

## Trafford Borough Council

**Report to:** Executive Member for Environment, Air Quality and Climate Change  
**Date:** April 2019  
**Report for:** Approval  
**Report of:** Principal Engineer, Traffic and Transportation, One Trafford

### Report Title

**Etchells Road, West Timperley, Altrincham  
Proposed Residents' Permit Parking Scheme and Waiting Restrictions  
CONSIDERATION OF OBJECTIONS**

### Summary

Etchells Road has previously been heavily parked with vehicles on both sides of the road that were associated with the nearby Aspect House office development. An adjacent industrial development (former Bayer site accessed from A56) has recently been demolished and construction of a new residential development, accessed from an extension to Etchells Road, has recently been completed with most properties now occupied.

To ensure traffic can freely reach this new residential development additional waiting restrictions of 'No Waiting At Any Time' are proposed. To maintain access for essential service vehicles, refuse vehicles etc. It is also proposed to introduce additional waiting restrictions and a 'past this point' permit parking scheme within the area of the new development to maintain residential amenity and access within the new development. The new development was granted planning permission by Trafford Council under the application reference number 8640/FUL/15 and the developer is fully funding the introduction of the new restrictions, subject to approval and necessary statutory consultation.

In March 2018, the restrictions were formally advertised and a total of five objections were received from residents/businesses on Etchells Road. Of the responses three residents state that they would like the operational hours extending past 17:00hrs. Two other points raised by residents relate to the proposed extents of the 'No Waiting At Any Time' restriction along Etchells Road leading to the bridge and office car parks.

The Council has given careful consideration to the objections received. All relevant matters referred to by the objectors have been taken into account and the Council concludes that the objections should be overruled in the interests of the effective management and regulation of the highway network and that, consequently, the proposal should be implemented as advertised, as shown on drawing No. CO00201175-D-TRO-ETR-01 and as described in Schedules 1 & 2 to this report.

## Recommendations

Approval is sought to the following:

- 1) That the results of the consultation be noted.
- 2) That following careful consideration of the objections and comments received, authorisation be given to make and introduce the Traffic Regulation Order as advertised, as detailed in Schedule 1 & 2 and as shown on drawing **CO00201175-D-TRO-ETR-01** within this report, as soon as is practicable.
- 3) That the objectors are notified of the Council's decision.

Contact person for further information:

Name: Noel Nhengu  
Telephone No: 0161 694 8971  
Project file: None

## **1.0 BACKGROUND**

- 1.1 Parking associated with the Aspect House office development and other nearby businesses has previously been noted on Etchells Road but as the road only led to these properties, and was not adopted highway, it was not cause for concern.
- 1.2 Construction work has recently been completed of a residential development comprising of 33 houses and 29 apartments. The access route for this development will be via a new road and bridge over Timperley Brook as an extension to the existing length of Etchells Road which itself provides access from Stamford Brook Road.
- 1.3 To ensure that this extended route is not obstructed by parked vehicles, 'No Waiting At Any Time' restrictions are proposed. In addition, because of the likely migration of parking, from the existing Etchells Road to the extended section of Etchells Road, it was agreed, during the approval of the planning application for this site (ref 8640/FUL/15), that a 'past this point' permit parking scheme would be introduced to protect residents from overspill parking from the local office developments. This would be operative from Monday to Friday from 10am to 5pm.
- 1.4 The existing section of Etchells Road already has double yellow lines in place on both sides of the road but they have no legal standing, or Traffic Regulation Order covering them so they are not enforceable by the Council's Civil Enforcement Officers. This proposal, subject to consultation, will introduce a Traffic Regulation Order that, when made operative, would be enforceable.
- 1.5 Separately it is proposed that both the existing section of Etchells Road, the new bridge and the extended section of Etchells Road are built and brought up to a suitable condition that they will then, subject to separate legal agreement, be adopted by the Council.

## **2.0 CONSIDERATION OF OBJECTIONS**

- 2.1 In response to the consultation, a total of 5 responses were received, of which:
  - Two of the objectors requested that the hours of the 'past this point' restriction should be extended to prevent any other vehicles parking within Etchells Road at all times.
  - One resident suggested reducing the extents of the proposed No Waiting At Any Time restrictions.

