

9th April 2026

Dear Callum

Bigdale Drive Kirkby L33 6XQ - Planning Condition 5 Carpark Management Plan

Historically, there was no formal parking provision on the site. The residents and visitors of 71 Brook Hey Drive and properties on Brook Hey Walk parked on the hardstanding outside of the properties. The building site has encompassed this whole area for approximately 12 months preventing anyone from parking and this does not seem to have had any effect on the highway.

Upon completion of the build, I can confirm the residents of 71 Brook Hey Drive and the properties on Brook Hey Walk are permitted to use the unallocated 5 tandem parking spaces identified on Proposed Site Plan Drawing No. 22017-PJA-00-ZZ-DR-A-1000-J. All other parking spaces on the site, including those with EVC, are reserved for residents of the new development.

The introduction of 5 defined unallocated parking spaces represents a clear improvement in terms of safety, organisation, and compliance with planning objectives, the key Improvements delivered by the new parking provision are:

- Formalised, purpose designed parking - The new spaces replace ad hoc parking on wasteland with a structured layout designed to accommodate vehicles safely and efficiently.
- Better use of land - The previous informal arrangement made poor use of available space. The new layout ensures that the site's parking capacity is maximised and used effectively.
- Environmental and visual improvement - Replacing informal parking on rough ground with a properly surfaced, marked, and managed parking area enhances the appearance and functionality of the site

In summary, the new parking spaces will be unallocated however, the proposed parking arrangement provides a substantial improvement, it introduces structure, safety, and management where none existed before. This directly supports the objectives of the planning condition and contributes positively to the overall operation and safety of the area.

Yours faithfully

