



Access Management Plan

On behalf of:

AGTL

In respect of:

Huyton Trade Park,

Wilson Road

Huyton

L36 6JG



Date:

February 2025

Reference:

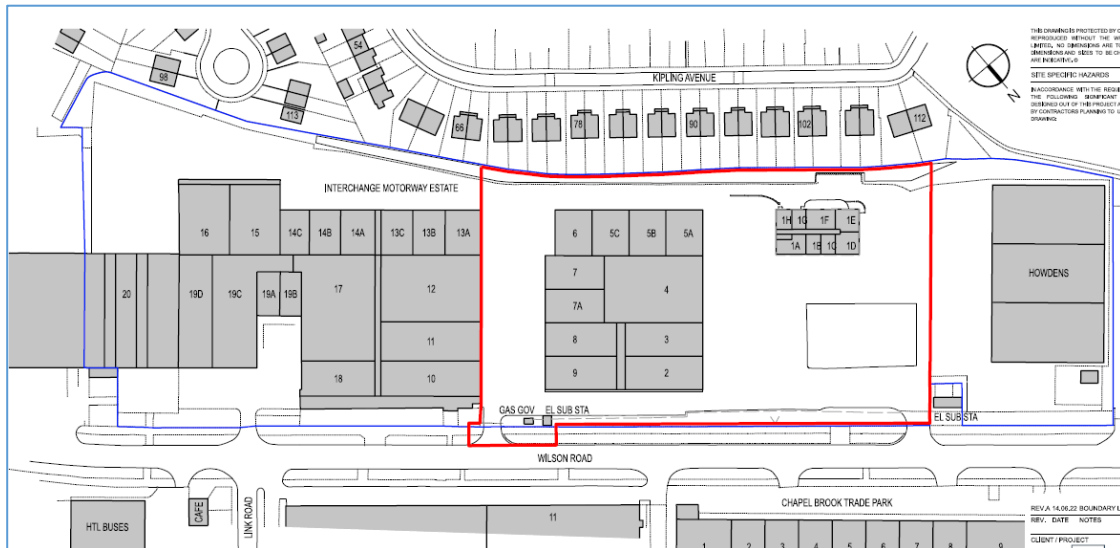
MA/DDML/008-06/R008

1.0 Executive Summary

- 1.1 This Access Management Plan has been prepared by Aylward Town Planning Ltd (ATP) to consider how the wider site (including the new development approved under 22/00662) will be operated in terms of access to it by operatives and for deliveries.
- 1.2 This Access Management Plan (AMP) is submitted on behalf of our client AGTL (AGTL) in connection with an NMA application submitted by them as landowner to meet the requirements of future opportunities to deliver modern multi-let industrial units to meet the needs of ingoing tenants for employment use. One of the component elements of the NMA is to include details for gated access to the site to secure it outside operating hours.
- 1.3 As above, AGTL owns a wider employment site including existing retained units to east and west as well as a more central area that is under redevelopment pursuant to consent 22/00662. The residual areas to the west and east provide multi-let employment accommodation owned by AGTL which is well let. Land to the other side of Wilson Road is also in established employment use.
- 1.4 The wider site has three principal points of access, all of which are currently gated and these are closed outside operating hours. Two of these sets of gates are approaching the end of their economic lives, and their alignment would conflict with the proposed layout for the new scheme. It is necessary that they be replaced and that they would be designed to ensure that there was no compromise to the employment use of the site or adjacent highway land during the hours in which they are operated.
- 1.5 The proposed development subject of the NMA includes amendments to site access which will provide new 2.4m bi-fold gates that will be positioned accordingly, and they would not (in either closed or open positions) encroach upon the carriageway or indeed the pavement serving Wilson Road.
- 1.6 The intended operating hours for the gated access are 5AM through to 8PM, which is envisaged to meet all tenant requirements. This AMP sets out measures proposed to manage vehicular movements (including deliveries) during the operational phase of the current development to ensure that adequate servicing is provided for all operators at the trade park.

