

TRANSPORT TECHNICAL NOTE

Job Name: Land East of Bankwood Way
Job No: 333100993
Note No: TN01
Date: 11^h December 2024
Prepared By: Jessica Harding
Reviewed By: Mark Loveridge
Approved By: Brian Laird
Site: Centre 27 Business Park, Bankwood Way, Birstall WF17 9TB
Subject: Transport Technical Note to support a Section 73 Application for minor amendments to an approved development.

1. Introduction

- 1.1. Stantec UK Limited (Stantec) has been appointed by Soul Foods Group Limited (the Client) to provide transportation and highways advice to support a Section 73 application for some minor alterations to an approved development (Kirklees Council planning application reference: 2023/62/93781/E) located at Birstall Retail Park, Birstall, Batley, WF17 9TB.
- 1.2. This Transport Technical Note (TTN) provides a summary of the approved development and presents the proposed amendments to the scheme. The TTN also includes swept path analysis of the updated internal layout arrangement, and an updated trip generation assessment based on the amended floor area.
- 1.3. The site is located directly to the south of the A62 Gelderd Road/Woodhead Road roundabout junction within Birstall Retail Park. The existing site was previously occupied by two restaurants and associated car parking for 93 vehicles. Access to the site is taken from Woodhead Road on the southern boundary of the site via a simple priority junction. A location plan is shown in **Figure 1.1** and a highway network plan is shown in **Figure 1.2**.

2. Planning History

- 2.1. A planning application for the site was submitted in December 2023 for:
“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.”
- 2.2. The application was approved in May 2024 (application reference: 2023/62/93781/E) and received no objections from Kirklees Council Highways Development Management (KCHDM). The consultation response from KCHDM has been attached as **Appendix A**.
- 2.3. The layout of the approved development has been attached as **Appendix B**.

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3. Proposed Amendments to Approved Development

3.1. Following the approval of the December 2023 application the Client has made some minor amendments to the approved scheme. The proposed amended layout has been attached as **Appendix C**. It is noted that the approved layout and amended layout provide different references to the unit numbers, therefore for clarity, this TTN will reference each unit as follows:

- Unit 1 – Fast Food Drive-Thru
- Unit 2 – Coffee Shop Drive-Thru
- Unit 3 – Flexible Commercial Unit

3.2. The minor amendments to the development comprise the following:

- Number of Drive-Thru lanes at Unit 1 reduced from two lanes to one lane;
- GFA of Unit 1 increased by 30.5sqm from 212sqm to 242.5sqm;
- GFA of Unit 2 reduced by 17.6sqm from 167.2sqm to 149.6sqm;
- The provision of one additional 'waiting space' at Unit 1;
- The relocation of Sheffield stands (cycle parking);
- The provision of three additional standard car parking spaces; and
- Amended elevations for Unit 1 and Unit 2.

4. Internal Layout Assessment

4.1. This TTN has reviewed and assessed the amendments in highways and transport terms. The amended layout is shown as **Appendix C**.

4.2. Swept path analysis of the amended layout has been undertaken using a large car and a 4.6T panel van. Both vehicle types were previously used within the Transport Statement of the approved scheme which received no highway objections and have therefore been used for this assessment.

4.3. **Drawing 333100986/001A** shows that the large car can enter, manoeuvre through the drive-thru and exit the site in forward gear without overrun.

4.4. **Drawing 333100986/002A** shows that the 4.6T panel van can enter, manoeuvre the drive-thru routing and exit the site in forward gear without overrun.

4.5. **Drawing 333100986/003A** demonstrates that the updated parking layout is suitable for vehicles to park and manoeuvre on site.

5. Parking Provision

Approved Parking Provision

5.1. The approved development would provide a total of 50 spaces (including six electric vehicle spaces and three disabled spaces) which received no highway objection.

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- 5.2. The Transport Statement utilised Kirklees' parking standards (set out in Appendix 2 of the Kirklees Unitary Development Plan (UDP)). For Class A3 Food and Drink uses, the standards state a maximum provision of 1 space per 4sqm of public floor space. Supporting text also states that "*lower levels of provision will be appropriate where the proposed use can still operate effectively or the developer wishes to provide less spaces, unless there will be significant adverse consequences for road safety or traffic management*" (page 10 of Appendix 2). Disabled parking and electric vehicle parking are not set out within the UDP for this use class.
- 5.3. The approved development comprised circa 490sqm of floorspace of which circa 300sqm is public, meaning a maximum of 75 spaces could be permitted. To justify the lower parking provision (50 spaces) a parking accumulation assessment was undertaken to calculate the parking demand for the site which demonstrated that the peak occupancy occurred on a Saturday afternoon with a maximum of 37 spaces occupied. The Transport Statement therefore demonstrated that although the original provision of 50 spaces was lower than the suggested maximum parking standards, the provision was suitable for the quantum of the proposed development. No highways objections were made, and therefore, parking provision for 50 spaces was approved.

Amended Parking Provision

- 5.4. The amended proposals provide 53 parking spaces (including six electric vehicle spaces and three disabled spaces). This is an increase of three standard bays from the approved scheme. An additional waiting bay for Unit 1 has also been included which provides a total of two waiting bays for Unit 1.
- 5.5. The amended development comprises circa 503.6sqm of floorspace and retains the provision of circa 300sqm public space. As the public space is set to be the same as the approved development, a maximum of 75 spaces would be permitted according to the standards set out in the UDP.
- 5.6. As there are three additional spaces from the 50 spaces previously approved, it is considered that 53 spaces will be suitable for the quantum of the development now proposed.

Cycle Parking

- 5.7. The amended development proposes the relocation of the Sheffield stands internally on-site, however cycle parking provision remains the same as the approved scheme and should therefore be considered acceptable.

6. Trip Generation

Approved Trip Generation

- 6.1. The Transport Statement for the approved development used the TRICS database to estimate the trip generation associated with each unit for a weekday morning and evening peak hour, as well as a Saturday peak hour. The approved TRICS outputs have been provided in **Appendix D**.
- 6.2. The sites selected for Unit 1 and Unit 3 within the TRICS database were taken from the land-use category '06 – Hotel, Food & Drink' and sub-category 'D – Fast Food – Drive Through'. The sites selected for Unit 2 within the TRICS databased were taken from the land-use category '06 – Hotel, Food & Drink' and sub-category 'J – Drive through coffee shop'.
- 6.3. The approved trip rates and total trip generation for all three units combined have been presented in **Table 6.1**.

