

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: 23rd 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 / email dated 23/10/2018 including revised Layout Plan (Drg. No. FV7/0618/4) received 12/10/2018 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 revised layout plan (Drg. No. FV7/0618/4) indicating the proposed parking and turning arrangements at the site is considered acceptable. The proposed parking spaces do not encroach on the adopted footway and will be 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 therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times. The proposed spaces shall be marked out using white lining materials.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

NONSTD CAR PARKING MANAGEMENT PLAN

026R No part of the development shall commence until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

Peter Southwaite
Planning Control Manager