

Technical Note

Project: Demolition of 2No. existing commercial buildings and replacement with 2No. new purpose built commercial buildings, along with associated car parking and Ancillary Works
550 Llantrisant Road, Penycoedcae, CF37 1PL

Document Ref: 1746-ACS-ZZ-XX-RP-T-001-A Tech Note.doc

Date: 29 February 2024

Highways & Transport	
1	<p>Introduction</p> <p>This Technical Note relates to the proposed development described above and the highway and transportation issues associated with the proposed development of the site.</p> <p>The site was most recently occupied by a carpets and flooring company. The applicant, Broadway Van Centre, intends to redevelop the site for the purpose of the display and sale of vans. Broadway Van Centre is an independent VW Transporter van specialist.</p>
2	<p>Proposed Development</p> <p>The proposal is for the demolition of the site's existing two commercial buildings and their replacement with two, new, purpose built buildings for the display and sale of vans. Vans will also be displayed for sale externally, within the confines of the site.</p> <p>The applicant already operates from a site on Broadway, Treforest and it is their experience that the majority of vehicle are bought and sold online. Vans are transported to and from the site individually rather than transported on lorries. The business does not generate deliveries by car transporters or other large lorries.</p> <p>On average some 30 vehicles are sold every month. Approximately 50% of sales are transacted online and again delivered by individuals.</p> <p>Visiting customers generally amount to 2 per day.</p> <p>The operations at the site are limited to the preparation and display of vehicles for sale. No vehicle repairs or servicing will be undertaken at the site.</p>
3	<p>Access</p> <p>Access to the site is from Llantrisant Road, which is currently subject to a 30mph speed limit.</p> <p>The existing open forecourt will be enclosed by security fencing along the highway boundary. The boundary fence will be set back to allow for the construction of a 2m wide footway along the site's frontage.</p> <p>Visibility splays of 2.4m x 40m will be provided in both directions from the proposed access point.</p>

4 Parking & Servicing

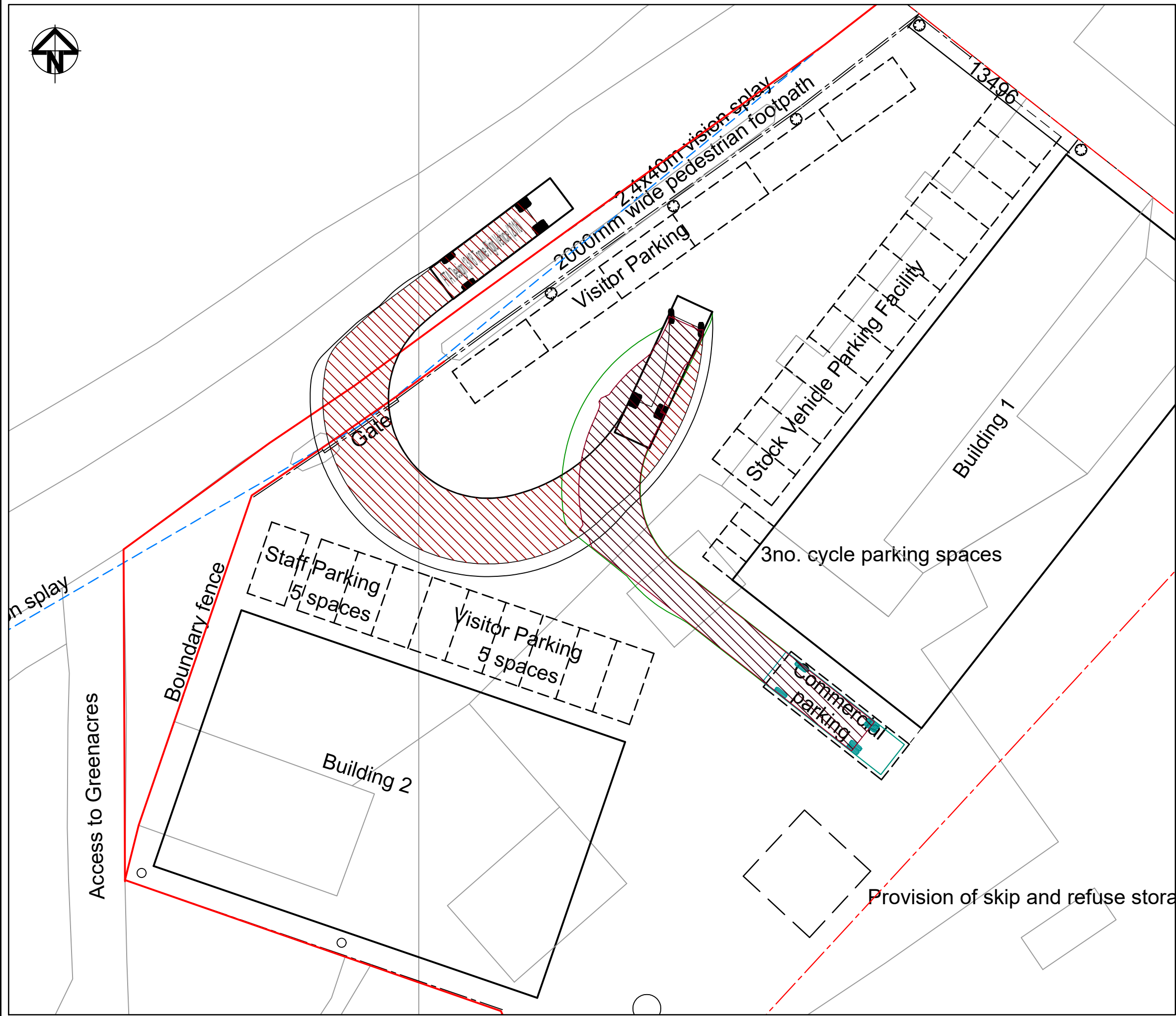
The proposed development includes:

- 5 car parking spaces allocated to staff.
- Up to 11 car parking spaces available for customer parking
- Parking spaces are 2.6m x 4.8m (or 2m x 6m where parallel parking is provided).
- 10% of car parking spaces (2 spaces) to have EV charging facilities
- 1 commercial vehicle parking space
- 3 cycle parking spaces

Swept path analysis has been undertaken to ensure that the layout design allows for service and delivery vehicles to access and turn within the site. This is included as Appendix 1.