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Table 6.1: Trip Rates and Total Trip Generation (Approved)

Unit	Trip Rates/Trip Generation	Morning Peak (0800-0900)			Evening Peak (1700-1800)			Saturday Peak (1300-1400)		
		In	Out	Total	In	Out	Total	In	Out	Total
Unit 1 – Fast-Food Drive-Thru	Trip Rates (per 100sqm)	14.961	14.556	29.247	20.292	20.413	40.705	32.985	32.532	65.517
	Trip Generation	32	31	63	43	43	86	70	69	139
Unit 2 – Coffee Shop	Trip Rates (per 100sqm)	22.304	21.324	43.628	10.172	11.642	21.814	22.756	23.695	46.451
	Trip Generation	37	36	73	17	19	36	38	40	78
Unit 3 – Drive-Thru	Trip Rates (per 100sqm)	14.961	14.556	29.247	20.292	20.413	40.705	32.985	32.532	65.517
	Trip Generation	17	16	33	23	23	46	37	36	73
Approved Trip Generation		86	83	169	83	86	169	145	145	290

- 6.4. **Table 6.1** shows that the approved development would generate a total of 169 two-way trips in the morning peak hour, 169 two-way trips in the evening peak hour and 290 two-way trips in the Saturday peak hour.

Updated Trip Generation

- 6.5. The amendments to the layout include a GFA increase of 30.5sqm for Unit 1, and a GFA decrease of 17.6sqm for Unit 2. As the previous trip rates presented in the Transport Statement were approved, the same trip rates have been used within this TTN for Unit 1 and Unit 2. Unit 3 GFA remains the same as the approved scheme so the trip generation for Unit 3 remains the same.
- 6.6. **Table 6.2** shows the trip generation for Unit 1 (Fast Food) based on the amended 242.5sqm GFA, and Unit 2 (Coffee Drive-Thru) based on the amended GFA of 149.6sqm for a morning (0800-0900), evening (1700-1800) and Saturday peak period (1300-1400).

Table 6.2: Updated Trip Generation

Unit	Morning Peak (0800-0900)			Evening Peak (1700-1800)			Saturday Peak (1300-1400)		
	In	Out	Total	In	Out	Total	In	Out	Total
Unit 1 – Fast-Food Drive-Thru	36	35	71	49	50	99	80	79	159
Unit 2 – Coffee Shop	33	32	65	15	17	33	34	35	69
Unit 3 – Drive-Thru	17	16	33	23	23	46	37	36	73
Proposed Trip Generation	86	83	169	87	90	178	151	150	301

- 6.7. **Table 6.2** shows that the proposed development would generate a total of 169 two-way trips in the morning peak hour, 178 two-way trips in the evening peak hour and 301 two-way trips in the Saturday peak hour.

Net Trip Generation

- 6.8. A comparison of the approved trip generation and the amended trip generation based on the proposed GFA changes for Unit 1 and Unit 2 have been displayed in **Table 6.3**.

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Table 6.3: Comparison of the total trip generation for the approved development and amended development.

	Morning Peak (0800-0900)			Evening Peak (1700-1800)			Saturday Peak (1300-1400)		
	In	Out	Total	In	Out	Total	In	Out	Total
Total (Approved)	86	83	169	83	86	169	145	145	290
Total (Proposed)	86	83	169	87	90	178	151	150	301
Difference	0	0	0	+4	+4	+9	+6	+5	+11

- 6.9. **Table 6.3** demonstrates that the anticipated trip generation associated with the amended development shows an increase in trips during a weekday evening peak period (nine two-way trips) and Saturday peak period (11 two-way trips), with no change in the weekday morning peak period.
- 6.10. It can therefore be concluded that the amended development will have a negligible increase in the trip generation associated with the development and therefore, no further traffic impact assessment is required for this S73 application.

7. Summary and Conclusion

Summary

- 7.1. Stantec UK Limited has been appointed by Soul Foods Group Limited to provide transportation and highways advice to support a Section 73 application for variation of conditions for the site located at Gelderd Road, Birstall Retail Park, Birstall, Batley, WF17 9TB.
- 7.2. This Transport Technical Note provides an assessment of the proposed amendments including the parking provision and internal layout arrangements, a swept path analysis of the Drive-Thru routing, and a trip generation assessment based on the increased GFA of the existing and proposed retail units during a weekday and a weekend peak hour periods.
- 7.3. The internal layout of the site has been reviewed using swept path analysis and shows that a standard car and a panel van can manoeuvre without overrun.
- 7.4. The parking provision proposed for the amended site layout demonstrates a minor increase from the approved layout (three additional spaces). The approved layout received no highways objections and therefore, the amended additional three spaces should provide a negligible impact and considered suitable for the quantum of the development. Cycle parking on site remains the same as the approved layout and is considered acceptable in highways terms.
- 7.5. The anticipated trip generation for the amended layout demonstrates a negligible increase to trips (nine additional two-way trips in the PM peak period, 11 two-way trips during the Saturday peak period and no changes in the AM peak period). As the approved layout was accepted with no highway objections, no further traffic assessment is required and should be considered acceptable in highways terms.

Conclusion

- 7.6. This Transport Technical Note has demonstrated that the amended development proposals would not have an adverse traffic impact on the local highway network.
- 7.7. In conclusion, the proposed development should therefore be considered acceptable in transport and highways terms.

Drawings

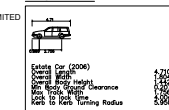




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VEHICLE DETAIL

☐ FORWARD GEAR

A UPDATED SITE LAYOUT		IG	ML	2024.12.10
Issued/Revision		By	Appd	YYYY.MM.DD
		IG	IG	ML
		Dwn.	Dsgn.	Chkd.
				2024.11.06
				YYYY.MM.DD