- One resident objected as they would like to see the effects of the new car park planned for the Lookers office before restrictions are introduced.
- One objector suggested that the operational hours of the scheme be between the hours of 17:00 and 22:00.

2.2 A summary of the submissions and the council's response is provided in Appendix A of this report.

2.3 Objections to the proposed 'past this point' residents' permit parking

2.3.1 Two residents objected to the scheme due to the operational hours of the 'past this point' residents' permit parking restriction only operating between the hours of 09:00 to 17:00, both residents state that other vehicles shouldn't be able to park within the estate as the Etchells Road residents pay an annual fee for the upkeep of the communal areas. The residents believe the restriction should be operational at all times to prevent commuters causing obstructions.

2.3.2 The aim of the parking scheme is to prevent office staff parking within Etchells Road during typical office hours (09:00 to 17:00). The operational hours end at 17:00 to allow additional parking for residents in the evenings for any visitors that they may have without having to use a visitor permit card. Residents will be able to buy visitor permits (day passes) in booklets of 25 for £11.00, any visiting vehicle parking on the carriageway between Monday to Friday 09:00 to 17:00 will be required to display a valid visitor permit. Any vehicle parked off road on a driveway or garage does not require a permit.

2.3.3 One resident objected to the scheme as they would like to see how the parking issues are effected by the proposed new development of the Lookers office car park that will see its capacity extended from 87 to 133 vehicles, they also mentioned that they wouldn't want to pay for permits for visiting friends and family.

2.3.4 Although Lookers have recently applied to extend their car park there is still the possibility that office staff will use Etchells Road as an overflow when the car park is full. The cost of the parking scheme is currently being covered by the Etchells Road housing developer, delaying the scheme would produce additional costs that aren't covered, therefore waiting to see the effects of the car park isn't a viable option. Resident and visitor permits are a set fee across Trafford Borough, the fee is to cover the administration cost of the permits and

partly goes towards the enforcement costs associated with the permit schemes.

2.3.5 One objector questioned the operational hours of the permit scheme as they believe that most people will be away from their homes from 09:00 to 17:00 therefore members of the public parking within the residential street would not affect the Etchells Road residents. The respondent suggested that the operational hours of 17:00 to 22:00 would be more suitable

2.3.6 It is anticipated that any overspill from the office car parks will most likely occur during office hours (09:00 to 17:00). More and more people are beginning to work from home therefore to prevent obstruction to residential properties in the new Etchells Road development the 'past this point' restriction is proposed to run from Monday to Friday 09:00 to 17:00, this will prevent access issues during the day whilst providing free additional parking for visitors to the Etchells Road residents outside of operational hours. The proposed hours are in line with similar schemes across Trafford Borough where there are commuter parking issues caused by nearby office workers. These existing schemes work effectively in providing residents convenient parking in close proximity to their property without obstruction. Therefore, it is anticipated that the previously advertised proposals for the Etchells Road scheme will benefit its new residents by preventing staff from the nearby office blocks from parking along Etchells Road and causing obstructions.

#### 2.4 Objections to the proposed 'No Waiting At Any Time' restrictions

2.4.1 One resident believes a better option in terms of safety and for the benefit of residents would be to remove the section of 'No Waiting At Any Time' between the entrance to the car park and the Timperley Brook bridge as this would allow an overspill for customers during busy periods.

2.4.2 It is unsuitable to promote parking on the road before the bridge due to the narrow carriageway width. The aim of the scheme is to provide residents with unrestricted access to their property by preventing office staff from parking within Etchells Road.

2.4.3 One resident responded to the proposals by stating that there was no punishment to those that park on the existing double yellow lines.

2.4.4 The existing double yellow lines are to be incorporated into a new Traffic Regulation Order that will be fully enforceable by Trafford Parking Services. At this point any vehicles caught parking on the double yellow lines will receive a Penalty Charge Notice.

