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Our ref: 6460/TMP

September 2023

## **TRANSPORT MANAGEMENT PLAN**

**for**

**MAGAZINE BUNKER  
8/9 DRAW WELL ROAD  
KNOWSLEY BUSINESS PARK  
KIRKBY  
L33 7BJ**

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## Introduction

This Transport Management Plan has been prepared to support a future Full Planning Application which concerns Bunker 9/8 Draw Well Road, Kirkby, Knowsley Business Park, L33 7BJ. The Applicant has recently completed an almost identical development at Bunker 9/10 Draw Well Road, Kirkby, Knowsley Business Park, L33 7BJ - Planning ref: 21/00915/FUL. This document seeks to address issues and concerns regarding delivery access/egress and car parking facilities for the proposed development.

## Proposed Development Synopsis

*For a detailed description of the development, please see the Design and Access Statement.*

The proposed project intends to convert a dilapidated World War II munitions bunker into a Metal Manufacturing/Storage Facility (building usage classification “B2, General Industrial”) which will include associated car parking and delivery bays.

## Daily Building Operations

9/8 Draw Well Road will be owned and operated by Abbey Engineering, a metal handling/fabrication specialist company based at 4 Kirkby Bank Road – which is also within the Knowsley Business Park complex.



**(1) Abbey Engineering’s Main Facility, 4 Kirkby Bank Road**

**(2) Proposed Metal Storage Facility, 9/8 Draw Well Road**

**(3) Existing Metal Storage Facility, 9/10 Draw Well Road**

Presently, metal manufacturing and fabrication is conducted at their main facility (4 Kirkby Bank Road) and this will continue. Storage and assembly of manufactured items currently occurs at their main facility and at Bunker 9/10. The proposed application seeks to provide additional storage and assembly of manufactured items at 9/8 Draw Well Road. Relocating the storage of all completed products to a satellite storage facility will release additional space for manufacturing at the main facility – 4 Kirkby Bank Road.

The operational hours at the main facility (4 Kirkby Bank Road) are between 8am and 4.30pm, Monday-Friday; this will be the same for both Bunkers at Draw Well Road. Access to the proposed Draw Well Road facilities will only be required when completed metal products are being stored from the main manufacturing facility, or being exported from storage following assembly. The requirement for minimal access negates the need for any personnel to be permanently based at the Draw Well Road facility; staff will only be present when a delivery/export is due.

### **Car Parking Requirements**

The required levels of car parking for this project (as determined in Knowsley Council's 'Ensuring a Choice of Travel' Supplementary Planning Document) and the proposed levels of car parking for this project can be viewed in the table below.

As previously mentioned, the proposal for 9/8 Draw Well Road falls under building classification 'B2 – General Industrial'.

| <b>Type of Parking Space</b> | <b>Guideline for 'B2'</b>                               | <b>Required Parking</b>            | <b>Proposed Parking</b>           |
|------------------------------|---------------------------------------------------------|------------------------------------|-----------------------------------|
| Car Parking                  | 1 space / 45m <sup>2</sup><br>(with 5% Accessible Bays) | 23 spaces<br>(2x to be Accessible) | 5 spaces<br>(1x to be Accessible) |
| Motorcycle Parking           | 1 space / 1000m <sup>2</sup>                            | 2 spaces                           | 1 space                           |
| Secure Cycle Parking         | 1 space / 450m <sup>2</sup>                             | 3 spaces                           | 4 spaces                          |

### **Justification and Explanation for Proposed Parking Levels**

The proposed levels of vehicle parking are lower than the required level of parking; this is due to the tight nature of the site.

It can be seen that the Existing site features no parking provisions at all. Whereas on the Proposed plan, the portion of the site which fronts onto Draw Well Road is being cleared, to provide vehicle parking, and street-side landscaping. However, there is an existing lay by, adjacent the site which can be utilised for car parking.

Although the proposed site plan's parking levels do not meet the requirement set by the 'Ensuring a Choice of Travel SPD', provisions have been made to include as much parking as possible, including the partial demolition of the free-standing concrete barrier wall to create car and motorcycle parking.

In practice, the building's proposed operation will need very little parking provision for the following reasons:

#### *No personnel will be based at Draw Well Road*

- The proposed facility will be primarily for storage of completed products only, with a small amount of "finishing" to the goods.
- The facility will only be operational when goods are to be delivered from the manufacturing facility, or goods are to be exported from storage.
- Any personnel which are required to assist with loading/unloading of goods at this facility will be transported here from the main facility at Kirkby Bank Road – which has a large car park.