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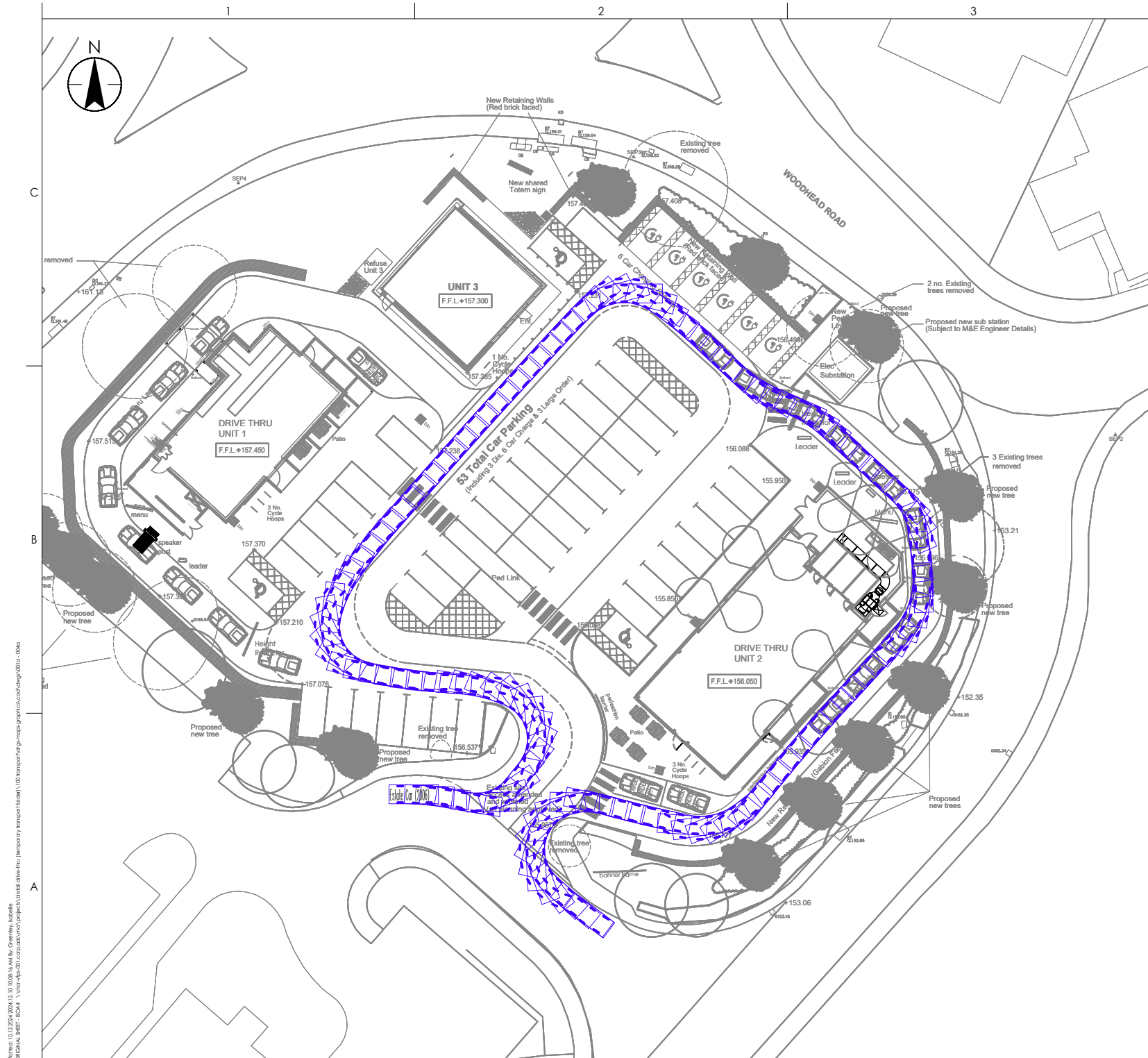
Client/Project

GELDERD ROAD, BIRSTALL

SWEPT PATH ANALYSIS: ESTATE VEHICLE

A4 Scale
1:500

333100986/100/001



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KEY:

☐ FORWARD GEAR

A	UPDATED SITE LAYOUT	IG	ML	2024.12.10
Issued/Revision		By	Appd	YYYY.MM.DD
		IG	ML	2024.11.06
		Dwn.	Chkd.	YYYY.MM.DD

