

**Blueprint Architectural Services Ltd**

Redwither Business Tower, Redwither Business Park, Wrexham.

LL13 9XT

Tel: 01978 356500

[design@blueprintarchitectural.com](mailto:design@blueprintarchitectural.com)

[www.blueprintarchitectural.com](http://www.blueprintarchitectural.com)

# **Traffic Management Plan**

For

**Change of Use application  
from former Warehouse to  
Charity Training Facility**

## **Wrexham Warehouse Project**

## **1. Introduction**

This traffic management plan has been produced to provide additional information in relation to planning application P/2017/0979. The current facility has a short fall of parking when compared to Wrexham County Council maximum standards.

Due to the nature of the operation we believe this is not detrimental to the area and the activity does not produce additional pressures on the existing highway.

## **2. Background**

A change of use application for this facility was previously submitted by others. However, the application was dissolved and a decision was never issued. This application was submitted during 2015, application reference number P/2015/0224.

The training facility has continued to operate as the owners were unaware that permission had not been granted.

During this time no complaints or issues have been raised. No accidents have been caused and the operation has been successful in their continued use without negatives.

Our client has a requirement to improve the facilities. An application to the Local Council was made to extend the facility and at this point it became evident that the previous application had not been determined and had been dissolved and that no permission was in place.

## **3. Traffic Management Plan**

Therefore to support the application we have detailed this traffic management plan. The benefit of this plan being this is how they currently operate, and have done for the last few years.

#### **4. Activity**

##### **a. Staff**

4 part-time staff are employed from the site. These are 2 admin assistants and 2 instructors.

Hours of operation are Monday – Friday, 9.30am – 3pm

Additional classes are run, Wednesday 4pm-9pm, Thursday 5pm - 8pm and Friday 4pm - 6pm.

Staff hours are arranged to cover all opening times. These have 1 admin and 1 instructor with limited cross over hours to minimise expense for the charity. Limiting the number of vehicles on site at any one time.

##### **b. Trainees**

Class sizes vary but no more than 6 trainees attend often with only 3-4. The existing minibus operates to collect and return trainees to the local area. As all trainees are school age and the facility in place for locals who are not attending schools or colleges and are without work, the minibus remains the only option for transport to the facility.

Trainees are below the legal limit to drive and therefore private transport is not an option.

Some trainees are dropped off by parents, again meaning no requirement for parking facilities.

##### **c. Deliveries**

The charity is lucky to be supported by the Local depot of Travis Perkins. They provide building materials which are used by the classes. As they are supplied and delivered free of charge, this is kept to a minimum.

The merchants deliver goods on pallets which is brought in once per month. This caters for the needs of the limited number that are trained at the facility.

There are no reasons for this to increase as it is charitable donation.

## **5. Conclusion**

The facility has operated for several years, in the above format. No complaints or issues have been raised in relation to car parking on the highway. No accidents or obstructions have been reported. While the facility does not meet the maximum standards, the parking which is provided on site clearly meetings the ongoing need.