

STOCKPORT COUNCIL
EXECUTIVE REPORT – SUMMARY SHEET

Subject: Proposed Traffic Regulation Order - 'No Waiting At Any Time' on Armadale Close, Davenport

Report to: (a) Central Stockport Area Committee
December 2024

Date: Thursday, 5

Report of: (b) Director of Place Management

Key Decision: (c) **NO / YES** (Please circle)

Forward Plan General Exception Special Urgency (Tick box)

Summary:

To report the findings of a consultation exercise and to seek approval for the introduction of a Traffic Regulation Order (TRO) 'No Waiting at Any Time' (double yellow lines).

Recommendation(s):

The Director of Place Management & Regeneration requests that the Central Stockport Area Committee approves the legal advertising of the following Traffic Regulation Order (TRO) set out in **Appendix A** and subject to no objections being received within 21 days from the advertisement date, the order can be made.

Relevant Scrutiny Committee (if decision called in): **(d)**

Communities & Transport Scrutiny Committee

Background Papers (if report for publication): **(e)**

There are none.

Contact person for accessing
background papers and discussing the report

Officer: Graham O'Connor
graham.oconnor@stockport.gov.uk

'Urgent Business': (f) **YES / NO** (please circle)

Proposed Traffic Regulation Order - 'No Waiting At Any Time' on Armadale Close, Davenport

Report of the Director of Place Management

1. INTRODUCTION AND PURPOSE OF REPORT

- 1.1 To report the findings of a consultation exercise and to seek approval for the introduction of a Traffic Regulation Order (TRO), 'No Waiting at Any Time' (double yellow lines).

2. BACKGROUND

- 2.1. Traffic Services received a request from the Highway Ward Spokesperson for the Davenport and Cale Green Ward to investigate resident's concerns as it had been reported that vehicles are parking in a manner which prevents them from accessing and egressing to and from their garages.
- 2.2. Residents have provided photographic evidence of the parking issues and on-site observations have been carried out by a Network Management Officer which confirms the on-going problems faced by residents who own garages in this area.

3. PROPOSALS

- 3.1. Due to the nature of the concerns raised, Traffic Services propose to introduce a Traffic Regulation Order (TRO) – 'No Waiting At Any Time' (double yellow lines). These proposals are shown on **Drawing No. NM8-5262-01**.

4. LEGAL POSITION/IMPLICATIONS

- 4.1. The Traffic Management Orders would be made under Section 1 of the Road Traffic Regulation Act 1984. The Council is required by the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996 to give notice of its intention to make a Traffic Order (by publishing a draft traffic order). These regulations also require the Council to consider any representations received as a result of publishing the draft Order.

5. CONSIDERATION OF ALTERNATIVE SOLUTIONS

- 5.1. Letters were sent to local residents on two separate occasions to highlight the problems some parking was causing and asked residents to park with consideration. However, this has not resolved the situation and further complaints have been received from residents who are still unable to access and egress their garage.

6. CONSULTATION

- 6.1. The Local Ward Councillors have been consulted and no adverse comments were received.

- 6.2. Greater Manchester Police have been consulted and they have no objections to these proposals.
- 6.3. Affected residents have been consulted with and from a total of 33 no. letters delivered, 12 no. responses (36%) have been received. Of the responses received, 8 no. responses (67%) are in support of the proposals and 4 no. response (33%) do not support the proposals.

Comments made by those in support of the proposals:

Comments	Traffic Services Response
<p>We have been unable to access our garage since moving into the property. Unable to access, meaning unable to park inside or in front of the garage. This can result in cars being at risk of Damage. People from elsewhere are parking their vehicles on, or near the garages at Armadale Close. Parking is getting worse on the row of houses at Armadale Close, and without being able to park at our own garage, means we sometimes have to park quite a distance away.</p>	<p>No response required.</p>
<p>As an alternative to the above, and with my understanding that the property in front of the garages is owned individually by each property, the driveway is shared access between the residence of Armadale Av only, so why not put Private Land signs up PRIVATE LAND. The vehicle causing the problem does not live on Armadale but lives elsewhere.</p>	<p>Whilst the garages themselves are privately owned, the surrounding area is Adopted Highway and falls under the remit of the Council. Therefore, signage stating Private Lane is not appropriate.</p>
<p>We believe the yellow lines should extend all the way to the end of the grass verge. However, this should act as a better deterrent.</p>	<p>The Council want to preserve as much available parking as possible for residents and believe the existing proposals are sufficient to allow access/egress from the garages.</p>
<p>People will start to park over the 'Keep Clear' sign and in doing so, will obstruct access to a driveway/garage. This already happens but may occur more regularly. Also, I'd query what happens with deliveries e.g. heavy items, such as a fridge, or if someone without a drive is having work done on their house. Otherwise, I agree that access should not be blocked.</p>	<p>Loading and unloading is permitted on double yellow lines therefore, these proposals will not prevent this activity from taking place. If contractors working on a house nearby require parking, they will need to ensure that they do not park in contravention. There is a dropped kerb in place in front of the keep clear markings therefore, vehicles parking here maybe subject to parking enforcement action. Should any affected resident wish to request Parking enforcement they may do so by telephoning 0161 217 6111, by emailing parking@stockport.gov.uk or online, by using this link the following link: https://www.stockport.gov.uk/start/request-</p>

