

TRAFFORD COUNCIL

Report to: The Council
Date: 20 February 2013
Report for: Decision
Report of: Corporate Director of Environment, Transport and Operations

Report Title

SIR MATT BUSBY WAY/WHARFSIDE WAY, TRAFFORD PARK
Proposal to relocate 6 Licenced Pitch sites from the above location to new positions identified on Victoria Place, Trafford Park due to development plans which affect future trading on the existing pitch locations.

Summary

To seek approval to relocate 6 existing Licenced Pitch sites – known as Licenced Pitch numbers 3 to 8 (as detailed in the attached schedule) to Victoria Place (off Trafford Wharf Road), Trafford Park.

There is already a mix of both food and souvenir stalls operating on Victoria Place, this report has identified a further 6 Licenced Pitch locations within this area (as detailed in the schedule) suitable as relocation sites.

Recommendation(s)

1. That the relocation of existing licenced pitch traders is approved because there is not enough space in the street for the licence-holders to engage in the trading permitted by the licence without causing undue interference or inconvenience to persons using the street as a result of a recently approved Hotel and Supporters Club development.
2. That the Council resolves to relocate the existing pitches to positions noted within the attached schedule of this report on the 21st March 2013 and therefore the junction of Waters Reach and Victoria Place shall be licence streets to the extent of the new pitches referred to above otherwise, to the extent that they are not already so designated, they shall be prohibited streets.

Contact person for access to background papers and further information:

Name: Nicola Henry
Extension: 4046

Background Papers: None

Background Information

Relationship to Corporate Priorities	To support an approved planning application which contributes to the local area
Financial	Should this report not be approved the annual loss of income for the 6 Licenced Pitch locations will affect the ETO budget as a loss of approx. £10k pa.
Legal Implications	None
Equality/Diversity Implications	None
Sustainability Implications	None
Staffing/E-Government/Asset Management Implications	None
Risk Management Implications	None
Health and Safety Implications	Consideration of crowd control issues has been made to ensure when large events take place the relocation pitches will not impeded the crossing points which will remain accessible for pedestrian safety. Fire and ambulance access to the locations is unchanged.

1.0 Background

- 1.1 The Council's Planning Department have recently approved a large development for a hotel and football supporters club with a 2 year development schedule which impacts on the existing licenced pitches for 5 souvenir traders and one food trader at sites known as Licenced Pitch numbers 3,4,5,6,7 and 8. The planned development area is at the easterly corner of Sir Matt Busby Way and Wharfside Way, Trafford Park. The development has one entrance point for construction purposes, which on completion will be the entrance to the development which is accessed directly from the public highway. This location is currently the trading location for the 6 Licenced Pitch holders. There is not enough space in the street for the licence-holders to engage in the trading permitted by the licence without causing undue interference or inconvenience to persons using the street as a result of this proposed development. All affected traders have expressed that they would like to continue trading and as such alternative sites have been identified (see schedule).
- 1.2 As part of this proposal the Council has considered the impact of pedestrian flow and movement at this location and confirm that the proposed sites will work well alongside the existing trading environment where a number of Licenced Pitch sites, of both souvenir and hot food currently operate.
- 1.3 The affected licence holders have been consulted in writing and have confirmed unanimously that they felt that the recommendations of this report continue to provide them with a 'like for like' trading environment.

Other Options

Other locations have been reviewed but were deemed unsuitable due to the proximity to residential properties which would have had caused unnecessary noise and light which is created by the Licenced Pitch stalls.

To remove the Licenced Pitches without finding alternative sites would result not only in a loss of future income to the Council but would also create a poor relationship with existing traders, some of whom have been trading with Trafford Council for many years.

Consultation

Both the affected traders and the developer have been consulted on the recommendations of this report and both parties confirm that they are satisfied with the recommendations.

Ward Councillors were also consulted about this proposal and all three Councillors were in approval of the changes.