- 2.4.5 Two residents expressed their concerns about vehicles currently parked along the Timperley Brook bridge, causing obstruction to those entering and exiting the new residential estate.
- 2.4.6 Trafford Council proposes to introduce a 'No Waiting At Any Time' restriction as previously advertised that extends for the full length of the Timperley Brook bridge and will prevent any obstructions caused by parked vehicles. The full extent of the 'No Waiting At Any Time' restriction can be seen on drawing No. CO00201175-D-TRO-ETR-01.

### **3.0 COMMENTS**

- 3.1 **Chief Constable's View:** No comments received
- 3.2 **Chief Fire Officer's View:** No comments received
- 3.3 **Transport for Greater Manchester's View:** No comments received
- 3.4 **Ambulance Services' View:** There are no objections to the attached proposals
- 3.5 **Hackney Carriage Driver / Operator Representative's View:** No comments received
- 3.6 **Ward Members' Comments:** No comments received

### **4.0 CONCLUSIONS**

- 4.1 All relevant matters referred to by the objectors have been taken into account and it is concluded that the objections should be overruled and the proposal implemented as advertised.
- 4.2 It is therefore recommended that authorisation be given to make and introduce the Traffic Regulation Order as detailed in Schedule 1 & 2 to this report and as shown on drawing CO00201175-D-TRO-ETR-01 as soon as is practicable.
- 4.3 It is also recommended that the objectors be informed of this decision.

## 5.0 SCHEDULES

### SCHEDULE 1 - Proposed

Borough of Trafford (Prohibition of Waiting and Loading and Provision of Parking) Order 2001 (As amended) – to be amended to include the following: -

Street	Side	From	To	Code
Etchells Road, Altrincham (the curved section)	Both sides	Its junction with Stamford Brook Road	A point 12m south east of its junction with the section of Etchells Road which runs north east to south west.	7A
Etchells Road, Altrincham (the section that runs north east to south west)	Both Sides	Its junction with the curved section of Etchells Road	A point 15m south west of its junction with the curved section of Etchells Road	7A
Etchells Road, Altrincham (the section that runs north east to south west)	Both Sides	Its junction with the section of Etchells Road which runs north west to south east	A point 10m north east of its junction with the section of Etchells Road which runs north west to south east	7A
Etchells Road, Altrincham (the section that runs north west to south east)	North east	A point 38m north west of its junction with the section of Etchells Road which runs north east to south west	A point 53m north west of its junction with the section of Etchells Road which runs north east to south west	7A
Etchells Road, Altrincham (the section that runs north west to south east)	South west	A point 41m north west of its junction with the section of Etchells Road which runs north east to south west	A point 59m north west of its junction with the section of Etchells Road which runs north east to south west	7A
Etchells Road, Altrincham (the section that runs north west to south east)	North east	A point 22m south east of its junction with the section of Etchells Road which runs north east to south west	A point 36m south east of its junction with the section of Etchells Road which runs north east to south west	7A
Etchells Road, Altrincham (the section that runs north west to south east)	South west	A point 35m south east of its junction with the section of Etchells Road which runs north east to south west	A point 19m south east of its junction with the section of Etchells Road which runs north east to south west	7A

## SCHEDULE 2

Proposed Areas of Highway Designated as Permit Parking Places.

Name of Parking Place	Areas of Highway Designated as Permit Parking Places, each area described below in this column being an area forming part of the carriageway of a specific highway, is a Permit Parking Place		Code
Etchells Road, Altrincham (both the section that runs north east to south west and the section that runs north west to south east)	From	To	PP5JJA RPAG
	A point 15m south west of its junction with the curved section of Etchells Road in a south westerly, then south easterly & north westerly direction	Its cul-de-sac ends, including its cul-de-sac ends	

### List of Codes

- 7A - No Waiting at any time
- PP5JJA RPAG - Past this Point Residents' Permit Holder Parking (Permit AG Holders, Monday - Friday, 10am – 5pm)

