

PROPOSED RETIREMENT APARTMENT DEVELOPMENT (0133) **TRANSPORT NOTE – FEBRUARY 2022**

Introduction

Eddisons have been instructed by Alderley Group (2019) Limited to advise on the traffic and transportation issues relating to proposals to amend a consented development at The Orchard in Huyton for residential purposes.

The report provides information on the traffic and transport planning aspects of the development proposals and assist the local planning authority in the positive determination of the forthcoming planning application.

Background

There has been an extensive planning history on this site. The most recent planning consent was granted consent on 31st January 2022. This included the following mix of development:

- 20 one bed apartments.
- 20 two bed apartments.
- Vehicular access, car parking and associated works.

Revised Development Proposals

Since the time of the planning consent the applicant has slightly amended the proposed scheme to include the following mix of uses:

- 30 one bed affordable apartments to replace the 20 over 55s one bed apartments.
- 10 two bed affordable apartments to replace the 20 over 55s two bed apartments.
- Minor landscaping alterations and the car park layout reworked.

The number of apartments has stayed the same at 40 units and as such, the proposed development will not generate any more traffic than the consented development. Indeed, the development now consists of 75% one bed and 25% two bed apartments rather than a 50/50 split which will reduce the likely traffic generation at the site.

The swept path analysis has also been amended to suit the revised internal layout. This is shown on Drawing Numbers 0133-SP01 Revision A and 0133-SP02 Revision A. These plans demonstrate that the tracking continues to operate safely and efficiently. These plans are attached to this note.

Summary

In conclusion, the minor amendments made to the proposed development will have no detrimental impact on the transport and highways issues at the site.

Enclosures

Drawing Number 0133-SP01 Revision A

Drawing Number 0133-SP02 Revision A