Appendix 1

Swept Path Analysis



FTA Design 13/18 Tonne Rigid Vehicle (2016)

Overall Length	10.000m
Overall Width	2.550m
Overall Body Height	3.645m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	11.000m

A	First Issue	29-02-24
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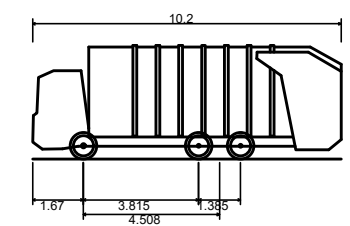
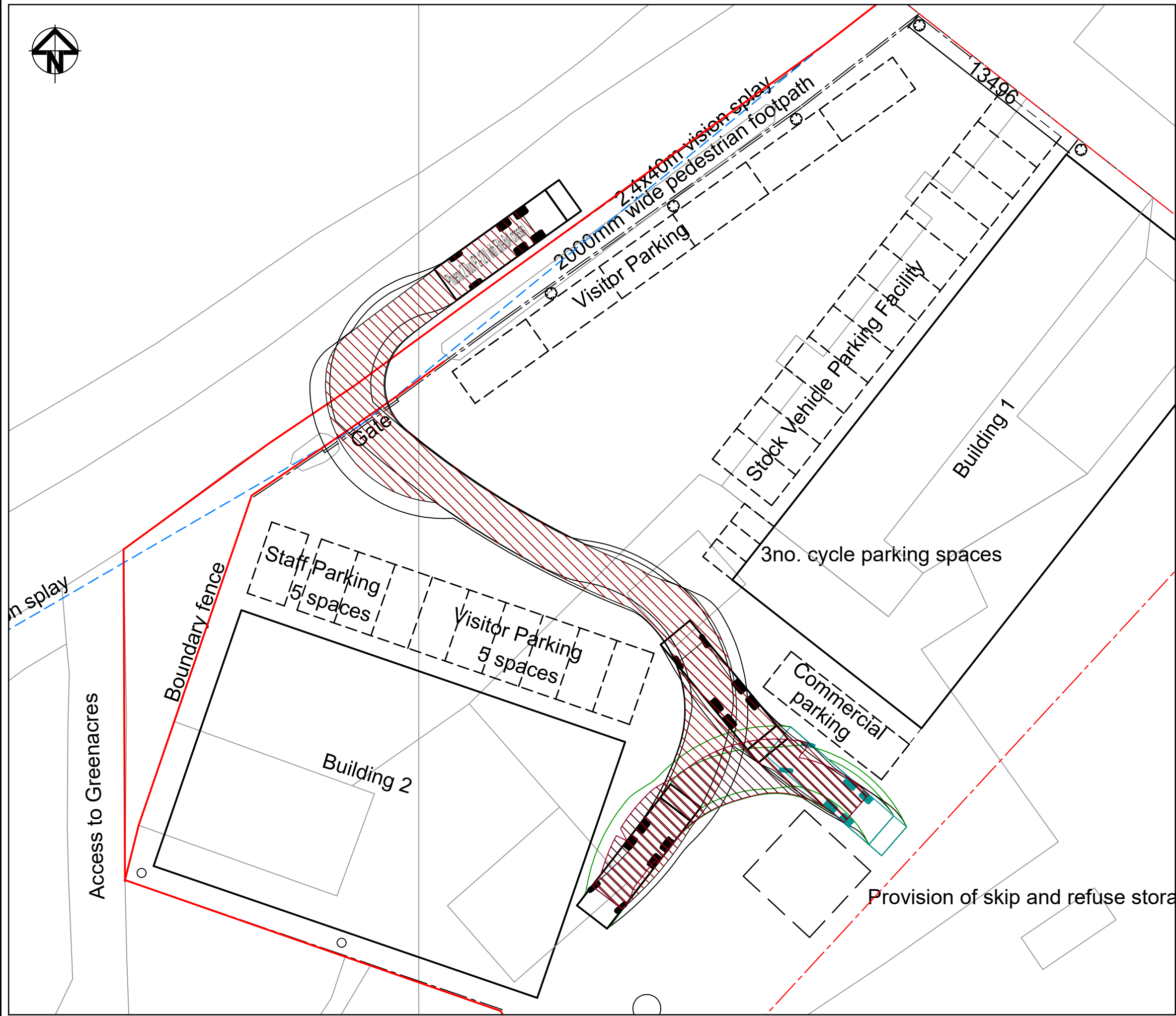
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Project **FORMER LEEWAY CARPETS SITE**

Drawing **SWEPT PATH ANALYSIS
COMMERCIAL VEHICLE TO PARKING SPACE**

Drawing No. **1746-ACS-XX-ZZ-DR-T-001-A**

Scale **1:250 @ A3**



Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)	
Overall Length	10.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.800m

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Project	FORMER LEEWAY CARPETS SITE
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Drawing	SWEPT PATH ANALYSIS REFUSE VEHICLE TOBIN STORE
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Drawing No.	1746-ACS-XX-ZZ-DR-T-002-A
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