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GELDERD ROAD, BIRSTALL

Title

SWEPT PATH ANALYSIS:
4.6T LIGHT VAN

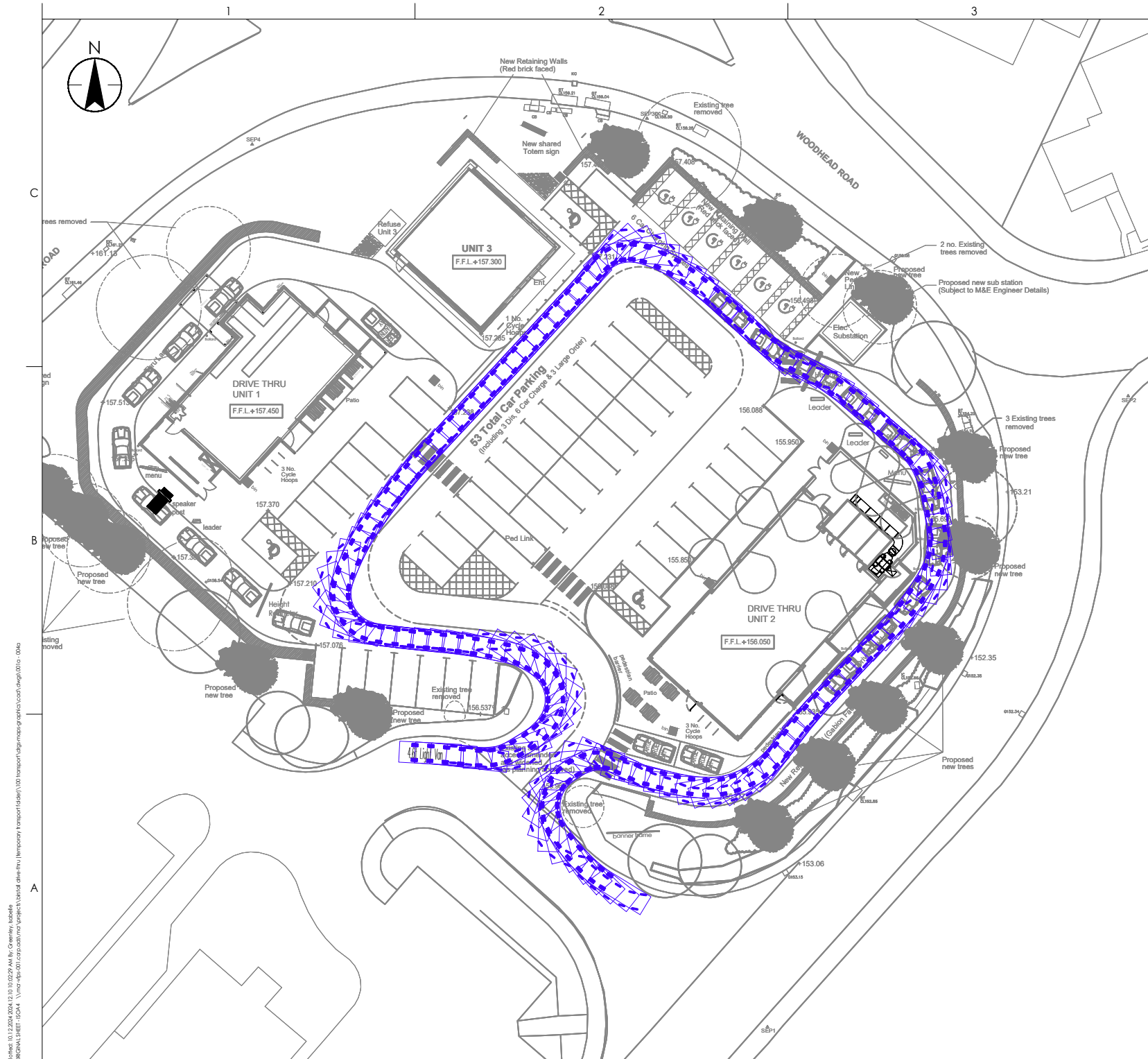
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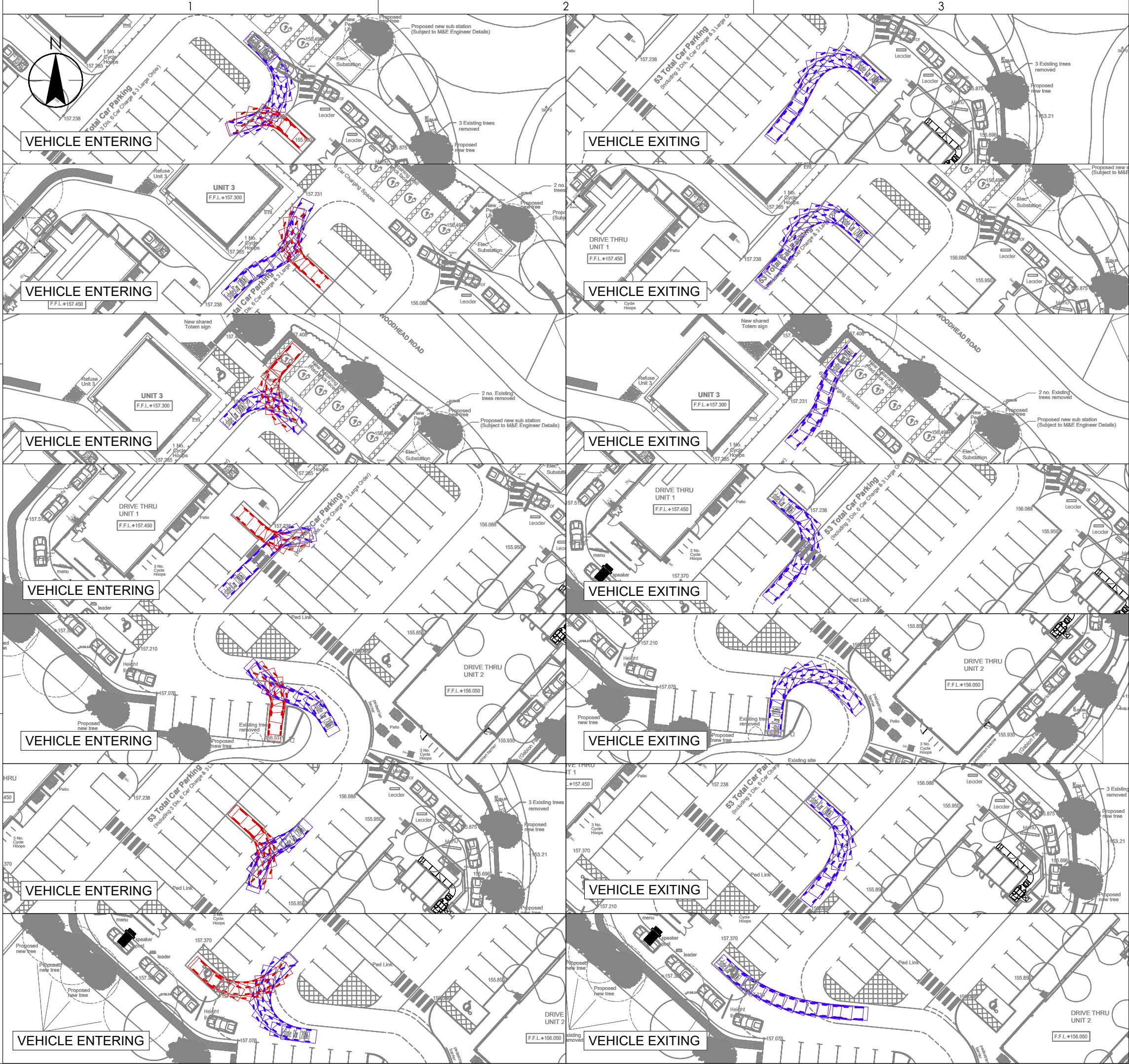
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DRAWING BASED ON 'PROPOSED SITE PLAN',
(DRAWING REFERENCE 0000/2024/P121C)
PROVIDED BY FRANK BELSHAW BUILDING SURVEYORS LIMITED
DECEMBER 2024

KEY:

FORWARD GEAR

REVERSE GEAR

VEHICLE DETAILS	
Estate Car (2006)	4.210m
Overall Length	1.840m
Overall Width	1.840m
Min Body Ground Clearance	0.370m
Max Track Width	1.750m
Lock to lock time	4.58s
Kerb to Kerb Turning Radius	5.950m

A		UPDATED SITE LAYOUT		IG	ML	2024.12.10
Issued/Revision				By	Appd	YYYY.MM.DD
		IG	IG	ML	2024.11.15	
		Dwn.	Dsgn.	Chkd.	YYYY.MM.DD	

Issue Status

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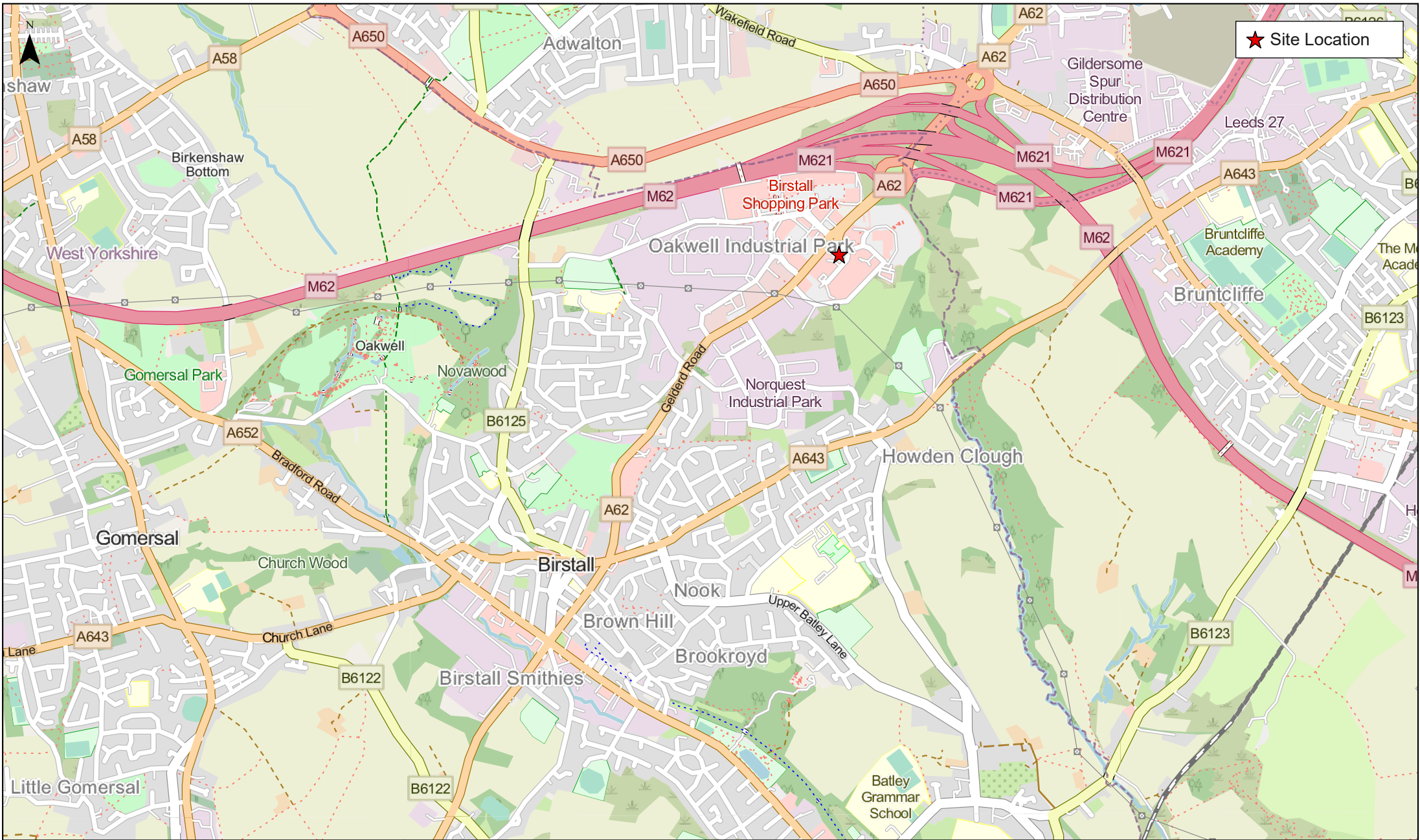
GELDERD ROAD, BIRSTALL