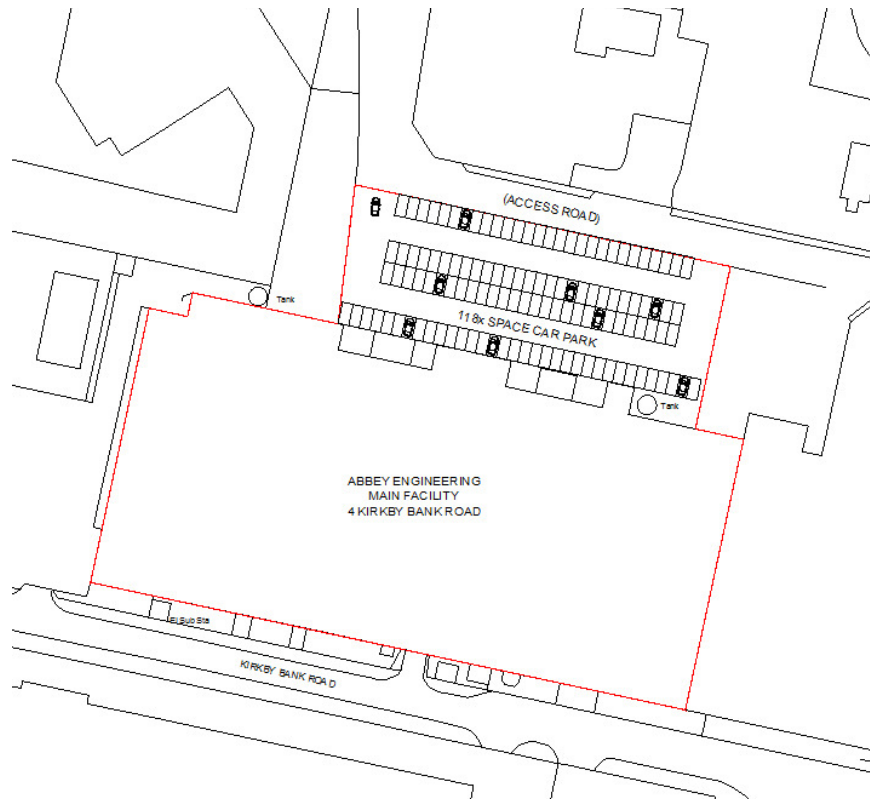
#### *When operational, limited staff will be working at Draw Well Road*

- The only activity at this site is unloading/loading goods from/onto fixed axel trucks.
- No more than 1 fixed-axel truck will visit the site per day.
- No more than 3 staff members will be required to load/unload the delivery truck and organise the storage facility.

#### *Staff will be transported to site from the Main Facility*

- The main facility (4 Kirkby Bank Road) has a large 118 bay car park (See image below). All staff will be based at Kirkby Bank Road, and park their vehicles here.

- Any personnel which are required to attend Draw Well Road will be transported to/from the site – leaving their own personal vehicles at the main facility.