### Appendix 1

CO00201175-D-TRO-ETR-01



APPENDIX A

ROAD	LOG	OBJECTS	SUPPORTS	NATURE OF OBJECTION	COUNCIL'S RESPONSE
Etchells Road	ER-01	Yes	Yes – Partly	<p>The resident proposes that the permit parking hours are extended past 17:00 to prevent others from parking within the estate as the residents pay an annual charge for the upkeep of the communal areas within Etchells Road.</p> <p>The resident also states that no parking should be permitted on the bridge as manoeuvring out of the estate can be difficult due to cars parked along one side of the bridge.</p> <p><b>Considered as an objection</b></p>	<p>The aim of the permit parking scheme is to prevent office staff parking within Etchells Road during typical office hours (09:00 to 17:00). The operational hours end at 17:00 to allow additional parking for residents in the evenings for any visitors that they may have without having to use a visitor permit card.</p> <p>Residents will be able to buy visitor permits (day passes) in booklets of 25 for £11.00, any visiting vehicle parking on the carriageway between Monday to Friday 09:00 to 17:00 will be required to display a valid visitor permit.</p> <p>The No Waiting At Any Time proposed as part of the scheme extends for the full length of the bridge, this restriction will stop any parking on the bridge that will prevent the obstructions that residents are currently facing. The full extent of the No Waiting At Any Time restrictions can be seen on drawing number CO00201175-D-TRO-ETR-01.</p> <p><b>Recommended to overrule as an objection</b></p>
Etchells	ER-02	Yes	No		

Road				<p>The resident believes a better option in terms of safety and for the benefit of residents would be to remove the section of No Waiting At Any Time between the Dulex car park entrance to the Etchells Road Bridge as this would allow an overspill for customers during busy periods.</p> <p>The objector requests that speed humps are introduced as part of the scheme to reduce the speed of traffic travelling to the estate and offices.</p> <p><b>Considered as an objection</b></p>	<p>It is unsuitable to promote parking on the road before the bridge due to the narrow carriageway width. The aim of the scheme is to provide residents with unrestricted access to their property by preventing office staff from parking within Etchells Road.</p> <p>Historically, in times when the Council received significant amounts of government funding in relation to local road safety schemes, we were able to implement significant numbers of traffic calming schemes. However, at the present time we receive no such external funding and therefore we are only able to install such measures where there is a demonstrable road safety issue, to which we believe traffic calming would provide a viable solution. It is often the case that whilst we would like to be able to take action to address residents' concerns, we find that we cannot justify such action due to the above need to prioritise limited resources where greatest benefit will be derived.</p> <p><b>Recommended to overrule as an objection</b></p>
Etchells	ER-03	Yes	Yes – Partly		

Road				<p>The resident opposes the decision to allow anyone to park their vehicle within the estate after 17:00 due the residents paying an annual maintenance charge for the upkeep of the communal areas. The resident also states that it would be very useful if no parking was permitted on the bridge as they often find cars parked there which causes obstruction when entering and exiting the estate.</p> <p><b>Considered as an objection</b></p>	<p>The aim of the permit parking scheme is to prevent office staff parking within Etchells Road during typical office hours (09:00 to 17:00). The operational hours end at 17:00 to allow additional parking for residents in the evenings for any visitors that they may have without having to use a visitor permit card. Residents will be able to buy visitor permits (day passes) in booklets of 25 for £11.00, any visiting vehicle parking on the carriageway between Monday to Friday 09:00 to 17:00 will be required to display a valid visitor permit.</p> <p>The proposed No Waiting At Any Time restriction extends over the length of the bridge and will prevent the nearby office staff from parking there and causing obstructions. This can be seen on the attached plan CO00201175-D-TRO-ETR-01.</p> <p><b>Recommended to overrule as an objection</b></p>
Etchells	ER-04	Yes	No		

