Travis Perkins, Croesfoel Industrial Estate, Wrexham

Travis Perkins Property Company Limited

Croesfoel Industrial Estate, Wrexham

Car Parking Management Plan

September 2025



Document Control

Job No.	24-0378	
Project Name	Travis Perkins, Croesfoel Industrial Estate, Wrexham	
Document Title	Car Parking Management Plan	
Status	Final Issue	
Client	Travis Perkins Property Company Limited	
	Name	Date
Prepared By	Asa John Plant	September 2025
Checked By	Chris Elliott	September 2025
Approved By	Asa John Plant	September 2025

Record of Revisions

Revision	Date	Details	Made By
1	10/09/25	Draft Issue	AJP
2	26/09/25	Final Issue	CJE

Rappor Consultants Ltd
A: Bedford i-Lab, Stannard Way, Priory Business Park, Bedford, Bedfordshire, MK44 3RZ
W: www.rappor.co.uk
T: 01234 836098
E: hello@rappor.co.uk

© Rappor Consultants Limited. All rights reserved. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Rappor Consultants Ltd and Travis Perkins Property Company Limited.

Contents

Document Control....1
1 Introduction....3
2 Car Parking Layout....5
3 Car Parking Management....6
4 Summary and Conclusions....8

Appendices

Appendix A – Site Layout Plan

1 Introduction

Brief

1.1 Rappor Consultants Ltd. (Rappor) has been instructed by Travis Perkins Property Company Limited (Travis Perkins) to prepare a Car Parking Management Plan to discharge Condition 8 of planning permission ref. P/2024/1567 for the permitted change of use of the car dealership to builders' merchant including outside display and storage racking. Condition 8 requires the following:

"No development shall take place until a Car Parking Management Plan (CPMP) to include (but not limited to) the details of management of car parking to facilitate both staff & customers within the curtilage of the site has been submitted to and approved in writing by the local planning authority. The CPMP as agreed shall be implemented in accordance with the approved details."

1.2 The site is located within the Croesfoel Industrial Estate and is bound to the north and south by industrial units. The access road runs north to south along the western boundary of the site with access provided to A5152 Wrexham Road via a priority junction. The site location plan is shown below at **Figure 1.1.**



Figure 1.1 Site Location Plan

1.3 Access to the site is gained from a two-way priority junction on the Croesfoel Industrial Estate access road, providing entry and exit movements. The internal layout provides a mix one-way and two-way working through the site.

1.4 This Car Parking Management Plan has been prepared to provide an overview of the type and quantum of parking that will be provided as well as details on how the car parking areas will be managed to ensure there is no adverse effect upon the adjoining road network.

1.5 The breakdown of parking on site is provided in **Table 1.1** below:

Parking Use	**Spaces**
Customer	14 inc. 2 DDA
Staff	17 inc. 2 DDA

Table 1.1 Breakdown of Car Parking

1.6 It should be noted that there are 22 pick-up spaces provided for customers; these are not parking spaces but serve as collection points for customers around the site. There are also 5 HGV spaces and the management of these has been considered separately as part of the Delivery and Servicing Plan. A total of 10 covered cycle spaces are provided for customers and 10 covered cycle spaces for staff. The site layout plan is provided at **Appendix A**.

1.7 Following this introduction, this report includes:

- An overview of how parking will be provided.
- A series of potential mitigation measures that can be relied upon in the event that the measures that are incorporated into the design of the layout need to be supplemented at a later date.

2 Car Parking Layout

Parking Provision

2.1 As outlined, 14 customer spaces (inc. 2 DDA spaces) and 17 staff spaces (inc. 2 DDA spaces) are provided on site.

Car Park Circulation

2.2 The site is served by a vehicle crossover which is formed on the eastern side of the Croesfoel Industrial Estate access road approximately halfway along its length. The access arrangements are demonstrated on the layout plan attached at **Appendix A**.