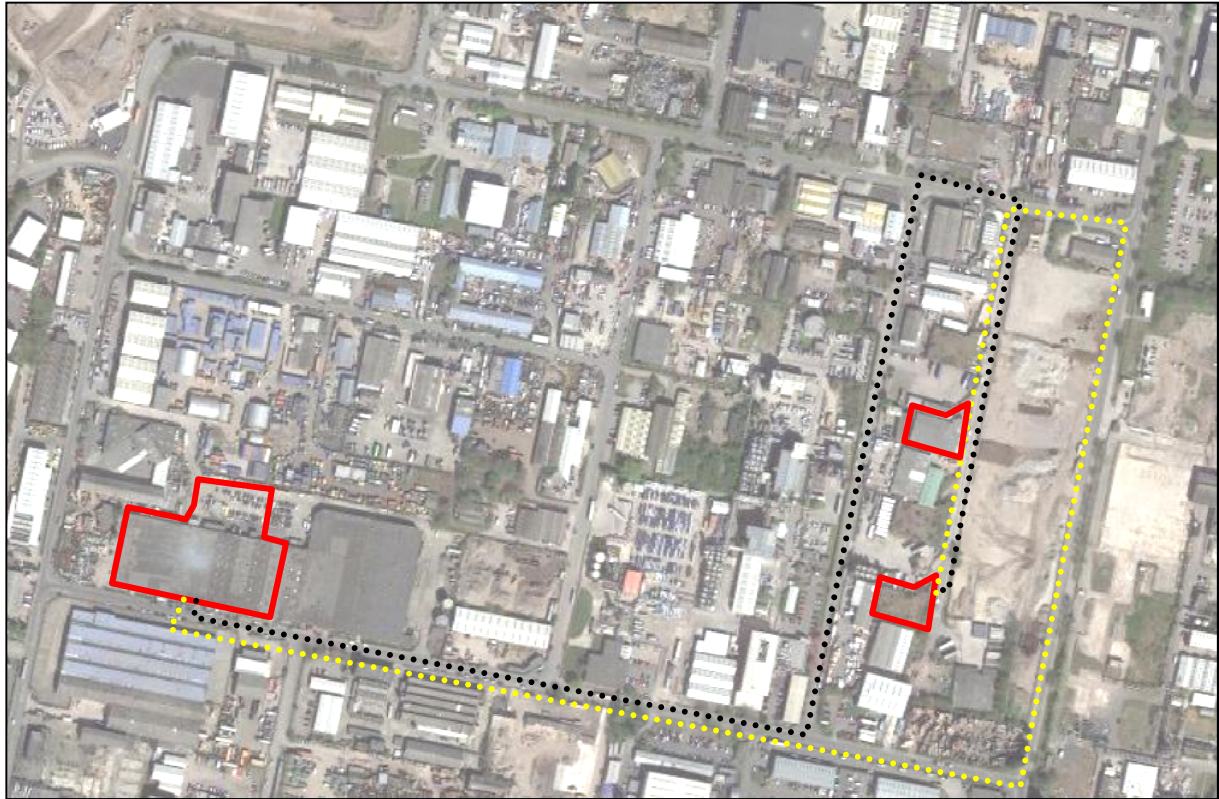


In summary, no staff will be based at Draw Well Road – resulting in no vehicle parking being used. When the site is being used for deliveries, staff will be transported to/from the main facility instead of using their own personal vehicles; therefore, no parking will be required.

As part of the proposed site plan, car parking spaces (including accessible spaces), motorcycle spaces, and secure cycle spaces are being provided – even though they most will likely be unused.

### Staff Travel Plan

As previously mentioned, all personnel will be based at Kirkby Bank Road. If any personnel are required to attend Draw Well Road, they will be transported to/from site in a company vehicle instead of using their own private vehicle. No more than 3 personnel will be required to attend the Draw Well Road site at any time.



The above image shows the travel routes between the main facility at Kirkby Bank Road and the existing and proposed storage facilities at Draw Well Road, when considering the one-way road system within the Business Park Complex.

The **BLACK** dashed line represents the driving route from Kirkby Bank Road to Draw Well Road – a total distance of 1.37km.

The **YELLOW** dashed line represents the driving route from Draw Well Road to Kirkby Bank Road – a total distance of 1.55km.

