

BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

Project Name:	Morrisons, Neath
BGH Reference:	22-101-001.03
Subject:	Car Sales Pod – Morrisons Car Park, Neath
Date:	September 2022
Prepared By:	George Hewitt
Checked By:	Martin Crabtree
Overview By:	Adam Bradley

Introduction

- 1.0 A planning application (ref: P2021/1253) was submitted by Wm Morrison Supermarkets Plc (hereafter known as Morrisons) to Neath Port Talbot Council for the erection of a single storey car sales pod on part of the store car park at Angel Street, Neath, in November 2021. Bryan G Hall (BGH) have been appointed by Morrisons to prepare this Technical Note in response to a request for further information made by the Council.
- 2.0 A site plan outlining the extent of the application boundary and an indicative outline of the new unit is attached at **Appendix BGH1**. The plan details how a total of 2 car parking spaces will be lost from the current 404 space car park as a result of the proposed scheme. A maximum of 10 further spaces will be used at any one time to store cars bought by Webuanycar.com. However, the actual figure is more likely to be 4-6 spaces on a normal day.
- 3.0 The main car park for the store is accessed from Riverside Drive. This access also provide access to a Petrol Filling Station and DIY shop. The loop arrangement, however, separates the Morrisons car park, which the car park associated with the DIY shop and also a small residents car park. The service yard for the store is accessed from Croft Road to the west.
- 4.0 The proposed car sales pod will be located in the south east corner of the larger car park.

Council Comments

- 5.0 The response to the planning application was in the form of a short email from the case officer which included a number of comments, however, this Technical Note addressed the following two requests:

There appears little information on the capacity of the existing car park, and if there is capacity within it to allow this new use.

The submission refers to the vehicles being stored on site and then transported off site by a transporter vehicle. The site is services off the area, and no servicing or deliveries to this store take place via the public car park. I would be confident that highways will require tracking details of that type of vehicle entering and exiting the site, and the access and exits to the car park are quite restrictive. In addition how this would be done ensuring public safety in a car park operational for the town centre as a whole and the store.

6.0 This Technical Note responds directly to the request for a car park survey and provides additional commentary as necessary.

The Proposals

7.0 The single storey car sales pod is a prefabricated single storey unit which occupies 2 car parking spaces with space in front to allow customers / staff to exit the pod without entering directly into oncoming traffic.

8.0 No cars are sold from these sites, only purchase cars, and all cars are taken off site and sold at auction. The online service allows for the agreement of a mutually convenient collection time at the site where inspection of the vehicle and agreement of the sale will occur. There is a maximum of 10 cars on a site at one time, however this is more likely to 4-6 on a normal day. The sold vehicles will remain in a parking space until collection.

9.0 The company ensure that there is always space available for appointments within 10 (undesignated) car parking spaces and therefore through regular collection there is no overspill on to adjoining areas of car park.

10.0 The cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period. The cars will be removed from site by a plate driver, rather than a vehicle transporter. The plate driver will collect and move the vehicles from site to the auction house on an almost daily basis, therefore WeBuyAnyCar.com can provide some assurance that the 10 cars on site at any one time will not be exceed.

Car Parking Provision

11.0 The car park currently provides 404 parking spaces made up of 366 regular spaces, 26 disabled spaces, and 12 parent and child spaces. The car sales pod will result in the loss of 12 regular spaces in total (2 for the pod and a maximum of 10 further spaces for cars waiting collection), reducing the total number of spaces available from 404 to 392.

12.0 BGH instructed National Data Collection Limited to carry out a car park accumulation survey between Tuesday 8th February and Monday 14th February 2022.

13.0 The survey counted the arrivals and departures from the Morrisons store car park. The location of the survey is identified on the plan attached at **Appendix BGH2**.

14.0 A count of the cars parked was undertaken at the start and end of the survey periods to establish occupancy before and after the surveys. The count was then used to establish the car park accumulation across the survey period. A copy of the survey data is included within **Appendix BGH3**.

Existing Car Park Accumulation

15.0 The results of the car park accumulation survey have been summarised into 1 hour intervals in Table 1 below for each survey day with the percentage occupancy for the same times periods at Table 2. The number of existing parking spaces at the store is 404.