	a-parking-enforcement
I believe putting double yellow lines along the entrance/exit of the garages is a good idea. The area proposed does not directly affect me. I do, however, feel strongly that double yellow lines should also be placed along the entrance/exit of the garages at the other end of the road. Certain vehicles like to park on the corner completely blocking access. Several times, I have had to drive over a neighbour's driveway just to get out for work, as said vehicle is blocking the access road. I am for the proposed TRO, but only if is placed on both garage areas.	The garage area at the other end of the road is not adopted highway and therefore not within the remit of SMBC. Additionally, we have not received any complaints about parking in this area.
We also could use a permit parking for our road, as we are pretty sure the double yellow lines will not be respected. Another thing that we also could use is parking bay in Armadale Close. People / residents tend to park inconsiderately at this road.	Permit Parking is not within the remit of this scheme. Should residents wish to apply for such a scheme, further details, including the required criteria, can be found on the SMBC website: https://www.stockport.gov.uk/parking-permits/new-scheme
Further extension of Double yellows to end of the grass verge. This will prevent drivers parking directly in front of the dropped kerb.	Any vehicles parked over a dropped kerb would be liable to enforcement action. SMBC enforcement officers can be requested by using this link to our website: https://www.stockport.gov.uk/start/request-a-parking-enforcement
As residents and regular users of the garage area we are in full support of some measures being implemented to prevent non-residents from using our land to park their cars. It is unfortunate that it has come to this stage but we, amongst others are appreciative of the help.	These proposals are not about preventing non-residents from parking, they are to ensure access/exit to and from the garages is maintained.

Comments made by those who oppose the proposals:

Parking is an issue here for everyone. I am more concerned with those who take up all the space in the cul-de-sac. More so however, the van that parks on the pavement who blocks the path of wheelchair users and those with buggies. Your proposal will only make this issue worse.	Obstructive, dangerous and antisocial parking falls within the remit of the Police and therefore, should be reported to Greater Manchester Police directly for potential enforcement either by telephoning 101 or online via the following link: https://www.gmp.police.uk/advice/advice-and-information/asb/asb/antisocial-behaviour/nuisance-parking/
---	--

<p>Yellow lines if any, should only be outside and opposite of the access road to the garages as this is the only place it causes problems accessing garage area. The vehicle that parks to the side of that, leaves enough space for the end garage to reverse right back. One property has 3 vehicles, and a trailer taking up most of the parking area. Most people insist on parking on their front, and not in front of their garage, even when there is no vehicle parked where you propose double yellow lines. However, people have felt the need to put notes on cars parked in front of their house. People park next to the Keep Clear sign, blocking emergency access to 22-30; where yellow lines would also be put to better use!! I feel you are only going to limit parking space even more and will cause more unrest in the street. I believe there are only a few people raising this, and these people are the main culprits, insisting on being parked on their front, and are known to go out, and move their cars when the space becomes empty.</p>	<p>. The proposed double yellow lines are to prevent vehicles from parking opposite the garages and to ensure that access/egress to and from the garages is maintained. If double yellow lines were to be installed where the consultee has indicated, it is likely vehicles will continue to park in such a way as to prevent access/egress to and from the garages.</p>
<p>Parking in the area outlined does not interfere with access to the garages and visiting the area would confirm this. The funding for this would be better used in other areas.</p>	<p>We have received complaints and photographic evidence from residents in relation to issues accessing/egressing from the garages. On-site observations have taken place by a Network Management Officer which has confirmed the problems experienced by residents.</p>
<p>I Think it's disgusting how you have got the time to put yellow lines in this space when there is danger all round Bracadale Drive with parked cars and accidents all the time, cars pulling out of Armadale Drive etc. If you're going to do it, do it everywhere instead of one place. It's not dangerous like other parts on the estate. Install DYL everywhere and make it safe on bends instead of doing it for people who have lived here for 2 minutes and nothing affects them - it is not dangerous.</p>	<p>There are no reported accidents on Transport for Greater Manchester Accident Database within the last 10 years for the whole estate. Double yellow lines would not be appropriate to be installed everywhere as to do so would drastically restrict the on-street parking which residents rely upon.</p>

7. FINANCIAL IMPLICATIONS

7.1. Legal Costs	£650.00
Lining Costs (including potential Traffic Management)	£600.00
TOTAL	£1200.00

To be funded from the Davenport and Cale Green Delegated Ward Budget

8. TIMESCALES

8.1. 3-4 months, subject to objections.

9. EQUALITIES/COMMUNITY IMPACT ASSESSMENT

9.1. Equal Opportunities

- To provide a suitable and safer environment for pedestrians and other road users. The scheme contributes to the Council's vision statement "Promote equal life outcomes for all by tackling known inequalities across the borough of Stockport".

9.2. Sustainable Environment

- To develop and sustain a healthy, safe and attractive local environment which contributes to Stockport. Stockport Council understands the responsibility it has to lead by example and help the broader community make a positive contribution to the local environment.

10. CONCLUSIONS AND RECOMMENDATIONS

10.1. The Director of Place Management & Regeneration requests that the Central Stockport Area Committee approves the legal advertising of the following Traffic Regulation Order (TRO) set out in **Appendix A** and subject to no objections being received within 21 days from the advertisement date, the order can be made.

Background Papers

There are no background papers to this report.

Anyone wishing further information please contact Graham O'Connor on telephone number 0161 474 5057 or by email on graham.oconnor@stockport.gov.uk

Appendix A

Proposed Traffic Regulation Order (TRO) – ‘No Waiting At Any Time’

Armadale Close, Davenport

South Side

From a point 2.5 metres north of the north eastern projected building line of 68 Bracadale Drive for a distance of 5 metres in a westerly direction.

East Side

From a point 2.5 metres north of the north eastern projected building line of 68 Bracadale Drive for a distance of 23 metres in a north then north easterly direction.