2.0 Existing Situation

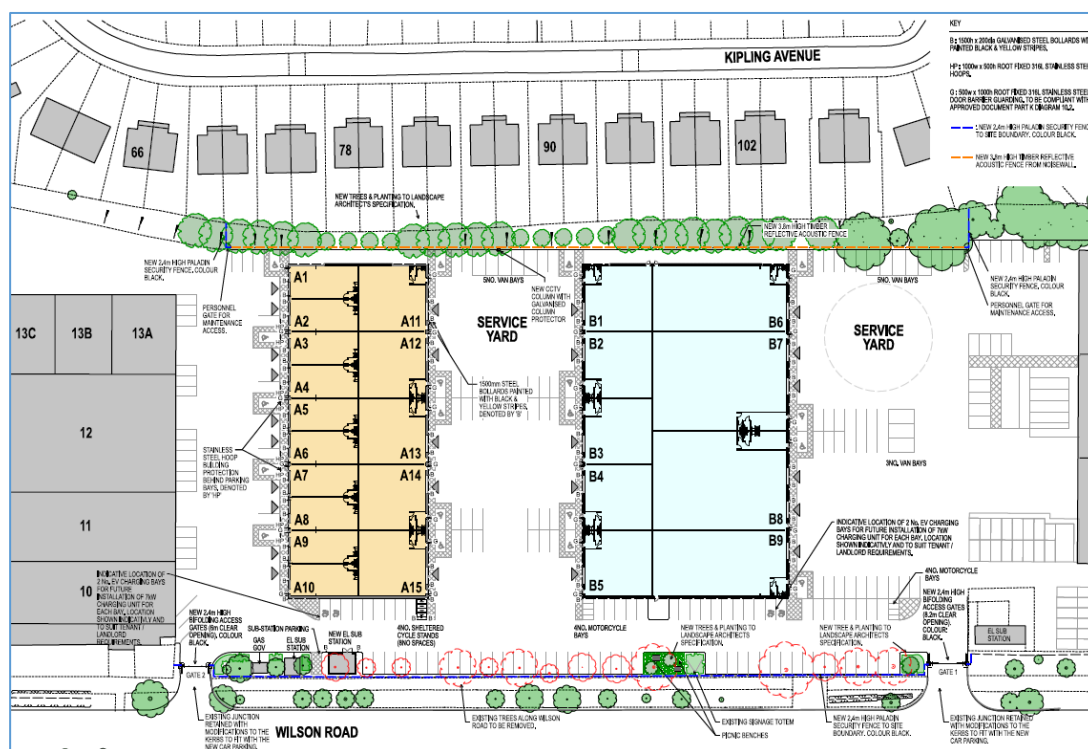
- 2.1 The landowner has numerous existing tenants for the wider site which operate at different times, but all within the period 0600-1900. The location of the wider site is shown in blue on the plan below, with the application area shown red (prior to the completion of the development approved under 22/00662).



- 2.2 The site has gated access, meaning that it is wholly secure outside those times of day. During the operative period, the site has the benefit of various measures to provide security which includes all of the following:
- Lighting;
 - Controlled points of access;
 - CCTV;
 - Natural surveillance; and
 - Security patrols.
- 2.3 Vehicular access and egress to the entire site is via Wilson Road. A number of the older existing units rely upon an existing access to the east (which is unaffected), with the remaining units relying upon a central access point and one located further west. The boundary treatment to Wilson Road comprises security fencing and manually operated security gates.
- 2.4 The internal layout of the Trade Park ensures that service vehicles are able to turn within the site and therefore are able to access and egress the site in forward gear.
- 2.5 The core operating hours for the Trade Park are currently 0600-1900 Monday-Sunday. This is permissible under the planning consented position which allows 24/7 deliveries, on a 365 days per year basis.

3.0 Proposed Approach

- 3.1 The site has three points of access, the eastern most of which is outside the redlined boundary and unaffected by the proposals. The residual two points of access serve the new development as well as some existing units in the applicant's ownership which are not physically impacted by the proposed development.
- 3.2 The approved scheme (22/00662) secured full planning permission for the clearance of existing and the erection of two blocks of flexible employment units, along with associated external storage, landscaping, boundary treatments and car parking.
- 3.3 This NMA application seeks minor revisions to the approved drawings, which includes the identification of replacement gates to two of the three existing positions.
- 3.4 Whilst the planning approval allows the site to be accessed and serviced 24 hours per day (7 days per week), it is confirmed that the gated access will have specific operating hours as set out below.
- 3.5 In practice, this means that the operative hours for the development will align with those reduced hours. The extracted plan below shows the proposed arrangement with the two bi-fold gates set back from the carriageway and the pavement.



- 3.6 The gated access points will be opened between the hours of 5AM through to 8PM, which is envisaged to meet all tenant requirements. Outside those hours the gates are closed and tenants will be advised that no vehicular access is permitted.
- 3.7 The current tenant roster requires access from 0600 through to 1900, and therefore the proposed operating hours for the gated access reflects their requirements. This provides adequate servicing for AGTL/008-06/R008

the trade park and mitigates the potential for any other conflicts that might arise. There should be no prospect of a goods vehicle arriving at the site to encounter a closed gate and this therefore mitigates any prospect of constraint to the operation of the highway.

- 3.8 The servicing arrangements for the site will be advised to all existing tenants at the Trade Park, and a copy of this AMP provided to them and to any new tenants. This will enable the tenant's internal and/or external logistics providers to review the arrangements and requirements set out within this plan and to advise their delivery drivers accordingly. The servicing operation of the site will be monitored by the landowner and a reporting process will be in place.
- 3.9 We would also note that the site is managed by Workman LLP on behalf of the landowner. They ensure that the site is constantly monitored by CCTV from their Management Office. The CCTV control room is staffed 365 days per year, 24 hours per day. The gates can be unlocked and opened remotely for any emergency services outside standard operating hours.
- 3.10 Any servicing problems that are observed by the CCTV surveillance or that are otherwise reported to Workman LLP, will be dealt with immediately by a telephone call to the on-site security staff and instructions issued confirming that unauthorised practices must cease immediately.
- 3.11 Breaches of the AMP will be recorded and dealt with appropriately by Derwent Estates Limited.