Table 1 – Car Park Accumulation

Time Range	Parking Accumulation– 404 Parking Spaces						
	Parked cars at start of survey - 40						
	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
00:00 - 01:00	38	37	29	27	23	17	11
01:00 - 02:00	40	37	29	27	23	16	11
02:00 - 03:00	38	37	29	27	23	16	11
03:00 - 04:00	38	41	31	30	25	17	14
04:00 - 05:00	41	45	34	34	28	17	17
05:00 - 06:00	47	49	37	39	35	18	25
06:00 - 07:00	52	53	42	44	37	22	32
07:00 - 08:00	62	62	57	55	58	24	43
08:00 - 09:00	107	98	90	109	120	33	95
09:00 - 10:00	184	175	198	212	214	80	187
10:00 - 11:00	245	242	235	303	265	135	232
11:00 - 12:00	252	263	262	327	298	154	260
12:00 - 13:00	257	233	256	259	264	149	229
13:00 - 14:00	215	203	218	236	223	139	176
14:00 - 15:00	186	174	181	184	172	125	125
15:00 - 16:00	178	156	175	179	120	50	111
16:00 - 17:00	138	114	145	137	99	25	108
17:00 - 18:00	100	79	95	71	52	25	70
18:00 - 19:00	79	61	83	57	42	25	32
19:00 - 20:00	66	54	65	45	33	20	22
20:00 - 21:00	51	43	54	31	30	18	13
21:00 - 22:00	41	34	37	30	23	14	5
22:00 - 23:00	40	31	31	27	19	14	4
23:00 - 00:00	41	33	32	27	21	15	12

Table 2 – Percentage Car Park Accumulation

Time Range	Percentage Accumulation						
	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
00:00 - 01:00	9%	9%	7%	7%	6%	4%	3%
01:00 - 02:00	10%	9%	7%	7%	6%	4%	3%
02:00 - 03:00	9%	9%	7%	7%	6%	4%	3%
03:00 - 04:00	9%	10%	8%	7%	6%	4%	3%
04:00 - 05:00	10%	11%	8%	8%	7%	4%	4%
05:00 - 06:00	12%	12%	9%	10%	9%	4%	6%
06:00 - 07:00	13%	13%	10%	11%	9%	5%	8%
07:00 - 08:00	15%	15%	14%	14%	14%	6%	11%
08:00 - 09:00	26%	24%	22%	27%	30%	8%	24%
09:00 - 10:00	46%	43%	49%	52%	53%	20%	46%
10:00 - 11:00	61%	60%	58%	75%	66%	33%	57%
11:00 - 12:00	62%	65%	65%	81%	74%	38%	64%
12:00 - 13:00	64%	58%	63%	64%	65%	37%	57%
13:00 - 14:00	53%	50%	54%	58%	55%	34%	44%
14:00 - 15:00	46%	43%	45%	46%	43%	31%	31%
15:00 - 16:00	44%	39%	43%	44%	30%	12%	27%
16:00 - 17:00	34%	28%	36%	34%	25%	6%	27%
17:00 - 18:00	25%	20%	24%	18%	13%	6%	17%
18:00 - 19:00	20%	15%	21%	14%	10%	6%	8%
19:00 - 20:00	16%	13%	16%	11%	8%	5%	5%
20:00 - 21:00	13%	11%	13%	8%	7%	4%	3%
21:00 - 22:00	10%	8%	9%	7%	6%	3%	1%
22:00 - 23:00	10%	8%	8%	7%	5%	3%	1%
23:00 - 00:00	10%	8%	8%	7%	5%	4%	3%

16.0 The maximum car park occupancy was 81% (327 spaces) between 11:00 and 12:00 on a Friday. Therefore, based on the busiest period at the store some 77 spaces (19%) were unoccupied.

Proposed Car Park Accumulation

- 17.0 The single storey car sales pod will have very little impact on the car park operation as the pod is making use of “out of the way” spaces which are the least attractive spaces for Morrisons customers.
- 18.0 The proposed development is for a single storey car sales pod within the car park which will result in the loss of up to 12 car parking spaces. The information set out in Tables 3 and 4 shows a revised car park accumulation. The total number of car parking spaces (404) is reduced by 12 to accommodate the car sales pod and potential parking. The resulting car park provision is 392. Tables 3 and 4 show the resultant car parking accumulation.