2.3 All vehicles will enter and exit from the single access point. The staff parking is provided to the south of the site, with the customer parking provided north and south of the access. A one-way counterclockwise loop arrangement is provided around Building 1 for the 22 pick-up spaces.

Cycle Parking

2.4 A total of 10 covered cycle spaces are provided for customers and 10 covered cycle spaces for staff. These are provided in the form of Sheffield Loops with visitor cycle parking provided to the north of the access and staff cycle parking provided adjacent to the staff car parking to the south of the site.

3 Car Parking Management

Overview

3.1 The physical measures outlined above will be supplemented by a package of softer measures. These are outlined below.

Car Parking Allocation

3.2 Upon appointment employees will be advised on car parking procedures and the systems in place to inform them on arrival to the site. Employees will be advised of the allocation of parking provision based upon their individual shift patterns.

3.3 There will be marshals on site directing traffic for the HGVs when deliveries are completed. The deliveries are expected to occur outside of shift change and there is sufficient space provided for HGVs to manoeuvre within the service yard should any vehicles need to exit.

3.4 Information on car parking procedures will also be promoted through the Travel Plan noticeboards, posters etc.

3.5 The use of the pick-up spaces will be monitored and managed to ensure that they are not used for car parking.

Information to Employees

3.6 Prior to starting employment at the site, employees will be informed of the car park management procedures and systems in place. As part of this information details of the staff parking area will be included. During each employee induction, the details of the car park management procedures and systems will be reiterated.

3.7 The communication measures available through the Travel Plan will also be used to continually inform employees of the car parking management procedures and systems in place and associated car parking allocation. This includes via the Travel Information Boards, posters and staff communication.

3.8 If any issues arise in terms of the car park management or employees not following the procedures and systems this will be raised as part of staff meetings.

Day to Day Management

Monitoring

3.9 The management team will monitor the car parks throughout the day to manage errant car parking.

Car Park Management

3.10 If congestion is noted to build up in the car parks additional staff team members will be drafted in to assist. Car park attendants will guide customers and employees to available spaces.

3.11 If the car park management systems set out in this document do not achieve the desired operation of the car park, additional measures will be considered. The measures decided upon will be dependent on which element of the car parking is not operating as efficiently as possible at that time. However, some areas which could be considered, if required are:

- Increased car park management;
- Temporary or permanent signage;
- Increase information issued to employees; and
- Increased Travel Planning measures.

Signage

3.12 Signage and carriageway markings are provided throughout the site to guide customers and employees appropriately around the site.

Information

3.13 If customers and employees regularly park in the incorrect areas within the car park, additional information will be provided to inform them of the car park management requirements. This can be via a number of means including customer signs, Travel Plan noticeboards, posters, and staff meetings.

4 Summary and Conclusions

4.1 Rappor Consultants Ltd. (Rappor) has been instructed by Travis Perkins Property Company Limited (Travis Perkins) to prepare a Car Parking Management Plan to discharge Condition 8 of planning permission ref. P/2024/1567 for the permitted change of use of the car dealership to builders' merchant including outside display and storage racking. Condition 8 requires the following:

"No development shall take place until a Car Parking Management Plan (CPMP) to include (but not limited to) the details of management of car parking to facilitate both staff & customers within the curtilage of the site has been submitted to and approved in writing by the local planning authority. The CPMP as agreed shall be implemented in accordance with the approved details."

4.2 This Car Parking Management Plan has been prepared to provide an overview of the type and quantum of parking that will be provided as well as details on how the car parking areas will be managed to ensure there is no adverse effect upon the adjoining road network.

