

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0719 **Your Ref:** SEH/P/2018/0719
Date: 3rd October 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 340 498 Nos. 8 and 10 Rivulet Road, Wrexham.
Development: Extension to form MOT Testing Station.

I refer to your consultation dated 23/04/2018 including Layout Plan (Drg. No. FV7/0618/4) in respect of the above.

Access

The development site is located on Rivulet Road which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical speeds at being around 25mph given the geometry of the road.

The existing site appears to include an existing auto repair unit on the west side of the site and a motorcycle repair unit on the eastern side. The proposed development appears to involve the construction of a covered MOT workshop between the two existing businesses providing a staff car park for 6 vehicles to the rear of this building.

I understand that staff cars will park to the rear of the site in the morning accessing through the workshop with up to 11 parking spaces for customers being provided along the site frontage behind the back of footway.

Parking and Turning Provision

It is proposed to provide a staff car park (6 no. spaces) at the rear of the site which will park up in the morning accessing through the proposed MOT workshop. It is proposed to provide up to 11 parking spaces along the site frontage which is similar to current arrangements.

The submitted layout plan (Drg. No. FV7/0618/4) does not appear to scale correctly. ***Could you please ask the applicant to provide a revised layout plan annotating the dimensions of the proposed park spaces at both the front and rear of the site in accordance with LPGN 16. Could you please ask the applicant to annotate the clearance behind the proposed no. 6 spaces at the rear of the site. This will need to be a minimum distance of 6m.***

Could you please ask the applicant to clearly show the extent of adopted footway along the site frontage ensuring that none of the proposed spaces encroaches over the footway.

I would recommend that all parking spaces are marked out using white lining materials.

Car Parking Management Plan

If the application is to be supported, then I would recommend that a condition is included for the submission of a **Car Parking Management Plan** which should include the following information:-

- Statement that no parking vehicles (ie/ either staff vehicles or customers) shall occur on the public highway. Details of how deliveries will be managed to avoid conflict with customer vehicles shall be provided.
- Statement that the business will operate on a strict appointment only basis with only pre-booked customers being permitted on site at any one time.

Traffic Generation

It is not anticipated that the proposed development will result in any significant increase in vehicle movements at the site. I understand that customers who currently attend the site for an MOT have their cars driven from site to an approved MOT Testing Centre and are subsequently returned to 8 Rivulet Road. The proposed MOT workshop will therefore reduce daily vehicle movements at the site.

Construction and Traffic Management Plan -CTMP (including provision for contractor parking)

As there would appear to be an existing on-street parking issue along this section of Rivulet Road, I would recommend any permission includes the requirement for a Construction and Traffic Management Plan which includes :-

- A plan indicating where contractors & construction related vehicles will park (ie/ not on the highway).
- Details of maximum number of contractor vehicles likely to be on site at any one time.
- Statement that no parking of vehicles (ie/ either staff vehicles / customers / construction related vehicles) shall occur on the public highway. Details of how deliveries will be managed to avoid conflict with customer vehicles shall be provided.
- Submission of a plan indicating proposed construction warning signs (type / position).

I would recommend that the applicant liaises with our Traffic section (contact Darren Green on Tel: 01978 729643) to discuss the content of any CTMP.

I await the requested information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

pete d'athwaite

pm Planning Control Manager