Reasons for Recommendation

Following the Council's recent planning approval of the Old Trafford Supporters Club development for a 10 storey hotel and supporters club on the easterly corner of Sir Matt Busby Way and Wharfside Way, Trafford Park, **there is not enough space in the street for the licence-holders to engage in the trading permitted by the licence without causing undue interference or inconvenience to persons using the street. Therefore,** the Council has reviewed options for the existing Licenced Pitch holders at this location. The decision to relocate the traders from their current sites to the sites proposed in the schedule allows for continuous trading in a 'like for like' environment. The affected traders of Licenced Pitch numbers 3 – 8 are unanimous in their decision to accept the relocation sites described in this report should this report be approved and ensures ongoing trading within Trafford.

Finance Officer Clearance (type in initials).....GB.....

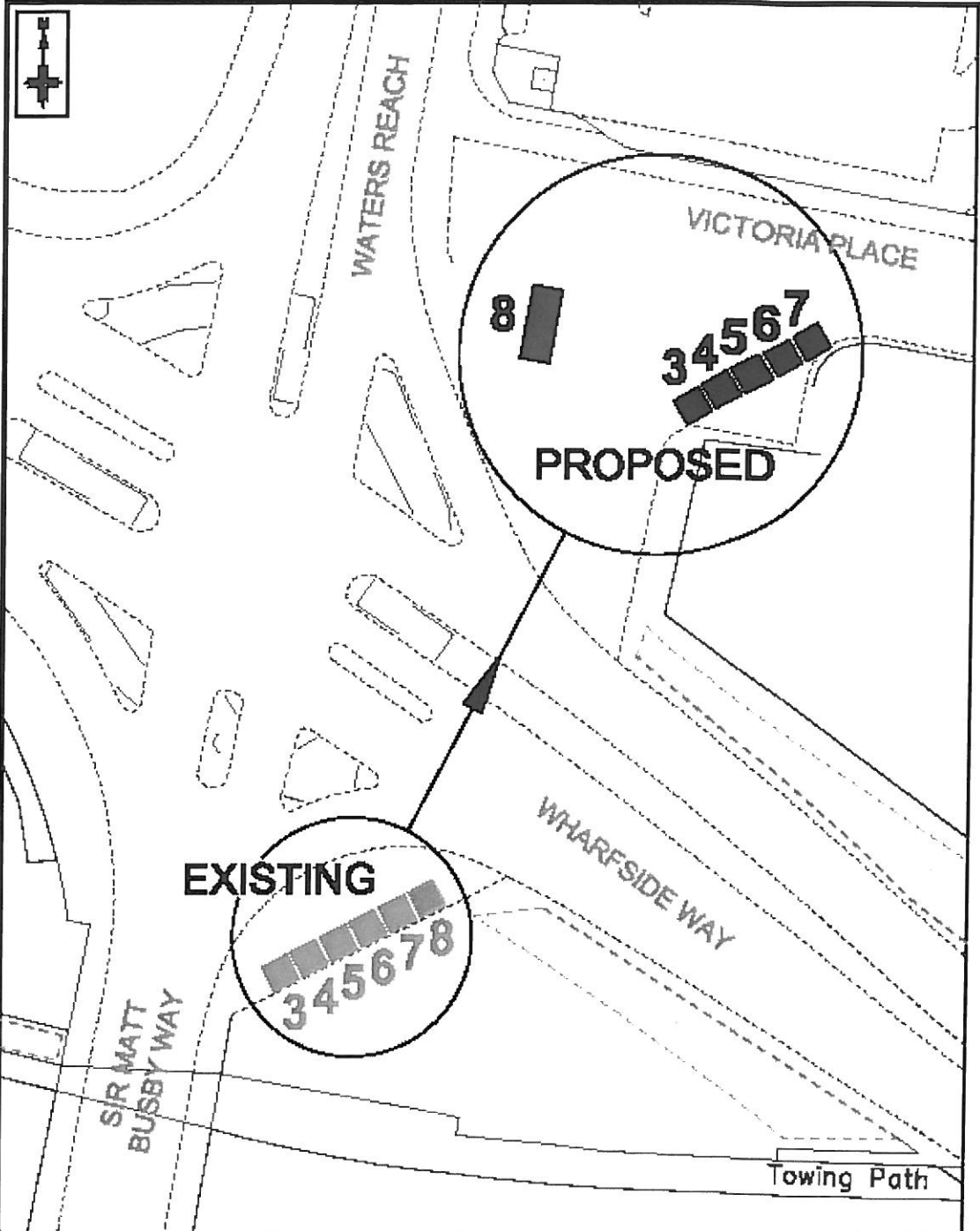
Legal Officer Clearance (type in initials).....MJ.....

