
From: WLR Group Ltd <wlrgroupltd@gmail.com>
Sent: 08 September 2022 14:05
To: Osborne, Lee
Subject: External Mail: Yardley Road - planning application

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Good afternoon Lee,

Here is a brief explanation for the reasons of the planning application for Yardley Road.

We look forward to hearing back from you.

Kind regards,

Mr Warren Rugg

SUPPORTING STATEMENT FOR PLANNING APPLICATION

Site:
KT Pallets and Cases, Yardley Road,
Knowsley Industrial Park, Kirkby,
Knowsley L33 7SS

Planning Application ref:
22/00214/FUL

1.0 THE COMPANY:

WLR Group Ltd is a family run business owned by Mrs Ashleigh and Mr Warren RUGG.

The Company is incorporated on 13 July 2015

2.0 SUBSIDIARY COMPANIES AND ITS OPERATIONS:

This company has 2 subsidiary companies currently trading and comprising:

1. COMMERCIAL FLOORING COMPANY.

TYPE OF BUSINESS:

This is a specialist flooring company that provides floor preparation services of large industrial, commercial and retail premises by stripping off existing coverings, making good and preparing the substrate ready for subsequent installations of industrial and commercial type of flooring by others.

HISTORY OF COMPANY

This Company is started in year 2012 and has been trading since.

CURRENT BUSINESS PREMISES

The Company is currently operating from a rental unit located at No.2 Unit 3 (Stable Coachworks), Ashcroft Road, Knowsley Industrial Park, L33 7TH.

METHODOLGY OF OPERATIONS:

The current premises is used predominantly to store machinery and hand tools and consumables for the floor prepping works, with the odd occasion of minor repairs to any site damage caused to machinery such as damaged electrical cords or the likes. Any major repairs are brought to specialist repairs company(s) for repairs.

The work involved is on Client(s)' site. The operatives will load up the transit vans with the requisite machinery specific for each project, collect from the respective suppliers elsewhere for the materials/consumables, if none is available in storage, then travel to the respective construction site(s). For bulk materials, these are pre-arranged with suppliers to deliver to the site direct. Upon completion of the project tasks, the operatives will then return to site to unload the machinery into the storage unit.

CURRENT PARKING DEMAND:

The company currently employs 4 full time operatives for its business operations, and 1 part time on stand by (call-off arrangement on "as need" basis).

The operatives are in possession of the transit vans and they use these to pick up and drop off their fellow operatives before returning to their home(s) using the Company vans.

Parking requirements is therefore not essential as they work at Client(s) site. The only times the vans are parked up is to load and unload.

DELIVERIES:

Delivery using long rigid vehicle is not required as the machines are in the storage unit. Any new purchase and/or repaired units are collected or delivered from/by suppliers/approved machinery repairers in small transit vehicles.

Consumables mainly comprise of cementitious materials, aggregates and the occasional epoxy materials are in 20kg bags or tubs are on a call-off "as need basis" whereby the operatives collect from the respective suppliers in the transit vans, i.e. the quantities involved with each project do not warrant the need for bulk delivery requiring use of a long rigid delivery vehicle to the company's store.

WASTE GENERATION AND DISPOSAL:

The waste generated occurs on the work site and these are disposed off in contracted skip(s) from the work site, i.e. no work related waste are generated in the business' storage unit.

The waste generated in the tea-point will be minimal and in their current premises these waste are disposed off in the communal waste bins provided by the Estate Landlord.

It is anticipated the waste generated from the new proposed development unit will be part of the waste disposal regime of the current existing furniture store unit.

2.FURNITURE STORE

TYPE OF BUSINESS:

Flash Interiors Ltd is an on-line furniture retailer.

HISTORY OF COMPANY

This Company is started in year 2019 and has been trading since.

CURRENT BUSINESS PREMISES

The Company, Flash Interiors Ltd, is currently operating from an existing building located in the above-mentioned application site, namely: formerlyKT Pallets and Cases, Yardley Road, Knowsley Industrial Park, Kirkby, Knowsley L33 7TH.

METHODOLOGY OF OPERATIONS:

The business generated is mainly from on-line orders.

It is to be noted the area within the current premises where built up furniture are displayed are for photo shoots of the type(s) of furniture that are sold on-line by this company and these photographic images are used to advertise their goods on their website.

