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PROPOSED MoT TESTING FACILITY
'1 BRICKFIELDS',
Huyton, Knowsley, L36 6HY

SUPPORTING STATEMENT



THE APPLICATION SITE

The site was developed in 1970 in the form of small light industrial units. Currently, the building of approximately 300m² is being used by various businesses with a B8 designation, however, this application relates to an area of approximately 160 m² intended to be used for motor vehicle repairs & maintenance servicing with the operators wishing to offer MoT Testing.

As advised by Knowsley Metropolitan Borough Council, letter dated 3 May 2024, Change of Use from B8 to B2 is required which will also satisfy Ministry of Transport guidelines for the use of as MoT Testing station.

ACCESS

The site has one vehicular access from Brickfields which has good visibility in both directions and with an open viewpoint as approached by traffic & pedestrians.

Access for emergency services, should the need arise, is presently very good which the proposals will not alter.

PARKING

Based on standard parking bays of 2400 x 4800mm there is room for a total of 7 parking spaces allowing for adequate manoeuvrability though most of the vehicles movements will be controlled by the business users. This arrangement is based on information obtained from Knowsley Metropolitan Borough Council Highway guidance document 'TravelSPDLowRes' and also lies within the Ministry of Transport guidelines for testing facilities.

It should be noted that it is possible to use the MoT Testing bay for parking one vehicle in addition to parking adjacent for 2 other vehicles awaiting test.

At this time, the parking area is occupied by steel storage containers that will be removed to allow improved parking.

Brickfields currently offers widespread opportunities for unrestricted roadside parking.

EXTERNAL APPEARANCE

No structural alterations to the external appearance of the building are proposed.

Two existing first floor windows can be seen on the South East elevation that relate to an earlier mezzanine floor that no longer exists.

INTERNALLY

Currently, the existing main body of building is 'Gilhammon' B8 storage, separated into to spaces with the intention of creating one of the spaces of approximately 160m² into B2 motor vehicle repairs & maintenance servicing.

The business will require supporting spaces by installing lightweight partitions, an Office and Customer Waiting Room will be created in addition to the existing Kitchen and WC.

To the side there is a wing that is leased by the owner to a building decoration contractor with one full-time administration officer based at this location, with another 20 site based employees who work in remote locations across the North West. There is no requirement for them to attend work at Brickfields though there may be a need to collect materials associated with work tasks from this unit at the beginning of the day.

BUSINESS OPERATION

The owner has identified a market for Garage Servicing & MoT's and is intending to employ 3 full-time members of staff and depending on customer demand, is hoping to perform 8 MoT Tests per day each lasting approximately 1 hour in duration though this timescale depends on the condition of the vehicle.

All vehicles undergoing the testing process will be driven around the site by garage employees.

APPARATUS

The proposal includes the installation of an MOT Testing Bay, a typical example of which is shown below. As can be seen, a recess 100mm deep is required within the floor to accommodate the equipment and in the event that the equipment is ever removed, the floor can easily be levelled.



NEIGHBOURHOOD

The business is one of several operating in this location offering a selection of services such as construction & material suppliers, recycling and automotive services on both sides of Brickfields which is an established industrial estate within an area of the town where there are several developments of this type.

There are residential areas that lie approximately 180m away but there are no direct views to this unit.

20 May 2024

'a'-amended : 9 July 2024