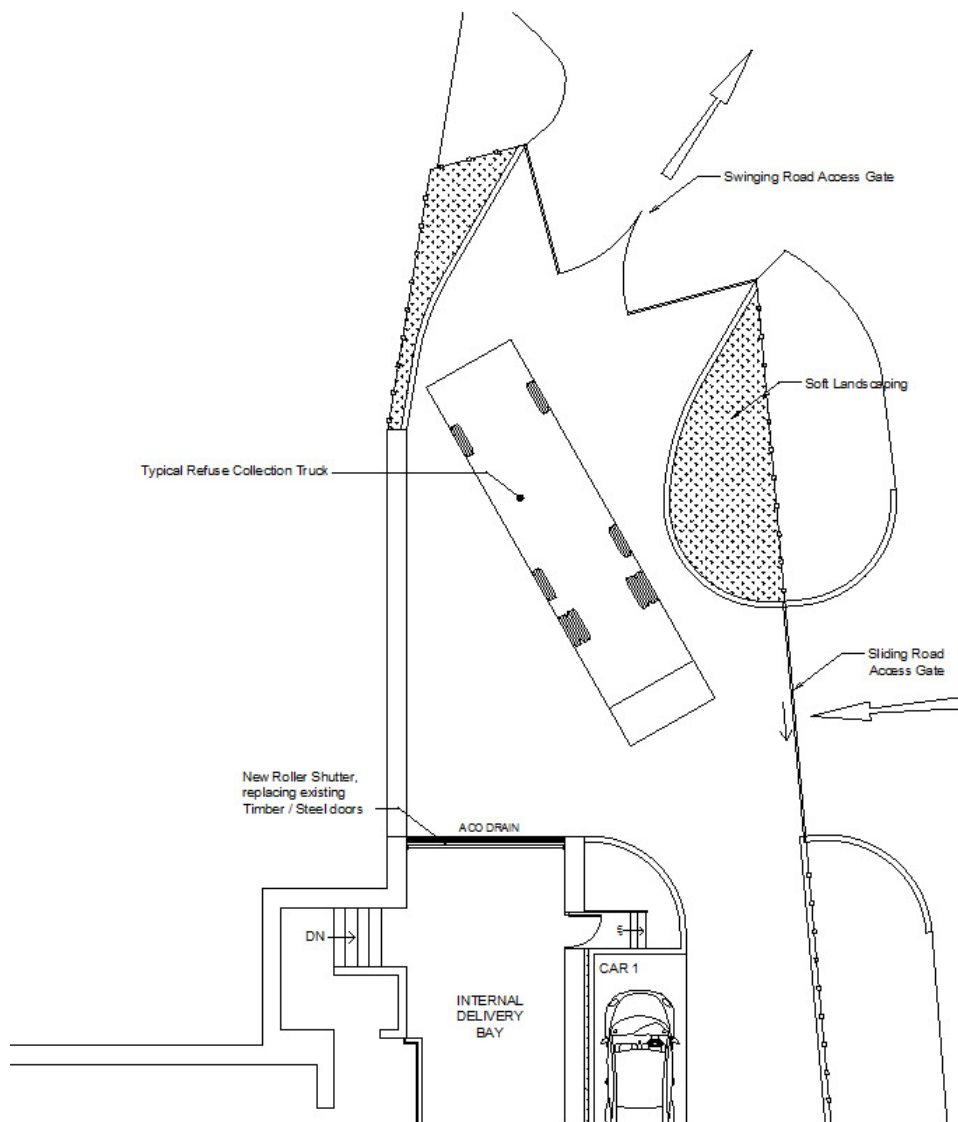
In a car or minibus, each journey only takes approximately 3 minutes; parking spaces for the vehicle have been provided on the proposed plan. If personnel chose to cycle (as secure cycle parking has been provided), the journey would take approximately 5 minutes.

### Delivery/Export Vehicle Access

All deliveries/exports will be made using a small fixed-axel, flat-bed truck. The vehicle will enter the site in a forward gear via a new sliding access gate from Draw Well Road. The vehicle will enter the site and reverse into the existing building's internal loading bay.

When in the loading bay, staff will load/unload the vehicle. Upon completion, the vehicle will exit the building and drive to the site exit – which is the existing site access. The vehicle will exit the site in a forward gear.

*For a detailed tracking drawing showing vehicular access,  
Please see the Swept Path Analysis.*



### **Pre-Application Enquiry Response**

A pre-application enquiry concerning the proposed development was submitted to Knowsley Council in April 2023 – Application Number: 23/00012/PREAPP. A response from the council was received on 22<sup>nd</sup> August 2023.

A series of consultations formed part of the Pre-Application Enquiry, including a consultation with the Highway Authority; who stated no objections to the proposals within the application, however requested a Travel Management Plan be submitted as part of the formal Planning Application. Furthermore, parking prior to first use must be agreed, alongside the maximum size of vehicle serving the site.

### **Summary**

9/8 Draw Well Road is proposed to be a second satellite storage facility for Abbey Engineering – who are based at 4 Kirkby Bank Road.

The existing site has no vehicle parking due to the tight site constraints; whereas the proposed plan provides 5 car parking bays, 1 motorcycle bay, and 4 secure cycle bays (inside the building for better security).

There is a net gain of 10 vehicle spaces.

The required vehicle parking levels (as set out by the ‘Ensuring a Choice of Travel’ SPD) cannot be fully achieved due to the site constraints, however efforts have been made to provide some form of parking – whereas no parking has been provided before.

As the site is a satellite facility, no staff will be permanently based here. Staff will only attend this site when deliveries/exports are due. To attend the site, staff will be transported via a company vehicle – they will not use their own personal vehicle; personal vehicles will be left in the existing car park at the main facility (4 Kirkby Bank Road).

All deliveries/exports will be made using a fixed-axel flat-bed truck.  
Deliveries/exports to the site will be infrequent and unlikely to occur daily.  
On days when items are delivered/exported, only 1 truck will visit per day.

Any vehicles visiting the site will enter/exit in a forward gear.