Table 3 – Revised Car Park Accumulation

Time Range	Parking Accumulation– 392 Parking Spaces						
	Parked cars at start of survey - 40						
	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
00:00 - 01:00	38	37	29	27	23	17	11
01:00 - 02:00	40	37	29	27	23	16	11
02:00 - 03:00	38	37	29	27	23	16	11
03:00 - 04:00	38	41	31	30	25	17	14
04:00 - 05:00	41	45	34	34	28	17	17
05:00 - 06:00	47	49	37	39	35	18	25
06:00 - 07:00	52	53	42	44	37	22	32
07:00 - 08:00	62	62	57	55	58	24	43
08:00 - 09:00	107	98	90	109	120	33	95
09:00 - 10:00	184	175	198	212	214	80	187
10:00 - 11:00	245	242	235	303	265	135	232
11:00 - 12:00	252	263	262	327	298	154	260
12:00 - 13:00	257	233	256	259	264	149	229
13:00 - 14:00	215	203	218	236	223	139	176
14:00 - 15:00	186	174	181	184	172	125	125
15:00 - 16:00	178	156	175	179	120	50	111
16:00 - 17:00	138	114	145	137	99	25	108
17:00 - 18:00	100	79	95	71	52	25	70
18:00 - 19:00	79	61	83	57	42	25	32
19:00 - 20:00	66	54	65	45	33	20	22
20:00 - 21:00	51	43	54	31	30	18	13
21:00 - 22:00	41	34	37	30	23	14	5

BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

22:00 – 23:00	40	31	31	27	19	14	4
23:00 – 00:00	41	33	32	27	21	15	12

Table 4 – Revised Percentage Car Park Accumulation

Time Range	Percentage Accumulation						
	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
00:00 - 01:00	10%	9%	7%	7%	6%	4%	3%
01:00 - 02:00	10%	9%	7%	7%	6%	4%	3%
02:00 - 03:00	10%	9%	7%	7%	6%	4%	3%
03:00 - 04:00	10%	10%	8%	8%	6%	4%	4%
04:00 - 05:00	10%	11%	9%	9%	7%	4%	4%
05:00 - 06:00	12%	13%	9%	10%	9%	5%	6%
06:00 - 07:00	13%	14%	11%	11%	9%	6%	8%
07:00 - 08:00	16%	16%	15%	14%	15%	6%	11%
08:00 - 09:00	27%	25%	23%	28%	31%	8%	24%
09:00 - 10:00	47%	45%	51%	54%	55%	20%	48%
10:00 - 11:00	63%	62%	60%	77%	68%	34%	59%
11:00 - 12:00	64%	67%	67%	83%	76%	39%	66%
12:00 - 13:00	66%	59%	65%	66%	67%	38%	58%
13:00 - 14:00	55%	52%	56%	60%	57%	35%	45%
14:00 - 15:00	47%	44%	46%	47%	44%	32%	32%
15:00 - 16:00	45%	40%	45%	46%	31%	13%	28%
16:00 - 17:00	35%	29%	37%	35%	25%	6%	28%
17:00 - 18:00	26%	20%	24%	18%	13%	6%	18%
18:00 - 19:00	20%	16%	21%	15%	11%	6%	8%
19:00 - 20:00	17%	14%	17%	11%	8%	5%	6%
20:00 - 21:00	13%	11%	14%	8%	8%	5%	3%
21:00 - 22:00	10%	9%	9%	8%	6%	4%	1%
22:00 - 23:00	10%	8%	8%	7%	5%	4%	1%
23:00 - 00:00	10%	8%	8%	7%	5%	4%	3%

- 19.0 The revised car parking accumulation shows that the maximum car park occupancy on a Friday will still occur between 11:00-12:00, with a predicted maximum occupancy of 83% (327) spaces with some 65 spaces unoccupied. Therefore, the car park will continue to operate well within capacity with the proposed development in place.

Proposed Operation

- 20.0 The cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period.
- 21.0 They are then removed from site by a plate driver who will collect the vehicles and drive them off-site.

Summary and Conclusions

- 22.0 This Technical Note has been prepared by BGH and is associated an application for the erection of a single storey car sales pod on part of the store car park at Angel Street, Neath.
- 23.0 The results of the car park survey summarised in Tables 1 and 2 show a maximum car park occupancy was 81% (327 spaces) between 11:00 and 12:00 on a Friday. Therefore, based on the busiest period at the store some 77 spaces (19%) were unoccupied.
- 24.0 With the propsoed single storey car sales pod, the car park occupancy increases to 83% during the busiest period leaving some 65 spaces (17%) unoccupied.
- 25.0 It has therefore been demonstrated that there is sufficient capacity at present in the Morrisons store car park during the peak trading times to be able to accommodate the single storey car sales pod.
- 26.0 The cars stay on site for a maximum of 72 hours, but this is normally a lot shorter period. They are then removed from site by a plate driver who will collect the vehicles and drive them off-site.
- 27.0 This Technical Note has demonstrated that the proposal would not be detrimental to the safe and efficient operation of the existing car park. There is therefore no reason to withhold planning permission on highway or road safety grounds.

