

PARKING AND ACCESS STATEMENT

168- Unit 6 Pasadena Close, Hayes UB3 3NQ

INTRODUCTION

This Parking and Access Statement has been prepared on behalf of Salam Foods UK Ltd in support of an application seeking temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanised steel perimeter fencing and sliding gate (part-retrospective application).

SITE AND EXISTING ACCESS ARRANGEMENTS

The application site comprises Unit 6 within Pasadena Trading Estate, Pasadena Close, Hayes. The premises have an internal floor area of approximately 283 m² and are presently used by Salam Foods UK Ltd for a trade-only wholesale food operation. The site is located within an established commercial and industrial estate. Vehicular access is taken from Pasadena Close using the existing established access arrangement. No new vehicular access or alteration to the public highway is proposed.

PROPOSED DEVELOPMENT

Temporary planning permission is sought for five years to change the use of Unit 6 to a small-scale Local Food Supermarket with an ancillary hot food takeaway. The supermarket will provide groceries, fruit and vegetables, chilled and frozen products, drinks, household essentials, fresh halal meat and specialist international food products. The hot food element, including kebabs, shawarma and hot food display, will remain ancillary to the principal supermarket use. The existing building and access arrangements will be retained.

PARKING PROVISION AND MANAGEMENT

A total of 10 on-site parking spaces is available on a shared basis for Units 5 and 6. One separate loading / unloading bay is available for servicing activity. Common ownership and management control allows parking and servicing activity to be coordinated across the site. The proposed supermarket is modest in scale and is intended as a local food retail business rather than a large destination supermarket. Customer visits are expected to be comparatively short, supporting regular turnover of the available parking spaces. Customers will be directed to use on-site parking areas and will not be encouraged to park within the loading bay.

PARKING AND LOADING

The site benefits from one shared loading and unloading bay and 10 shared on-site parking spaces servicing associated with Units 5 and 6 and will be managed under common control. It will not be relied upon as an additional customer parking space. No existing parking space is proposed to be removed as a consequence of the development.

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SLIDING GATE AND ACCESS MANAGEMENT

During operational hours, the existing sliding gate will be managed to maintain appropriate vehicular access to the shared parking and loading areas. The gate will not be operated in a manner that routinely causes vehicles to wait or queue on Pasadena Close. Access and circulation areas will be kept clear of stored goods, waste and unnecessary obstruction.

CUSTOMER AND STAFF PARKING

The supermarket is modest in scale and intended as a local food retail business rather than a large destination supermarket. Customer visits are expected to be relatively short. Approximately 15 new jobs are expected, but not all employees will necessarily be present or travel by private car at the same time. Working patterns will be staggered and sustainable travel encouraged where practicable.

DELIVERIES AND SERVICING

Deliveries will be restricted to 08:00–18:00 daily and will principally use vans, refrigerated vans, small commercial vehicles and medium goods vehicles. The loading / unloading bay will be used for servicing. Routine loading from the public highway is not proposed.

TEMPORARY CONTAINERS

Temporary storage containers currently on the site do not form part of the proposed development and are to be removed. The final drawings should identify them consistently as temporary containers to be removed and not as retained permanent development.

HIGHWAY IMPACT AND CONCLUSION

No new access is required, no parking is removed, the loading bay is retained and the sliding gate will be managed to avoid routine queuing on Pasadena Close. Salam Foods UK Ltd will monitor parking, access and servicing and review reasonable management measures if recurring conflicts arise. It is respectfully considered that the proposal can operate without an unacceptable impact on highway safety.