Title

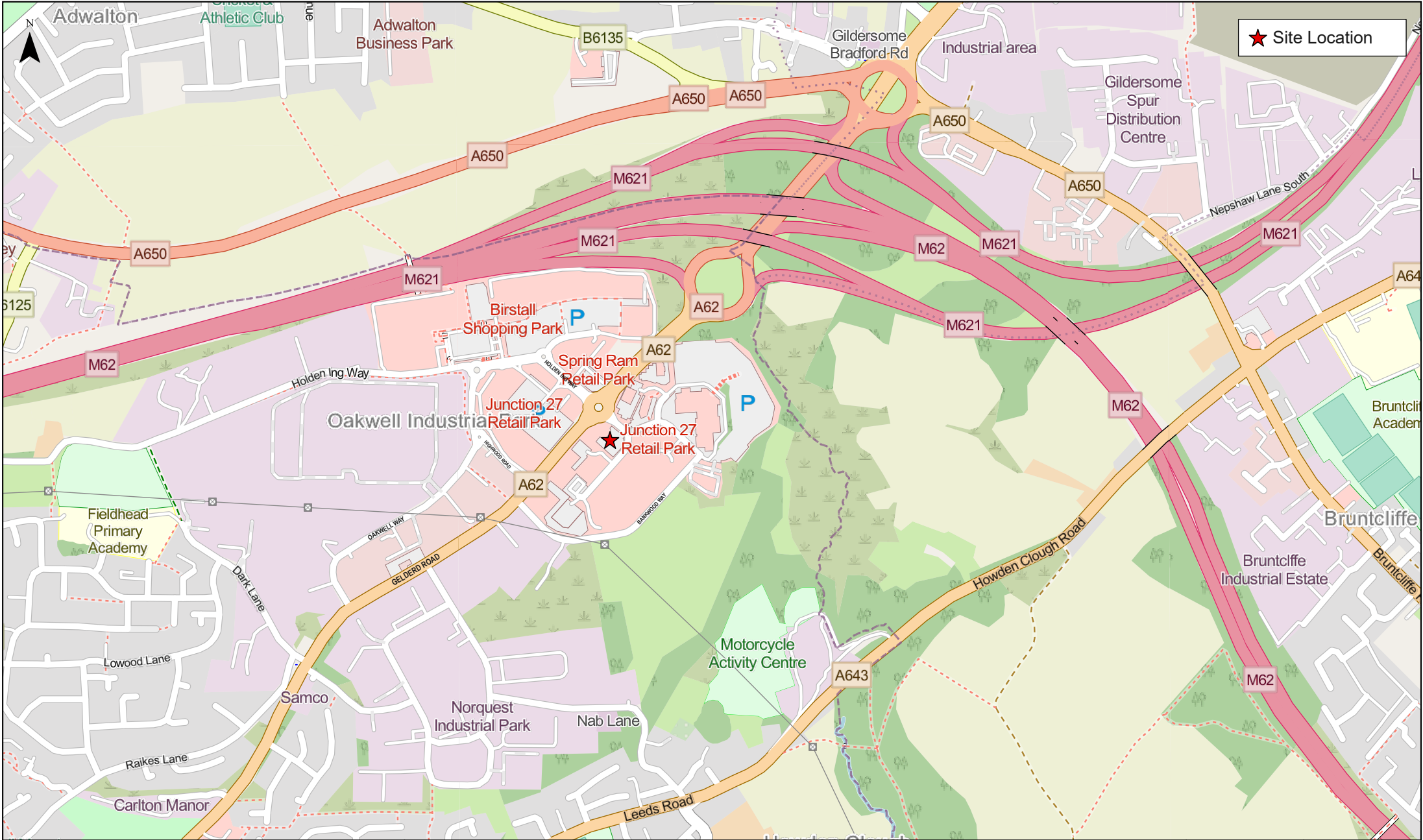
CAR PARK SWEEP PATH ANALYSIS:
ESTATE VEHICLE

Project No.	A3 Scale
333100986	1:500
Revision	Drawing No.
A	333100986/100/003

Figures



 Soul Foods Group		GELDERD ROAD, BIRSTALL Figure 1.1: Site Location Plan	OpenStreetMap: Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri		1:20,000 @ A4	Date: 29/10/2024
			0 0.2 0.4 0.8 1.2 Km		Drawn: IG	Checked: ML
					Figure 1.1	



Appendix

Appendix A Kirklees Council Highways Development Management Consultation Response



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2023/62/93781/E

To: James Beynon
Bond Court
Leeds
LS1 5SP

For: TOM PINDER, LONDON METRIC DT LTD

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

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

At: FORMER FRANKIE & BENNYS AND CHIQUITOS, CENTRE 27 BUSINESS PARK, BANKWOOD WAY, BIRSTALL, BATLEY, WF17 9TB

In accordance with the plan(s) and applications submitted to the Council on 21-Dec-2023, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Excluding demolition, no groundworks (other than those required for a site investigation report) shall commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk from land contamination is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

4. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 3 further groundworks (excluding demolition) shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk from land contamination is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

5. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 4. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

6. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

7. Before food cooking commences at the hereby approved Units 1 and 2, as annotated on the approved site plan “18587 THPW XX XX DR A 0100 P10”, details of kitchen extract systems shall be submitted to and approved in writing by the Local Planning Authority. The details shall provide the following information:

- A risk assessment for odour which considers amount and type of food that will be cooked together with the proposed dispersion of odours and proximity of receptors likely to be affected by any cooking odours.
- Based on the risk assessment, details of the proposed methods of odour control and dispersion of any extracted odours. The effective stack height (discharge height plus plume rise) must be high enough to ensure that adequate dilution takes place before the plume interacts with the nearest sensitive receptor.
- Details showing the proposed location of all the major components of the extract system.
- The noise mitigation measures that will be incorporated in the extract system and details of the likely resulting noise levels that will be caused by operation of the extract system, in particular how loud it will be at nearby noise sensitive locations.
- The proposed ongoing maintenance schedule that will be carried out to ensure that the extract system continues to effectively control odours and not cause excessive noise.

