

TO: Directorate of Regeneration & Neighbourhoods  
ADDRESS: Housing, Planning & Building Control  
PO Box 26, Archway Road,  
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DATE: 10.03.26  
REF: 144.420  
JOB: 144 Lakeside

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## Car Park Management & Maintenance Strategy

### 0.0 Introduction

This strategy had been produced to discharge Planning Condition 17 of the Planning Application Ref: **21/00074/FUL** at the following address:

Land Adjacent And To The Rear Of No. 1 - 4 Lakeside View, Lower Road, Halewood, L26 2XA

The Condition States the following:

#### Car Park Management and Maintenance Strategy

*Prior to the commencement of the development hereby permitted, a Parking Management Strategy for the communal parking areas within the site shall be submitted to and agreed in writing by the Local Planning Authority.*

*For the avoidance of doubt, the strategy should identify, but not be limited to:*

- The phasing of development;
- Car parking provision to be provided for the existing dwellings during construction works;
- Proposals for the maintenance of the parking spaces and associated EVCs; and
- Allocation of parking spaces.

*The agreed details shall be implemented thereafter.*

*Reason: To ensure the provision of an appropriate level of parking provision is made available for existing and proposed residents and to comply with the National Planning Policy Framework (2021), Policies CS2, CS7, CS19 and SUE2 of the Knowsley Local Plan: Core Strategy, adopted January 2016, Ensuring a Choice of Travel SPD, adopted September 2010, the East of Halewood SPD, adopted March 2020 and the East of Halewood Masterplan, adopted June 2020.*



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## 1.0 The Phasing of the Development

The project will be delivered in 5no. Phases.

Phasing Strategy as follows:

**Phase 01** to be completed first to allow parking for Ex01 / Ex02 / Ex03 to be relocated before works commence on Pl01 / Pl02 / Pl03 / Pl04.

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**Phase 02** to be completed next comprising houses Pl01 / Pl02 / Pl03 / Pl04 which includes all affordable housing units and remaining highway interface works.

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**Phase 03** to be completed next including houses Pl05 / Pl06 / Pl07 / Pl08 / Pl09 / Pl10 and structural works to the lake.

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**Phase 04** to be completed next which only includes Pl12 and surrounding landscape works.

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**Phase 05** to be completed last includes houses Pl11 and remaining landscape works adjacent to house and around the lake.

*See Phasing Plan (2.010 Phasing Strategy) in Appendix A.*

## 2.0 - Car parking provision to be provided for the existing dwellings during construction works

Phase 01 will encompass the relocation of existing parking to existing barn housing Ex01, Ex02, & Ex03.

No temporary parking provision will be required to houses Ex01, Ex02, & Ex03 and provision will be provided at all times either in the existing or proposed location.

*See Phasing Plan (2.010 Phasing Strategy) in Appendix A & 2.011 Car Parking Schedule / Strategy in Appendix B.*



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### ***3.0 Proposals for the maintenance of the parking spaces and associated EVCs***

#### **Parking Spaces**

The proper maintenance of parking spaces and roadways will involve the following maintenance schedule:

#### **Weekly Actions**

- Litter picking;
- spot checking for hazards;
- Structural inspections.

#### **Monthly / Quarterly**

- Regular cleaning (including oil spills);
- Managing drainage to prevent flooding

#### **Annually**

- Structural inspections.
- Surface repairs (crack filling, repairing potholes);
- Cleaning and updated line markings (refreshing paint) to ensure safety and longevity.

#### **Every 5-10 Years (As Required)**

- Applying sealants to asphalt to prevent degradation.
- Possible Resurfacing Every 10-15 years.

*All works carried out by Private maintenance Company funded via resident's service charge.*



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## EVC Parking Spaces

EV charger parking spaces will receive regular maintenance to ensure safety and functionality. The maintenance schedule will involve the following actions:

### Weekly Actions

- Visual checks for damage / vandalism;
- Keep bays clear of debris.

### Monthly / Quarterly

- Clean units exterior surfaces with non-abrasive materials;
- Inspection of cables/ connectors for wear. Ensure cables are not frayed;
- Ensure clear signage, and maintain proper bay markings;
- Regularly update firmware to ensure smart features and payment systems operate correctly.

### Annually

- A professional annual service will be arranged to test components like circuit breakers and update software, minimizing downtime and preventing faults. Grounding and cable integrity will also be inspected / tested.

### Best Practices

- **Maintenance Contracts:** We will use a [service contract](#) to ensure 24/7 monitoring and faster fault resolution;
- **Safety Procedures:** Ensure clear labelling of emergency shut-offs and keep areas well-lit to deter vandalism;
- **Safety Procedures:** Ensure clear labelling of emergency shut-offs and keep areas well-lit to deter vandalism;
- **Documentation:** Maintain logs of all inspections, repairs, and service checks for compliance and safety.

*All works carried out by Private maintenance Company funded via resident's service charge.*



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## 4.0 Allocation of parking spaces

The parking on the site will be allocated as follows:

*Parking Schedule:*

*Ex01 - 2no. Dedicated Spaces - Within Landscape*

*Ex02 - 2no. Dedicated Spaces - Within Landscape*

*Ex03 - 2no. Dedicated Spaces - Within Landscape*

*Pl01 - 2no. Dedicated Spaces - Within Demise of House*

*Pl02 - 2no. Dedicated Spaces - Within Demise of House*

*Pl03 - 2no. Dedicated Spaces - Within Demise of House*

*Pl04 - 2no. Dedicated Spaces - Within Demise of House*

*Pl05 - 3no. Dedicated Spaces - Within Demise of House*

*Pl06 - 3no. Dedicated Spaces - Within Demise of House*

*Pl07 - 3no. Dedicated Spaces - Within Demise of House*

*Pl08 - 3no. Dedicated Spaces - Within Demise of House*

*Pl09 - 3no. Dedicated Spaces - Within Demise of House*

*Pl10 - 3no. Dedicated Spaces - Within Demise of House*

*Pl11 - 4no. Dedicated Spaces - Within Demise of House*

*Pl12 - 4no. Dedicated Spaces - Within Demise of House*

*Communal / Guest Parking - 7no Spaces.*

*Total Parking Provision - 47 Spaces*

*See Car Parking Schedule / Strategy in Appendix B for location of parking spaces.*

## 6.0 Conclusion

I trust the information provided

If you require any further information, please do not hesitate in contacting us.

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## Appendix A - 2.010 Phasing Strategy



## Appendix B – 2.011 Car Parking Schedule / Strategy