Road				<p>The objector states that very few staff from the nearby offices park on Etchells Road and that they would like to see how the new planning application to increase the capacity of the Lookers office car park from 87 to 133 will affect the current parking situation.</p> <p>The resident states that many people currently park on the existing double yellow lines and receive no punishment. They suggest that limited waiting bays on Etchells Road would be beneficial by providing further spaces for office staff.</p> <p>The resident would like visiting family and friends to park outside of their house without the fear of getting a ticket and they do not wish to pay for a permit.</p> <p><b>Considered as an objection</b></p>	<p>Although Lookers have recently applied to extend their car park there is still the possibility that office staff will use Etchells Road as an overflow when the car park is full, this could be during meetings, etc. The cost of the parking scheme is currently being covered by the Etchells Road housing developer, delaying the scheme would produce additional costs that aren't covered, therefore waiting to see the long term effects of the car park expansion isn't a viable option.</p> <p>The existing double yellow lines are to be incorporated into a new Traffic Regulation Order that will be fully enforceable by Trafford Parking Services. At this point any vehicles caught parking on the double yellow lines will receive a Penalty Charge Notice.</p> <p>The aim of the permit parking scheme is to prevent office staff parking within Etchells Road during typical office hours (09:00 to 17:00). The operational hours end at 17:00 to allow additional parking for residents in the evenings for any visitors that they may have without having to use a visitor permit card. Residents will be able to buy visitor permits (day passes) in booklets of 25 for £11.00, any visiting vehicle parking on the carriageway between Monday to Friday 09:00 to 17:00 will be required to display a valid visitor permit.</p> <p><b>Recommended to overrule as an objection</b></p>
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Etchells Road	ER-05	Yes	No	<p>The objector questioned the resident permit parking operational hours as they believe that most people will be away from their homes during those times so members of the public parking there would not affect the Etchells Road residents. They suggest that operational hours of 17:00 to 22:00 would be more suitable.</p> <p><b>Considered as an objection</b></p>	<p>Typical office hours are from 09:00 to 17:00, we anticipate that overspill from the office car parks will most likely to occur during this time. More and more people are beginning to work from home therefore to prevent obstruction to the new Etchells Road residential properties during the busiest hours of the day, the 'past this point' restriction is proposed to run from 09:00 to 17:00 to prevent access issues during the daytime whilst providing additional parking for their visitors outside of office hours. The proposed hours are in line with similar schemes across Trafford Borough where there are commuter parking issues caused by nearby office workers, these existing schemes work effectively in providing residents convenient parking in close proximity to their property without obstruction. Therefore, it is anticipated that the previously advertised proposals for the Etchells Road scheme will benefit its new residents by preventing staff from the nearby office blocks from parking along Etchells Road and causing obstructions.</p> <p><b>Recommended to overrule as an objection</b></p>
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Relationship to Policy Framework/Corporate Priorities	none
Financial	The cost of providing the restrictions, estimated to be £2000, is to be funded from the 2018/19 Integrated Transport Capital budget (9264387).
Legal Implications:	The proposed Traffic Regulation Order is being progressed in accordance with the Road Traffic Regulation Act 1984 and the Traffic Signs Regulations & General Directions 2016 and if implemented will be enforced by the Council's Parking Services or be self-enforcing.
Equality/Diversity Implications	none
Sustainability Implications	none
Staffing/E-Government/Asset Management Implications	none
Risk Management Implications	Risk of challenge to the High Court is low.
Health and Safety Implications	Improvements to the highway network will improve local amenity and safety for all road users.

### **Other Options**

Leaving out the proposed restrictions to which objections have been raised would be detrimental to resident amenity, highway safety and would also lead to obstruction for other road users.

### **Consultation**

In addition to the statutory advertising, the proposals have been the subject of direct consultation with frontages in the vicinity of the location and local ward Councillors.

### **Reasons for Recommendation**

To enable the necessary parking restrictions to be introduced and enforced to enhance resident amenity, in the interests of highway safety and to discourage obstruction of the highway.

**Finance Officer Clearance**                      **MCJH**                      **(for Technical Finance Manager)**

**Legal Officer Clearance**                      **CK**                      **(Legal Services)**

**CORPORATE DIRECTOR OF PLACE (electronic)** 

To confirm that the Financial and Legal Implications have been considered

<b>Ward: Broadheath</b>	<b>1309 (12/18)</b>
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