Before food cooking commences the approved extract systems shall be installed and thereafter retained and maintained in accordance with the approved details.

Reason: To ensure the proposed development does not cause harmful odour pollution within either a public area or at neighbouring premises in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan, the Hot Food Takeaway SPD and Chapters 12 and 15 of the National Planning Policy Framework.

8. Excluding demolition, development shall not commence until a detailed design scheme detailing foul, surface water and land drainage, including agreed discharge rate of 20.3 l/s indirectly or directly to watercourse, attenuation for the critical 1 in 100 + 40% climate change rainfall event, attenuation construction details /design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

Reason: To ensure the provision of an adequate drainage system in the interests of amenity, environmental well-being, and to accord with Policies LP24, LP28 and LP52 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any flood risk is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

9. Excluding demolition, the development shall not commence until an assessment of the effects of 1 in 100 year storm events, with an additional allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off pre and post development between the development and the surrounding area (both upstream and downstream of the development), has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use (dwellings shall not be occupied) until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter.

Reason: To ensure the provision of an adequate drainage system in the interests of amenity, environmental well-being, and to accord with Policies LP24, LP28 and LP52 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any flood risk is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

10. Excluding demolition, development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation/site strip) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.
- the strategy shall include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2-year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100 %. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure the provision of an adequate drainage system in the interests

of amenity, environmental well-being, and to accord with Policies LP24, LP28 and LP52 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any flood risk is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

11. Excluding demolition, development shall not commence until a scheme demonstrating surface water from vehicle parking and hard standing areas passing through an oil/petrol interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

Reason: To ensure the provision of an adequate drainage system in the interests

of amenity, environmental well-being, and to accord with Policies LP24, LP28 and LP52 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any flood risk is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

12. Unit 1, as annotated on the approved site plan “18587 THPW XX XX DR A 0100 P10”, shall not be occupied until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas in Unit 1 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, and environmental well-being and to comply with LP24, LP28, LP44 and LP52 of the Local Plan and Chapter 11 and 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk to flooding or amenity is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

13. Unit 2, as annotated on the approved site plan “18587 THPW XX XX DR A 0100 P10”, shall not be occupied until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas in Unit 2 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, and environmental well-being and to comply with LP24, LP28, LP44 and LP52 of the Local Plan and Chapter 11 and 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk to flooding or amenity is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

14. Unit 3, as annotated on the approved site plan “18587 THPW XX XX DR A 0100 P10”, shall not be occupied until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas in Unit 3 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Reason: To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity, and environmental well-being and to comply with LP24, LP28, LP44 and LP52 of the Local Plan and Chapter 11 and 14 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk to flooding or amenity is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

15. Prior to Unit 3, as annotated on the approved site plan “18587 THPW XX XX DR A 0100 P10”, being bought into use as a hot food takeaway, details of noise abatement and extraction of odours must be submitted to, and approved by, the Local Planning Authority. This should include full details of the extraction system proposed including the internal layout and external appearance showing the location of all the main components of the system, together with details of any necessary noise attenuation and odour abatement measures. The development shall be carried out in accordance with the approved information and retained for the lifetime of development.

Reason: To ensure there is no harm to visual amenity or residential amenity in line with policy HFT 4 of the Hot Food Takeaway SPD and LP24 of the Kirklees Local Plan.

16. Prior to Unit 3, as annotated on the approved site plan “18587 THPW XX XX DR A 0100 P10”, being bought into use as a hot food takeaway, details of waste disposal must be submitted to, and approved by, the Local Planning Authority. This should include a Waste Management Strategy which should cover storage and disposal of waste including provision of grease traps where appropriate. It should also consider recycling and the use of sustainable food packaging, such as cardboard boxes and paper straws. The development shall be carried out in accordance with the approved information and retained for the lifetime of development.

Reason: To ensure there is no harm to visual amenity or residential amenity in line with policy HFT 5 of the Hot Food Takeaway SPD and LP24 of the Kirklees Local Plan.

17. No development shall commence until;

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- a) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk from land contamination is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

18. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework. To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

19. No part of the development shall be brought into use until a scheme detailing the full site safety and security measures to be implemented, has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include details of security glazing, CCTV and external lighting. The development shall be implemented in accordance with the approved details.

Reason: In the interests of minimising the risk of crime and anti-social behaviour and creating a safer, more secure and sustainable neighbourhood, and to accord with Policies LP24 of the Kirklees Local Plan and the National Planning Policy Framework.

20. Prior to occupation of the development, 6 electric vehicle recharging points shall be installed as shown on the approved site plan "18587 THPW XX XX DR A 0100 P10". The scheme shall meet at least the minimum standard for power output outlined in West Yorkshire Low Emission Strategy Guidance. The charging points installed shall be retained thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group. The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalid

NOTE: Detailed advice is available in “Control of Odour and Noise from Commercial Kitchen Exhaust Systems” by EMAQ May 2022 (2nd Edition).

NOTE: It is recommended that prior to development commencing the applicant should contact the Food Safety Team of Environmental Services to arrange an advice visit to discuss food safety and hygiene requirements including an appropriate layout. The Food Safety team can be contacted on 01484 22100 (ask for food safety) or by email at food.safety@kirklees.gov.uk.

NOTE: All workplaces where staff are employed need sanitary accommodation and all premises which are open to the public for entertainment and consumption of food and drink require toilets that are accessible to the public. If applicants need further advice on number and facilities, then please contact the Health and Safety Team on 01484 221000 (ask for health and safety) or by email at healthandsafety@kirklees.gov.uk.

NOTE: It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No. 01484-221000 who can advise further on this matter.

NOTE: Any advertisement/signage has not been dealt with under the determination of this planning application. Separate Advertisement Consent would be required for the display of advertisements in line with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

NOTE: Please note that the granting of planning permission does not override any private rights of ownership and it is your responsibility to ensure you have the legal right to carry out the approved works, as construction and maintenance may involve access to land outside your ownership

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours Mondays to Fridays.
- 08.00 and 13.00hours, Saturdays.