The furniture are supplied mostly in knocked down parts (CKD's), these being sourced from different supply chains and requiring assembly at point of sale for delivery to customers.

An area within the existing unit is used for storage of the packs and another smaller is used as an assembly area.

CURRENT PARKING DEMAND:

The company currently employs 3 full time operatives for its business operations, and these are mainly family members.

One of the employee, the proprietor's mother travels to site on public transportation, the others travel with the Director/Proprietor (MrsAshleigh Rugg) in her car. On occasions, one of the other employee will drive and pick up the other as passenger in the event the Director/Proprietor has other prior engagements elsewhere.

Parking requirements is therefore minimal currently as those working in this company are members of the immediate family and likely to remain so in the foreseeable future.

DELIVERIES:

To date since operating from this premises there had been no requirement for deliveries using long rigid vehicle, reason: arrangements are made and in force with shipping companies for goods supplied are held in their container storage compound for collection by operatives of the furniture company using their fleet of transit vans on a call-off as need basis.

This arrangement and method of delivery is in force and will remain as such as it is proven it be more cost effective for bulk storage off site and given the constraints of the site for maneuverability of long rigid vehicle within the site to egress head first, it makes it safer for users of the Highway.

WASTE GENERATION AND DISPOSAL:

The waste generated is mainly cardboard packaging. This is currently contracted to a recycling company and they collect using transit van.

The waste generated in the tea-point will be minimal and currently these are disposed off under current bins collection regime

3 REASONS FOR THE APPLICATION TO ERECT A NEW BUILDING AS PART OF THE EXISTING PREMISES

The reasons for the Company's decision to make an application to erect a new building as part of an extension to the existing business premises and also for relocating the flooring company are:

1. Both the businesses, specialist flooring company and furniture store, are a family run business, the former being run by Mr Rugg and the latter by Mrs Rugg.
2. The Company currently owns the said application site, purchased in year 2020
3. It is therefore considered prudent to construct a new building within its own site so that the operations and logistics of both businesses can be managed from a central point.
4. It is also an economical decision to relocate the flooring company to its own site and cease rent payments on the other rented accommodation.

4 REASONS FOR APPLICATION TO RELAX PARKING STANDARDS AND HIGHWAYS AUTHORITY'S DELIVERY REQUIREMENTS.

This Statement is written to support the request for consideration to relax the parking standards and Highway Authority's requirements for long rigid delivery vehicles and bins wagon entering and exiting the site and turning area within the site.

Statement:

This is a family run business. There are currently 5 close family members working in both the companies, one member drives the van, 3 others travel in 1 car. The remaining members cannot drive, their means of transport is by public transportation or picked up by other family members.

The relocation of the flooring company would involve workers currently driving the company vans and as mentioned previously they travel to site to load and unload the vans and they use the vans as transport back to their homes after work.

With regard to the expansion of the furniture store business in erecting a new building to be used for assembly of the knocked down parts, the additional staff is likely to be members of the family and likely to, if travelling using their own transport, pick up the other employee.

Therefore it can be suggested the parking provisions as indicated in the development site plan is considered more than adequate for the current businesses' parking requirements and seek the Authority's permission to condition the planning approval in order to relax the parking requirement standards on grounds that this company intends to continue its business for many years to come.

With regard to methods of delivery, these are as specifically mentioned previously and can be summarised here as follows:

For the flooring company, there are no requirements to store in bulk the materials used in the floor preparation operations. The storage facility is mainly for machinery, hand tools and small consumables, bulk materials where needed will be delivered to site direct by supplier(s), small quantities usually are collected by operatives using the Company's transit vans.

For the furniture company, the bulk order from supply chains normally are stored in the containers in the shipping company's holding compound and these are called-off on "as need basis" by the Company's employees collecting from the holding compound using transit van transportation.

It is to be stated and declared here that this family run and type of businesses and its operations to date has not and is unlikely in the future to require any form of long rigid type vehicle delivery transportation to the site.

Therefore it can be suggested the requirement for long rigid delivery vehicles to the site is considered unnecessary for the current business and seek the Authority's permission to condition the planning approval in order to relax the Highway Authority's requirements on grounds that this company intends to continue its business for many years to come.