

**Consultation Response from KC,
Highways Development Management**

**2023/93781 former Frankie & Bennys and Chiquitos, Centre 27 Business Park, Bankwood Way,
Birstall, Batley, WF17 9TB**

**Demolition of existing buildings and erection of coffee shop with drive thru facility; drive-thru
restaurant (Class E and Sui Generis); flexible commercial unit (Class E (a) and/or Class E (b)
and/or hot-foot takeaway Sui Generis use); formation of hard and soft landscaping works;
modifications to access and associated works**

Date Responded: 19-3-2024.

Responding Officer: Mark Berry.

Responding Ref: 13-9-2.

This application is supported by a Transport Statement produced by ttp consulting.

This is summarised as follows:

The Site currently comprises of two restaurants with a combined gross floor area of circa 980sqm with parking for up to 93 cars in front; the parking provision includes 9 spaces reserved for Blue Badge Holders. Access to the car park is provided from Woodhead Road, with the access shared with KFC and Taco Bell.

The immediate area is dominated by commercial, and retail uses which includes IKEA, Birstall shopping Park, Junction 27 Retail Park, and the Showcase Cinema along with several smaller units.

Taco Bell and KFC are located immediately southwest of the Site, both of which have drive-thru facilities. Krispy Kreme, McDonald's, Tim Hortons, and Starbucks are all located northeast of the Site on the opposite side of Woodhead Road, sharing an access from Bankwood Way, with the first three all having drive-thru facilities.

Entry / exit surveys were conducted on Friday 11th and Saturday 12th November 2022 which revealed a total of 210 entries between 7am and 7pm on the Friday, and 268 entries between 10am and 4pm on the Saturday. Occupancy levels peaked at 33 spaces on the Friday during the day, and at 47 spaces on the Saturday; the highest occupancy of 47 spaces; the restaurants which have since closed were still operational at the time of the survey count.

The proposed development entails the demolition of the existing building on the Site and the construction of three new units, two of which will have drive-thru facilities.

The three units would have a combined gross floor area of circa 490sqm as follows:

- *Unit 1 will have a gross floor area of 167sqm with a drive-thru lane and be occupied by Costa.*
- *Unit 2 will have a gross floor area of 212sqm with a drive-thru lane and be occupied by Popeyes, and*
- *Unit 3 will have a gross floor area of 111sqm. There is currently no tenant as yet for the unit.*

The proposals include minor alterations to the existing vehicular access to better accommodate the delivery vehicles.

The proposed car park would accommodate up to 50 cars including 3 spaces reserved for Blue Badge holders and 6 spaces with EV Charging facilities. Although the proposed level of car parking is lower than the existing it is considered appropriate considering the number of other restaurants in the local area and lack of on-street parking opportunities.

All deliveries will take place from the car park as per the existing situation, and in common with most similar operators in the immediate vicinity.

The potential number of trips associated with the proposed development has been estimated based on trip rate information from the TRICS database considering the uses and location.

The trip generation exercise suggests that the proposed development could generate 50 two way new trips (25 arrivals / 25 departures) during the weekday morning peak hour, with 45 two-way new trips (22 arrivals / 23 departures) during the weekday evening peak hour, and 68 two-way new trips (34 arrivals / 34 departures) during the Saturday afternoon peak hour. Some of these would be offset by existing movements as recorded during the surveys.

The A62 Gelderd Road / Woodhead Road has been modelled using ARCADY with the same parameters adopted as included in the Lidl / B&M Transport Assessment.

Overall, we would conclude that the proposed development would not result in any noticeable changes in conditions on the adjacent highway network, and that mitigation is not required; the development would offer a further choice to existing customers.

The potential demand for car parking has been estimated for the three units based on trip rate data from the TRICS database which suggests a peak demand for 37 spaces on a typical Saturday afternoon, with lower demand levels at other times.

Highways Development Management (HDM) would agree with the findings of the ttp Transport Statement that the development would offer a further choice to existing customers and have little impact on the wider traffic network.

HDM have therefore no objection to these proposals.