Appendices

Appendix BGH1 – Site Layout Plan

Appendix BGH2 – Car Park Survey Location Plan

Appendix BGH3 – Car Park Survey Results

APPENDIX BGH 1

This drawing is copyright of WCEC Group Ltd trading as Whittam Cox Architects, and shall not be reproduced nor used for any other purpose without the written permission of the Architects. This drawing must be read in conjunction with all other related drawings and documentation. It is the contractors responsibility to ensure full compliance with the Building Regulations. Do not scale from this drawing, use figured dimensions only. It is the contractors responsibility to check and verify all dimensions on site. Any discrepancies to be reported immediately. IF IN DOUBT ASK.

Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.



SCHEDULE OF INFORMATION:

ADDITIONAL ACCOMMODATION:		
2 BAY WBAC POD	165.3 SqFt / 15.4 SqM	
TOTAL	165.3 SqFt / 15.4 SqM	

CAR PARK:
Approximate parking schedule

EXISTING:		
STANDARD SPACES	=	366
PARENT & TODDLER SPACES	=	12
DISABLED SPACES	=	26
TOTAL SPACES	=	404

PROPOSED:		
STANDARD SPACES	=	294
PARENT & TODDLER SPACES	=	12
DISABLED SPACES	=	26
TOTAL SPACES	=	392

TOTAL SPACES GAIN/LOSS	=	- 12
------------------------	---	------

B	(02/03/22) Red line boundary amended.	JNL/SW
A	(25/02/22) Parking numbers amended. WBAC spaces indicated.	JNL/SW
No.	Date	Description
CLIENT		Drawn/CMA'd By



PROJECT
ANGEL STREET
NEATH (274)

TITLE
PROPOSED SITE PLAN

DRAWING STATUS

PLANNING

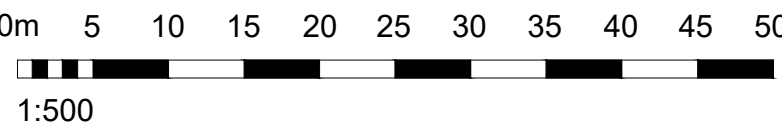
DRAWN	JNL	CHECKED	SW
-------	-----	---------	----

SCALE 1:500 @ A1

DATE NOVEMBER 2021



JOB NO.	DRAWING NO.	REV
170285	274_PL_02	B



APPENDIX BGH 2

APPENDIX BGH 3



LOCATION: Morrisons, Neath

DATE: 08/02/2022

IN AT START: 40

DAY: Tuesday

8th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	0	2	38
01:00	2	0	40
02:00	0	2	38
03:00	0	0	38
04:00	4	1	41
05:00	9	3	47
06:00	7	2	52
07:00	16	6	62
08:00	87	42	107
09:00	152	75	184
10:00	204	143	245
11:00	209	202	252
12:00	231	226	257
13:00	181	223	215
14:00	169	198	186
15:00	162	170	178
16:00	136	176	138
17:00	107	145	100
18:00	59	80	79
19:00	38	51	66
20:00	17	32	51
21:00	2	12	41
22:00	1	2	40
23:00	1	0	41
TOTAL	1794	1793	100.06%
PEAK ACCUMULATION	257		
% of capacity	63.6%		
Number of spaces	404		



LOCATION: Morrisons, Neath

DATE: 09/02/2022

IN AT START: 41

DAY: Wednesday

9th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	0	4	37
01:00	0	0	37
02:00	0	0	37
03:00	4	0	41
04:00	4	0	45
05:00	6	2	49
06:00	6	2	53
07:00	22	13	62
08:00	77	41	98
09:00	153	76	175
10:00	208	141	242
11:00	211	190	263
12:00	186	216	233
13:00	178	208	203
14:00	149	178	174
15:00	152	170	156
16:00	119	161	114
17:00	110	145	79
18:00	67	85	61
19:00	33	40	54
20:00	19	30	43
21:00	3	12	34
22:00	0	3	31
23:00	2	0	33
TOTAL	1709	1717	99.53%
PEAK ACCUMULATION			263
% of capacity			65.1%
Number of spaces			404



