TRANSPORT STATEMENT

Proposed - Gigel Motors LTD Ref: 74089/APP/2018/3053 - Parking Plan

PROPOSED AT:

Unit 1 Hayes End Road
Hayes
Middlesex
UB4 8EH

Report Reference: 071218CA

Date: December 2018

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1.0 Introduction

1.1 This report comprises of a Transport Statement to accompany a full planning application for currently premises that are being used for car sales under B2. The proposed changes to B2 Sui Generis for Cars Sales, Vehicle Service/Repair and MOT as shown on the 64864-01 REVA parking plan. The report is prepared for Naim Poptani Planning Officer Hillingdon Council.

1.2 The objective of this report is to provide the Planning Authority and local highway authority (LHA) with sufficient information to consider the highway implications of the proposal in the planning process.

1.3 The unit is located at Unit 1 Hayes End Road ,Hayes ,Middlesex UB4 8EH just off the A4020 Uxbridge Road.

1.4 The works will comprise of only changes inside the building to accommodate the fitting of new MOT equipment.

1.5 The proposed works are in an existing location without any structural changes to the building.

1.6 This report has been prepared for the sole use of the named client and, consequently, is confidential to the client and his professional advisors. The

Contracts (Rights of Third Parties) Act 1999 does not apply, nothing in this report confers or purports to confer on any third party any benefit or right. No responsibility whatsoever is accepted to any other person than the named client and, consequently, the contents of this report should not be relied upon by third parties for the whole or any part of its contents.

2.0 Description of the Existing Site and Proposed Development

2.1 Gigel Motors LTD will be trading as MVM Enterprises Ltd and the site has always been a vehicle repair workshop and is currently also trading as Car Sales. The site will be fitting a new Class 4 MOT bay into the workshop that will offer vehicle repair, car sales and MOT services.

2.2 As the site offers vehicle repairs and car sales it has a need to be able to provide an MOT service.

2.3 The site currently benefits from a vehicular access roadway from Hayes End Road and has direct access to parking in 8 customer parking bays. Staff public parking is on Hayes End Road and car sales have parking for 5 cars advertised for sale, 3 in front of the building and two inside the showroom. Refer to drawing 64864-01 REVA.

2.4 The new MOT bay will comprise of a 4 post lift, brake tester and headlamp tester.

3.0 Description of the Existing Highway Network

3.1 Hayes End Road has pay and display parking bays and is easily accessible from the A4020 Uxbridge Road and is approx. 6.5 metres wide in the vicinity of the garage/car showroom. There is a footpath approximately 2.5m wide outside the premises with easy access from Hayes End Road into the parking area through a 7.7m entrance and the road has street lighting.

3.2 Hayes End Road is subject to a 48kph (30 mph) speed restriction in the vicinity of the garage/car sales showroom.

4.0 Proposed Access to the Highway Network

4.1 The access to the existing facility makes use of the existing highway access from Hayes End Road.

4.2 The access roadway into the site is approximately 6.5m wide and no changes are being made through the existing site access gateway approx. 7.7m wide.

4.3 Existing visibility is directly onto Hayes End Road and West it is assured that there is adequate inter-visibility between vehicles on this road in both directions.

5.0 Accident Statistics

5.1 The highway network in the vicinity of the development site does not appear to have an accident problems.

6.0 Site Generated Traffic

6.1 The site is currently selling used motor vehicles and conducting vehicle repairs with customers arriving and departing during normal working hours. The proposed work will not be affected by the introduction of new MOT service as it will be predominately only sales vehicles having MOT's or vehicles already booked it for a joint service & mot with no customers waiting.

6.2 The works will not change the number of staff employed by the garage therefore the number of vehicles visiting the site will not be affected by the works.

7.0 Consideration of Capacity of the Adjacent Highway Network

7.1 The proposed development is a relocation of an existing vehicle repair workshop. As a consequence there will be no change in the volume of traffic on the adjacent highway network as a result of the proposed development.

8.0 Parking Provision

8.1 The area currently used for parking on the frontage will continue to be made available for customers visiting the workshop or car sales showroom. This will significantly reduce the number of cars needing to stop at the side of the road and reduce congestion in the vicinity of the site.

8.2 No parking spaces will be lost to the proposed works and 4 additional bays will become available for the MOT bay and service workshop.

9.0 Pedestrian Access to the Site

9.1 The site is accessible by pedestrians using the existing footway along Haynes End Road.

10.0 Conclusions

10.1 MVM Enterprises is a small Car Sales & Vehicle Repairs workshop wanting to offer MOT's for vehicles booked in for service and repairs as well as MOT's for their own car sales facility on Hayes End Road.

10.2 The facility is in keeping with the local surroundings and offers employment and safe vehicle repairs and good quality used cars for sale.

10.3 The site is relocated on the existing site previously Gigel Motors situated at Unit 1 Hayes End Road, Hayes, Middlesex, UB4 8EH. As a consequence there will be no change in the volume of traffic on the adjacent highway network as a result of the proposed development.

10.4 Hayes End Road is subject to a 48kph (30 mph) speed restriction in the vicinity of the development access.

10.5 The access to the facility makes use of the existing access from Hayes End Road. Existing visibility at the entrance to the facility from Hayes End Road will ensure that there is adequate inter-visibility between vehicles on this road. The visibility available in each direction along Hayes End Road is in excess of the 2.4 x 90 metres required by current highway standards.

10.6 Accident statistics on the highway network in the vicinity of the development does not appear to have an accident problem.