



Cwm Planning & Design Ltd.
(Civil, Structural & Architectural)

PLANNING STATEMENT

Project: Provision of new MOT Testing Station within existing unit.
(Unit 1C, Cwmgors Industrial Estate)

Date: 7th February 2022

General Introduction:

This planning statement has been prepared to accompany a planning application on behalf of Mr Kevin Evans. The proposal is to provide a new MOT Testing station within an existing unit located on Cwmgors Industrial Estate. *(see Google view below.)*



Aerial view of application site and surrounding area

The Proposal:

The unit was previously used as part of a food processing factory with the unit specifically used for packaging.

The interior of the unit will remain open plan as existing. No structural alterations will be required and no internal remodelling is proposed. The existing frontage will also remain unchanged with the existing pedestrian access doors and roller shutter doors utilised.

The existing concrete hard standing to the frontage will be used, but only for the applicants vehicles and possible one waiting vehicle.

The villages of Cwmgors, Gwaun Cae Gurwen, Taigwaith and Lower Brynamman are not currently served by an MOT Testing station so it is the intension of the applicant, Mr Evans, who currently operates an existing well established Garage repair service in the village., to install the new MOT bay to further expand and improve the current service. It will be run ancillary to the existing garage all be it at a different premises.

No customer access or interaction will be required at the property with customers remaining at the main Garage until the vehicles are returned.

It is envisaged that 2-3 vehicles per day will be at the premises, operating standard working times Mon to Saturday (8:30 – 18:00)

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