With no working Sundays or Public Holidays.

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Plans and specification schedule:

Plan Type	Reference	Version	Date Received
Location Plan	18587 THPW XX XX DR A 0001		21/12/2023
Existing Site Plan	18587 THPW XX XX DR A 0002	P01	21/12/2023
Existing Site Sections	18587 THPW XX XX DR A 0003	P01	21/12/2023
Proposed Site Plan	18587 THPW XX XX DR A 0100	P10	21/12/2023
Proposed Elevations – Unit 1	18587 THPW XX EL DR A 0112	P04	21/12/2023
Proposed Elevations – Unit 2	18587 THPW XX EL DR A 0122	P04	21/12/2023
Proposed Elevations – Unit 3	18587 THPW XX EL DR A 0132	P02	21/12/2023
Proposed Floor Plans – Unit 1	18587 THPW XX 00 DR A 0110	P01	21/12/2023
Proposed Floor Plans – Unit 2	18587 THPW XX 00 DR A 0120		21/12/2023
Proposed Floor Plans – Unit 3	18587 THPW XX 00 DR A 0130	P01	21/12/2023
Proposed Roof Plan – Unit 1	18587 THPW XX R1 DR A 0111	P01	21/12/2023
Proposed Roof Plan – Unit 2	18587 THPW XX R1 DR A 0121	P02	21/12/2023
Proposed Roof Plan – Unit 3	18587 THPW XX R1 DR A 0131	P01	21/12/2023
Proposed Sections – Unit 1	18587 THPW XX SX DR A 0113	P03	21/12/2023
Proposed Sections – Unit 2	18587 THPW XX SX DR A 0123	P03	21/12/2023
Proposed Sections – Unit 3	18587 THPW XX SX DR A 0133	P02	21/12/2023
Proposed Levels	7842-HJCE-XX- XX-DR-C-2000	P05	21/12/2023

Landscape Plan	18587 VEC XX XX DR L 1001	P02	21/12/2023
Proposed Site Sections	18587 THPW XX SX DR A 0101	P03	21/12/2023
Design and Access Statement	DS01	P03	21/12/2023
Planning Statement	Q220794	December 2023	21/12/2023
Climate Change Statement			21/12/2023
Flood Risk Assessment	7842-HJCE-XX- XX-RP-3000-P03	P03	21/12/2023
Arboricultural Survey Report	SF3465		21/12/2023
Arboricultural Impact Assessment	AIA01	A	21/12/2023
External Lighting	0364 INSIG ZZ 00 PL U96 001	P2	21/12/2023
Transport Statement		December 2023	21/12/2023
Phase 1 Desk Study	S240222		04/04/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Following comments from Environmental Health and the Coal Authority a revised Phase 1 Desk Study and Coal Mining Risk Assessment were submitted.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Digital Infrastructure: Fibre To the Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost-effective provision of fibre infrastructure in the future.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days of the date of service of the enforcement notice, or
 - ii) within the specified period, starting on the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 29-May-2024

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2023/62/93781/E.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Appendix B Existing Approved Layout



The Harris Group Ltd does not accept liability for any deviation to our drawings or specification. This Drawing is copyright and may not be reproduced in whole or part without written authority.

Rev	Date	Description	Drawn	CHK'd
P01	13.11.23	Amended layout	CR	OJC
P02	21.11.23	Layout amended to comments	TM	OJC
P03	22.11.23	Submission added and general updates	TM	OJC
P04	24.11.23	Unit 2 drive thru lane amended	TM	OJC
P05	30.11.23	Landscaping updated	TM	OJC
P06	04.12.23	General update to comments	TM	OJC
P07	07.12.23	Layout amended to comments	CR	OJC
P08	08.12.23	Layout amended to comments	CR	OJC
P09	12.12.23	Unit 3 layout amended	CR	OJC
P10	14.12.23	Landscaping amended	CR	OJC

PLANNING DRAWING

This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements.

For Structural details refer to the Structural & Civil Engineer detailed design drawings & specifications.

For M&E information, refer to the M&E Engineer and sub contractor's design drawings & specifications.

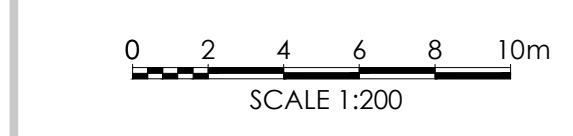
Verify all dimensions and setting out on site. Notify any discrepancies to the architect.

For Health & Safety information, refer to the Design Risk Assessments. This drawing is copyright and may not be reproduced in whole or part without written authority.

DRAWING KEY

- Ownership Boundary
- 1.22 Acres / 0.49 Hectare
- +0.00 Existing Levels
- +0.00 Proposed Levels
- Existing Trees
- Proposed Trees
- Trees Removed

Drawing Subject to engineers level assessment.



THE HARRIS PARTNERSHIP

ARCHITECTS

WAKEFIELD - T. 01924 291800
22-2801 NORTH, WAKEFIELD WF1 1DA

MANCHESTER - T. 0161 2388555
Cannon Warehouse, 77-79 Old Trafford Road, Manchester, M16 0PL

MILTON KEYNES - T. 01908 211577
The Old Rectory, 79 High Street, Newport Pagnell MK44 1BA

