

Vehicle Maintenance Unit Operational Statement (Located immediately outside the red line area of the site)

The 580 square metre building currently operates as an MOT/ vehicle servicing garage (B2 use class). The building is accessed via crossovers on Sandall Road and Camden Road (figure 1). The hard standing area (the subject of this application) has been used for MOT vehicle parking.



Figure 1: Google Street view image of the adjoining vehicle maintenance building with its access off Sandall Road.

The applicant holds the long term lease for the building. The current occupiers (Autodeutsche) lease/rental arrangement expires in April 2023. It is not being renewed.

It is the intention of the applicant to take over the operation of the site, as a satellite site to there existing site at 387 Camden Road (Holocene Motors). The intention is to dedicate the site to Electric Vehicle maintenance.

The applicant has extensive experience in the vehicle maintenance industry and is satisfied that the site can viably operate via a single access off Sandall Road, with all vehicles being worked on and stored within the building.

It is envisaged that the site will operate with 5 staff members working on a shift basis from 8am – 6pm Monday – Friday and 8am – 2pm on Saturday, generally dealing with 10 cars per day. All staff members are likely to access the site via public transport. The site is located in an area with a Public Transport Accessibility Rating (PTAL) of 4 with regular bus and train services accessible within walkable distance from the site (along Camden Road). The intention is that customers will wait on site whilst their car is being seen to and take their car away after works are complete. Notwithstanding this there is capacity to store at least 4 vehicles in the workshop, whilst maintaining access to all vehicle maintenance bays and providing a turning area to ensure that all vehicles can enter and leave the site in a forward gear.

The operational model is such that the business can continue to function, without the need to displace customer vehicles elsewhere. The site is located within a controlled parking zone which would restrict the ability for vehicles to be parked on the street.