LOCATION: Morrisons, Neath

DATE: 10/02/2022

IN AT START: 33

DAY: Thursday

10th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	2	6	29
01:00	1	1	29
02:00	0	0	29
03:00	2	0	31
04:00	4	1	34
05:00	5	2	37
06:00	5	0	42
07:00	29	14	57
08:00	75	42	90
09:00	196	88	198
10:00	197	160	235
11:00	234	207	262
12:00	262	268	256
13:00	188	226	218
14:00	157	194	181
15:00	157	163	175
16:00	146	176	145
17:00	109	159	95
18:00	84	96	83
19:00	40	58	65
20:00	13	24	54
21:00	9	26	37
22:00	1	7	31
23:00	2	1	32
TOTAL	1918	1919	99.95%
PEAK ACCUMULATION			262
% of capacity			64.9%
Number of spaces			404



LOCATION: Morrisons, Neath

DATE: 11/02/2022

IN AT START: 32

DAY: Friday

11th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	1	6	27
01:00	0	0	27
02:00	0	0	27
03:00	3	0	30
04:00	4	0	34
05:00	10	5	39
06:00	9	4	44
07:00	21	10	55
08:00	92	38	109
09:00	200	97	212
10:00	273	182	303
11:00	309	285	327
12:00	261	329	259
13:00	258	281	236
14:00	198	250	184
15:00	196	201	179
16:00	176	218	137
17:00	128	194	71
18:00	82	96	57
19:00	52	64	45
20:00	27	41	31
21:00	10	11	30
22:00	3	6	27
23:00	0	0	27
TOTAL	2313	2318	99.78%
PEAK ACCUMULATION			327
% of capacity			80.9%
Number of spaces			404



12498 / NEATH
FEBRUARY 2022
PARKING ACCUMULATION

LOCATION: Morrisons, Neath

DATE: 12/02/2022

IN AT START: 27

DAY: Saturday

12th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	0	4	23
01:00	0	0	23
02:00	0	0	23
03:00	3	1	25
04:00	3	0	28
05:00	12	5	35
06:00	7	5	37
07:00	34	13	58
08:00	97	35	120
09:00	215	121	214
10:00	288	237	265
11:00	310	277	298
12:00	270	304	264
13:00	234	275	223
14:00	149	200	172
15:00	119	171	120
16:00	124	145	99
17:00	95	142	52
18:00	51	61	42
19:00	23	32	33
20:00	17	20	30
21:00	4	11	23
22:00	1	5	19
23:00	5	3	21
TOTAL	2061	2067	99.71%
PEAK ACCUMULATION			298
% of capacity			73.8%
Number of spaces			404



12498 / NEATH
FEBRUARY 2022
PARKING ACCUMULATION

LOCATION: Morrisons, Neath

DATE: 13/02/2022

IN AT START: 21

DAY: Sunday

13th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	1	5	17
01:00	0	1	16
02:00	0	0	16
03:00	2	1	17
04:00	0	0	17
05:00	3	2	18
06:00	5	1	22
07:00	3	1	24
08:00	12	3	33
09:00	65	18	80
10:00	172	117	135
11:00	200	181	154
12:00	195	200	149
13:00	194	204	139
14:00	176	190	125
15:00	77	152	50
16:00	23	48	25
17:00	7	7	25
18:00	9	9	25
19:00	2	7	20
20:00	0	2	18
21:00	2	6	14
22:00	0	0	14
23:00	2	1	15
TOTAL	1150	1156	99.48%
PEAK ACCUMULATION			154
% of capacity			38.1%
Number of spaces			404



LOCATION: Morrisons, Neath

DATE: 14/02/2022

IN AT START: 15

DAY: Monday

14th February 2022			
Time	Inbound	Outbound	Accumulation
00:00	0	4	11
01:00	0	0	11
02:00	0	0	11
03:00	3	0	14
04:00	5	2	17
05:00	11	3	25
06:00	9	2	32
07:00	24	13	43
08:00	95	43	95
09:00	187	95	187
10:00	238	193	232
11:00	246	218	260
12:00	247	278	229
13:00	207	260	176
14:00	161	212	125
15:00	165	179	111
16:00	164	167	108
17:00	112	150	70
18:00	72	110	32
19:00	46	56	22
20:00	11	20	13
21:00	2	10	5
22:00	2	3	4
23:00	1	0	5
TOTAL	2008	2018	99.50%
PEAK ACCUMULATION			260
% of capacity			64.4%
Number of spaces			404