[CORPORATE] DIRECTOR'S SIGNATURE (electronic)..........

SCHEDULE

SIR MATT BUSBY WAY, TRAFFORD PARK STREET TRADING PITCHES - EXISTING LOCATIONS					
Approximate location of centre of pitch					
Pitch No.	Description	O.S. Grid Reference		Global Positioning	
		Easting	Northing	Longitude	Latitude
3	A point 6.9 metres east of the projected eastern kerbline of Sir Matt Busby Way and 22.0 metres south west of the projected south west kerbline of Wharfside Way (A5081)	380875	396445	53.464°N	2.289°W
4	A point 9.5 metres east of the projected eastern kerbline of Sir Matt Busby Way and 19.1 metres south west of the projected south west kerbline of Wharfside Way (A5081)	380878	396446	53.464°N	2.289°W
5	A point 12.1 metres east of the projected eastern kerbline of Sir Matt Busby Way and 16.3 metres south west of the projected south west kerbline of Wharfside Way (A5081)	380881	396448	53.464°N	2.289°W
6	A point 14.7 metres east of the projected eastern kerbline of Sir Matt Busby Way and 13.4 metres south west of the projected south west kerbline of Wharfside Way (A5081)	380884	396449	53.464°N	2.289°W
7	A point 17.3 metres east of the projected eastern kerbline of Sir Matt Busby Way and 10.5 metres south west of the projected south west kerbline of Wharfside Way (A5081)	380887	396451	53.464°N	2.289°W
8	A point 20.0 metres east of the projected eastern kerbline of Sir Matt Busby Way and 7.7 metres south west of the projected south west kerbline of Wharfside Way (A5081)	380890	396452	53.464°N	2.289°W

VICTORIA PLACE, TRAFFORD PARK STREET TRADING PITCHES - PROPOSED PITCH RELOCATIONS					
Approximate location of centre of pitch					
Pitch No.	Description	O.S. Grid Reference		Global Positioning	
		Easting	Northing	Longitude	Latitude
3	A point 41.7 metres east of the projected eastern kerbline of Waters Reach and 14.4 metres south of the northern kerbline of Victoria Place	380927	396507	53.465°N	2.288°W
4	A point 39.4 metres east of the projected eastern kerbline of Waters Reach and 16.3 metres south of the northern kerbline of Victoria Place	380924	396506	53.465°N	2.288°W
5	A point 37.1 metres east of the projected eastern kerbline of Waters Reach and 18.3 metres south of the northern kerbline of Victoria Place	380922	396504	53.465°N	2.288°W
6	A point 34.8 metres east of the projected eastern kerbline of Waters Reach and 20.3 metres south of the northern kerbline of Victoria Place	380919	396503	53.465°N	2.288°W
7	A point 32.5 metres east of the projected eastern kerbline of Waters Reach and 22.3 metres south of the northern kerbline of Victoria Place	380916	396501	53.465°N	2.289°W
8	A point 41.7 metres east of the projected eastern kerbline of Waters Reach and 14.4 metres south of the northern kerbline of Victoria Place	380901	396511	53.465°N	2.289°W



<small>TRAFFORD COUNCIL</small> <small>TRAFFORD PARK</small>		<small>TRAFFORD COUNCIL</small> <small>TRAFFORD PARK</small>		<small>FILE</small>	<small>DATE</small>	<small>REVISION DETAILS</small>	<small>DESIGN</small>	<small>APPROVED</small>
PROJECT & TITLE Victoria Place, Trafford Park Relocation of Street Trading Pitches Location Plan		TRAFFORD COUNCIL		<small>DESIGNER</small> KW	<small>CHECKED</small>	<small>APPROVED</small>	<small>DATE</small> Nov. '12	<small>REFERENCE NO.</small> E/8818/01
				<small>SCALE</small> 1:500	<small>DATE</small> Nov. '12	<small>FILE NO.</small>		