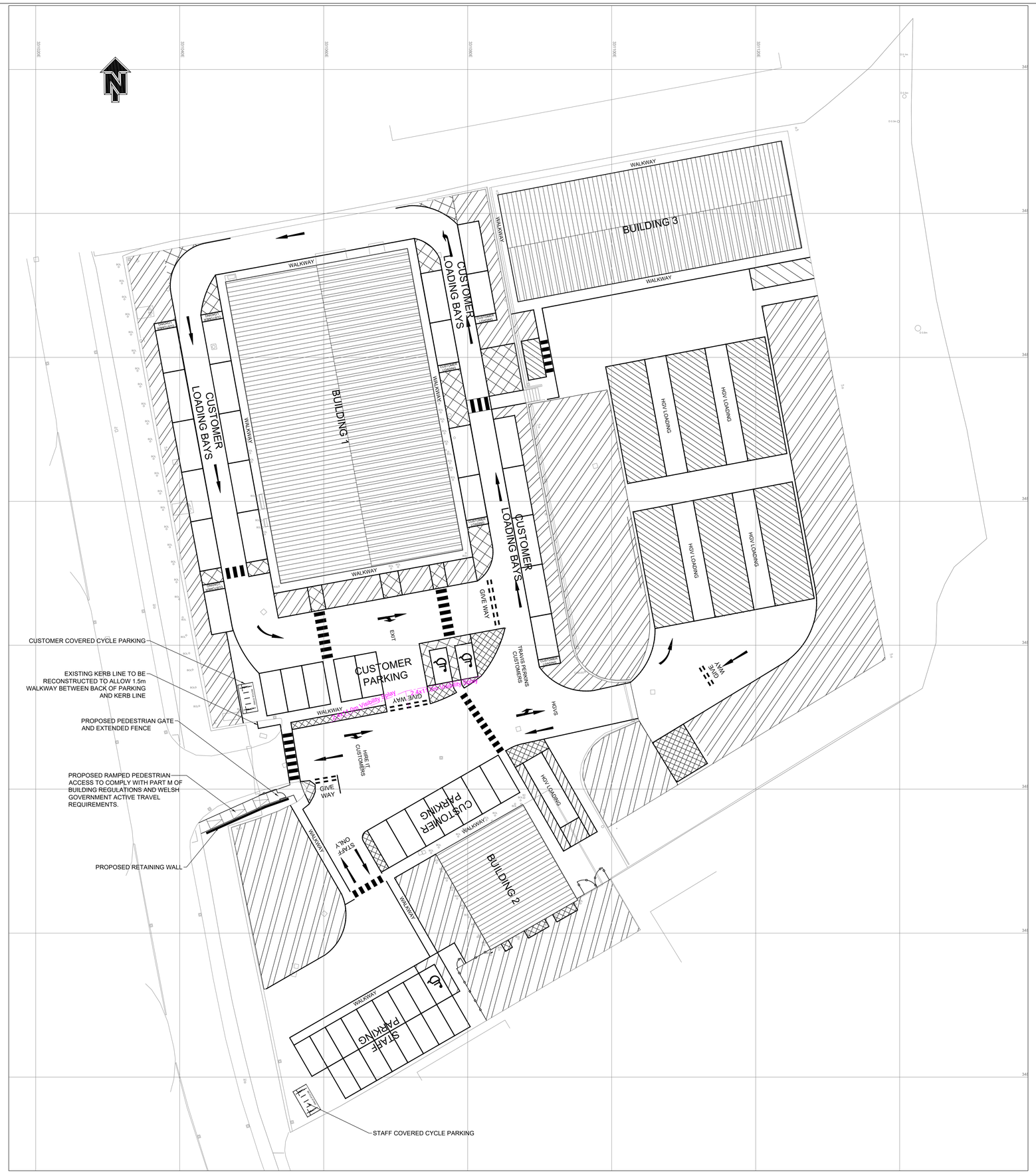
4.3 As outlined, 14 customer spaces (inc. 2 DDA spaces) and 17 staff spaces (inc. 2 DDA spaces) are provided on site.

4.4 A total of 10 covered cycle spaces are provided for customers and 10 covered cycle spaces for staff.

4.5 This Car Parking Management Plan has been prepared to provide an overview of the type and quantum of parking that will be provided as well as details on how the car parking areas will be managed to ensure there is no adverse effect upon the adjoining road network.

