

Newport Old Town Dock

Acstro prepared a Travel Plan and Transport Statement for a proposed development of 86 apartments and 15 mews and terraced houses on behalf of our client, **Charter Housing**.

The site is located at Old Town Dock, Newport which is an area of significant regeneration being transformed by a £200 Million redevelopment that will provide 1,500 homes, a business district, hotel, local shops, restaurants, bars and cafes, all set within a high quality environment with water features and a new riverside park, creating a new gateway into the city centre from the south.



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Due to Acstro's Travel Plan a lower than usual parking provision could be justified, allowing the site to be more densely developed.

Aberystwyth University Halls of Residence

We prepared a Travel Plan in support of a planning application for a new 150-bed hall of residence.

Hirwaun Medical Centre

Planning permission has been granted for **Primary Asset Ltd's** £2.5 Million medical centre that will provide 1,300m² of space for medical and dental services. Acstro provided the Transport Statement that accompanied the planning application.

What we do

We work on behalf of private and public sector developers and pride ourselves on providing imaginative and commercially smart solutions to access, traffic and highway issues.

Below is a list that gives a flavour of the type of work we most commonly undertake. The list is not exhaustive and we would recommend that you contact us to discuss your specific requirements. We offer a free initial consultation and work throughout the UK.

- Access Feasibility Studies,
- Junction Design & Analysis,
- Road Safety Assessments,
- Transport Assessments,
- Traffic Impact Assessments,
- Travel Plans,
- Parking Assessment, Layout Design & Justification Of Reduced Parking Provision,
- Service/Delivery Area Design & Assessment Using Swept Path Analysis,
- Public Transport,
- Pedestrian & Cycle Network Assessment & Design,
- Planning Appeals By Written Representations Or Informal Hearings,
- Expert Witness At Planning Public Inquires & Court Cases.

Recent Instructions

These are some recent instructions that we're currently working on. We'll have more news to give you on these projects in our next newsletter.

- 138 Bed Hotel - Cambridgeshire
- 336 Unit Residential Development - Carmarthenshire
- Holiday Lodges & Fishery - Leicestershire
- 1,600m² Retail Development - Carmarthenshire
- New Fire Brigade Station - Neath Port Talbot
- Strategic Land Promotion (700 Homes & New Primary School) - Rhondda Cynon Taf
- Church - Pembrokeshire

Cardiff – Care Home

We prepared a Travel Plan on behalf of **Hafod Care Association** for its proposed redevelopment of Woodcroft Care Home, Cardiff.

Planning permission has been granted that will allow the site to be redeveloped to provide 15 Close Care Units and 60 Care Home beds.

Off-Site Highway Improvement Negotiations

Planning permission has been granted for residential development (38 houses) at Kenfig Hill, Bridgend.

During pre-application discussions the highway authority had advised our client, **Linc-Cymru Housing Association**, that extensive traffic calming of the surrounding streets would be necessary for the development to go ahead.

Acstro was subsequently appointed and demonstrated to the Council that the traffic from the proposed development would be significantly less than that of the site's historic, industrial, use. The Council accepted that the request for extensive off-site works was therefore unjustified.



Battlefield Victory

Our client, **Battlefield Live Pembrokeshire's** plans to open for business were dealt a blow by The Welsh Assembly Government's objection to the use of an existing access onto a Trunk Road, which led to the refusal of the planning application.

Subsequently Acstro was instructed to review the proposals and advise on the feasibility of appealing against the planning refusal. Acstro's advice was that an altered access strategy would stand a greater chance of success than an appeal against the refusal. The Welsh Assembly Government / Pembrokeshire County Council has now approved Acstro's proposed amendments to the site's access and Battlefield Live Pembrokeshire has successfully opened to rave reviews, winning Pembrokeshire Tourism's *Exciting New Business Award 2009*.



...and Another Battle Won

Our client's plans to build a single dwelling adjacent to the trunk road at the Carmarthenshire village of Llandowror seemed dead and buried following the objection of the Welsh Assembly Government because of sub-standard visibility from the site's access.

We'd argued that the development would generate no more traffic than the site's current use as an informal parking area and that the development's access would be an improvement over the existing access serving the site. But the Welsh Assembly Government's Trunk Roads Department considered the existing use of the land and its access from the Trunk Road to be unlawful.

However Acstro and the project architect, Willis & Hole, was able to prove that the site's existing access had operated for at least 10 years, obtained a certificate of lawful use for the access and proved that the proposed dwelling would generate less traffic than could currently be lawfully generated by the land.

Cardigan Extra Care Home

Acstro produced a Transport Assessment to support the planning application for an Extra Care development of 48 apartments by **Family Housing Association (Wales) Ltd** and **Cymdeithas Tai Cantref**. The Transport Assessment was successful in demonstrating that the site was located in a sustainable location, that appropriate car parking space was provided and that the existing cul-de-sac serving the development could accommodate the traffic generated by the development.



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