field will have an airlock-type system to allow cars to travel through a tractor-sized gate and into a small fenced parking area exclusive to that field (parking C). There will be approximately two-three car spaces in this enclosed area.

All three fields have a 10-minute gap between sessions to avoid crossover and to allow the safe manoeuvre of dogs and cars.

Overflow Parking Arrangements

Hillside and Agility: If a booking has more than two vehicles attending, extra vehicles must park in parking B.

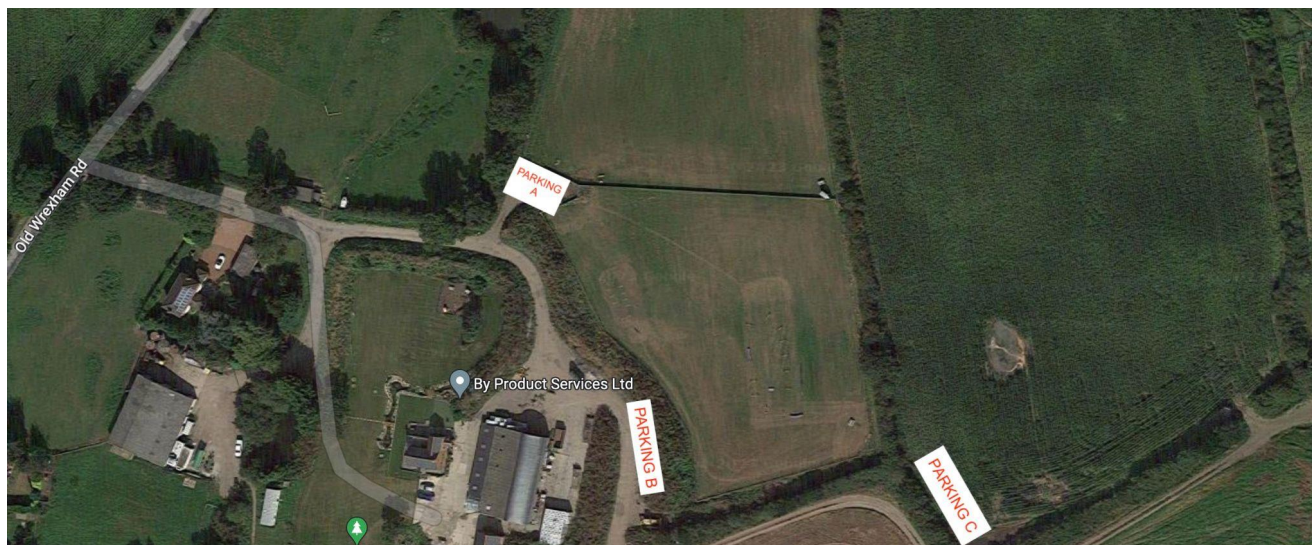
New Field: If a booking has more than two vehicles attending, extra vehicles must park in parking B.

When attending in larger groups, customers have to book through staff directly. This allows for rules to be reiterated and confirmation of vehicle, human and dog numbers. This also ensures no two large groups are attending multiple fields at any one time to ensure we have adequate parking and to keep noise/traffic under control.

Event Parking Arrangements

Events, for example, may include a puppy training class with four vehicles or a breed meet with ten vehicles. Private hire bookings are the predominant use of the dog exercise fields. From time to time, a trainer may book a single one-off session or a set of sessions, for example, once a week for six weeks for one hour to run workshops or classes. On average, no more than six cars are in attendance.

All vehicles relating to an event must park in Parking B. Parking A or C, depending on which field(s) are hosting the event, are reserved solely for Blue Badge holders and event staff. This allows for the safe manoeuvre of vehicles and pedestrians.



Control of Site Access

Site access for this proposal will continue to be by appointment only. People must have a booking in order to enter the site or have a pre-arranged visit in place with a staff member. Customers are only permitted to stay for their booked time slot, and rules are in place to avoid people arriving too early or overstaying. To help enforce this, signage will be erected, more CCTV will cover the site and parking areas, staff members will continue to carry out regular checks of the site on foot, and car registration plates will continue to be taken on the booking form. Staff will oversee the car park and ensure that parking is correctly utilised.

Management Measures

To encourage the successful operation of parking on site upon the field changeover, the following measures will be implemented initially and continually.

- An email to the current customer database to update them on parking changes
- Information across Social Media Platforms
- Other land uses on the site to be informed of the new parking arrangements
- Additional checks are to take place during the initial weeks following the changes
- Updated confirmation emails/texts
- Updated directions and parking information on the website
- Contacting any customer who is found to be parking incorrectly
- Event parking is to be specified clearly when booking and on confirmation emails/texts.
- Signage to be added and updated where appropriate to clearly direct customers on where to park and where to walk

Vehicles Not Parked in the Correct Space

Should a vehicle be parked in the wrong area, then staff will contact the user to amend this. Repetitive misuse of parking will result in a ban from the site.