4.6 Based on the information contained within this report, it is clear that the layout is suitably designed to minimise any adverse impact on the adjoining road network. However, a series of measures have been identified to ensure that the car park operates in as an efficient manner as possible. Moreover, mitigation measures have also been outlined that could be relied upon to reinforce the management of the car park if required.

Appendix A – Site Layout Plan



DESIGNER RISK INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:-

CONSTRUCTION:

MAINTENANCE/CLEANING:

DECOMMISSIONING/DEMOLITION:

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

5 0 10 20 30 40 50

Scale Bar
1:200

KEY:

- HGV SERVICING ZONE
- EXTERNAL RACKING/STORAGE ZONES (UP TO 5.5m HIGH)
- KEEP CLEAR

SCHEDULE OF ACCOMMODATION:

Site Area - 1.0011 hectares

Building 1 (Showroom/Sales/Warehouse/Offices/Staff Facilities)
GEA - 1,095sqm
GIA - 1,057sqm

Building 2 (Sales/Warehouse)
GEA - 213sqm
GIA - 200sqm

Building 3 (Warehouse)
GEA - 607sqm
GIA - 582sqm

PROPOSED PARKING:

Customer Spaces
14 Parking Spaces Incl 2 DDA Space
22 Pick-Up Spaces

Staff Parking
17 Car Spaces Incl 2 DDA Space
5 HGV Spaces

Rev	Date	Amendment		
P09	17.06.25	ZEBRA CROSSING TO WEST OF BUILDING 1 AMENDED. CYCLE PARKING NOTED AS COVERED. REFERENCE TO ACTIVE TRAVEL REQUIREMENTS ADDED. STAFF PARKING FOR BUILDING 2 ADJUSTED.	NT	AJN
P08	05.06.25	WALKWAY NEAR CYCLE STORE WIDENED	DO	AJN
P07	30.05.25	'CUSTOMER LOADING BAY' NOTE ADDED.	NT	AJN
P06	29.05.25	CUSTOMER PARKING AND PICK-UP No AMENDED. ADDITIONAL PEDESTRIAN ROUTES AROUND SITE ADDED. CUSTOMER BIKE PARKING ADDED. PEDESTRIAN ACCESS INTO SITE ADDED. VISIBILITY SPLAY ADDED.	NT	AJN
P05	29.01.25	NUMBER OF DDA PARKING SPACES INCREASED.	NT	AJN
P04	17.010.24	TITLE BOX AMENDED. RED LINE BOUNDARY OMITTED. SITE AREA AMENDED. PARKING No ADDED.	NT	AJN
P03	25.07.24	SURVEY ADDED.	nt	AJN
P02	18.06.24	CUSTOMER/STAFF PARKING SHOWN. CYCLE PARKING ADDED. VEHICLE ROUTES ADDED.	nt	AJN
P01	16.06.24	FIRST ISSUE	nt	TM

mjm Consulting Engineers Ltd
Southgate House, 38 Southgate, Wakefield WF1 1TL
T: 01924 811 000 mjmc.co.uk

Project:
TRAVIS PERKINS
CROESFOEL INDUSTRIAL ESTATE
WREXHAM, LL14 4BJ

Client:

Drawing Title:
PROPOSED SITE LAYOUT

NT	AJN	AJN
MJMC Ref: 9003	Scale: 1:200	Sheet Size: A0
Revision Status: P09	Suitability Status: S4	Date: MAY '24

Suitability Description: FOR APPROVAL

Drawing Reference:
Project - Originator - Zone - Level - File Type - Discipline - Number
9003-MJM-XX-XX-DR-D-6611

© THIS DRAWING MAY NOT BE COPIED WITHOUT PRIOR WRITTEN PERMISSION

rappor

Rappor Consultants Ltd

www.rappor.co.uk

Cheltenham
Bristol
London
Bedford
Exeter
Cirencester