READING - T. 0118 950 7700
101 London Road, Reading, RG1 3BT

www.harrispartnership.com

Client
London Metric DT Limited

Project Title
Proposed Development
Gelderd Road
Birstall
Batley
WF17 9TB

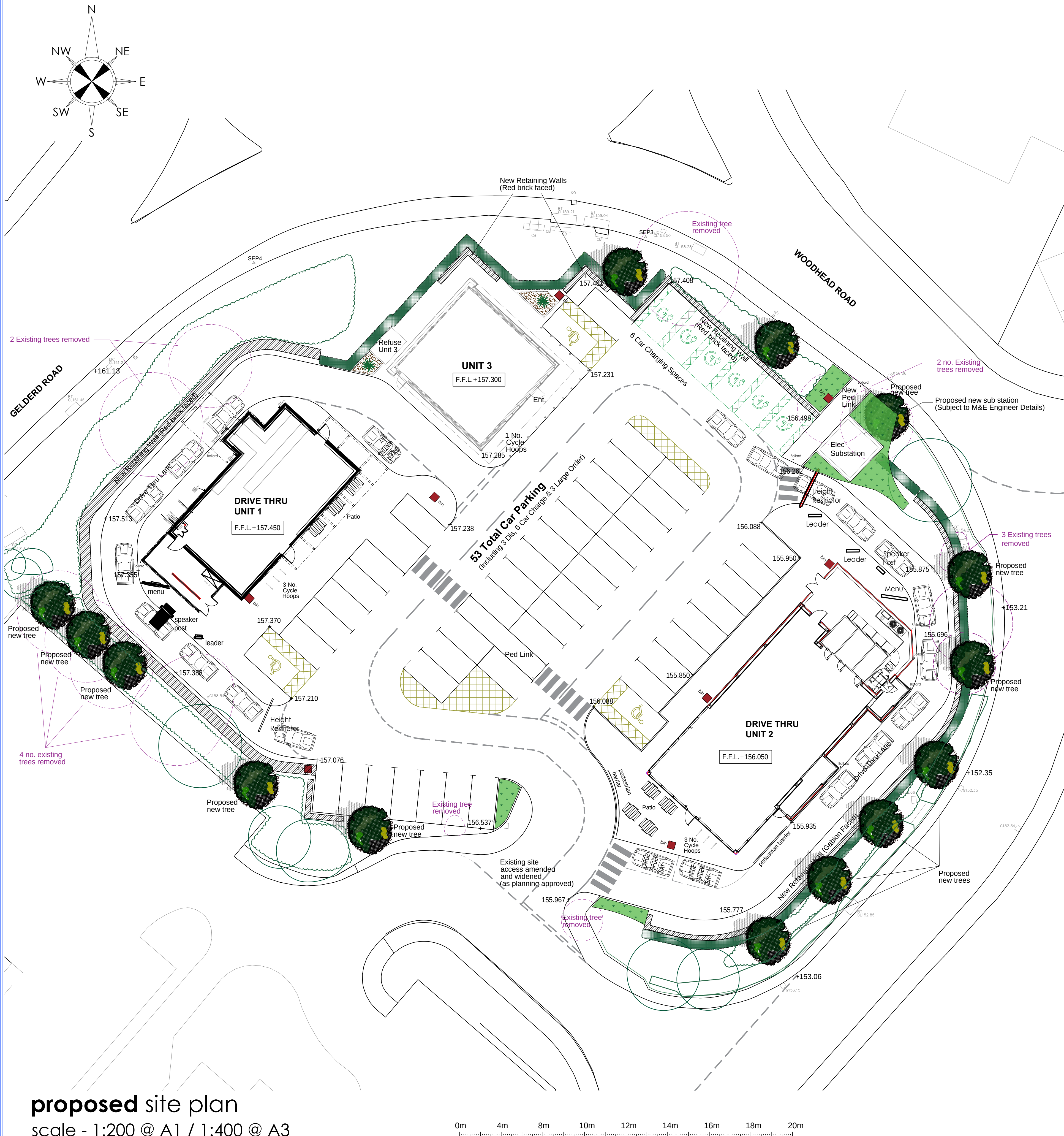
Drawing Title
Proposed Site Plan

Drawn	Checked	Scale @A1	BM Status	Date
TM	OJC	1:200	NA	11.23

Drawing Status	Rev.	THP Project No
PLANNING	P10	18587

Project No	Originator	Volume	Level	Type	Rate	Number
18587	THPW	XX	XX	DR	A	0100

Appendix C Proposed Amended Layout



proposed site plan
scale - 1:200 @ A1 / 1:400 @ A3

EXTERNAL LIGHTING KEY

LXCE004 TWIN LXCE004

MAIN CONTRACTOR TO SUPPLY & INSTALL XNo. NEW LAMP POSTS REF: LCXE006/6m/500mm arm AT 6m HIGH, FROM CHIARA LIGHTING.

MAIN CONTRACTOR TO SUPPLY & INSTALL 2No. NEW LAMP POST REF: LXCE006/6m/TWIN 500mm arm AT 6m HIGH FROM CHIARA LIGHTING

TEL: 03300571888
EMAIL: HELLO@CHIARALIGHTING.COM



LIGHTING COLUMN HEAD DETAILS



GLASDON "TARGET"
EXTERNAL BIN
8No. REQUIRED



AUTOPA "SHEFFIELD"
CYCLE HOOP STAND
7No. REQUIRED



BROXAP 2m LONG GALVANISED
PEDESTRIAN BARRIER
2No. REQUIRED ADJACENT FIRE EXIT



GLASDON
"ASHGUARD"
CIGARETTE
BIN
2No. REQUIRED

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C.	06/12/24	Shown landscaping as planning approved; clarified parking numbers
B.	03/12/24	56 parking spaces; updated barrier & crossing; Units 1/2 re-named; added levels; omitted pylon signs
A.	20/09/24	amended unit 1 footprint & tweaked DT lane
rev	date	description

Frank Belshaw
Building Surveyors Limited

wheatley springs barn, wheatley lane road,
barrowford, nelson, lancashire. BB9 6QS.
tel no. (01282) 699668, fax no. (01282) 602447.

Soul Foods Group

NEW DRIVE THRUS

store address
BIRSTALL
GELDERD ROAD,
BIRSTALL, BATLEY,
WF17 9TB
client
QUICKCATER LTD

drawing title
**PROPOSED
SITE PLAN**

drawn by	checked	date
PAY	----	27/09/24
store no.	scale	
0000	1:200 @ A1	

drawing no.	FB ref.	revision
0000/2024/P121	2024/84	C

Appendix D Approved TRICS Outputs

Calculation Reference: AUDIT-752101-221205-1238

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
 Category : J - DRIVE THROUGH COFFEE SHOP
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	BO BEDFORD	1 days
	HF HERTFORDSHIRE	1 days
03	SOUTH WEST	
	GS GLOUCESTERSHIRE	1 days
08	NORTH WEST	
	GM GREATER MANCHESTER	1 days
09	NORTH	
	CB CUMBRIA	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 125 to 213 (units: sqm)
 Range Selected by User: 125 to 300 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 16/10/21

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Saturday 5 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count 5 days
 Directional ATC Count 0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)	1
Edge of Town	3
Free Standing (PPS6 Out of Town)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Retail Zone	3
Out of Town	1
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

Not Known 5 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

1,001 to 5,000	3 days
15,001 to 20,000	1 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

75,001 to 100,000	1 days
125,001 to 250,000	3 days
500,001 or More	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	1 days
1.1 to 1.5	4 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No 5 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 5 days

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
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LIST OF SITES relevant to selection parameters

1	BO-06-J-01	COSTA COFFEE	BEDFORD
	RILEY WAY		
	BEDFORD		
	KEMPSTON		
	Edge of Town		
	Retail Zone		
	Total Gross floor area:	213 sqm	
	Survey date: SATURDAY	17/10/20	Survey Type: MANUAL
2	CB-06-J-01	COSTA COFFEE	CUMBRIA
	PARKHOUSE ROAD		
	CARLISLE		
	GATEWAY 44		
	Edge of Town		
	No Sub Category		
	Total Gross floor area:	210 sqm	
	Survey date: SATURDAY	16/10/21	Survey Type: MANUAL
3	GM-06-J-01	COSTA COFFEE	GREATER MANCHESTER
	CHESTER ROAD		
	MANCHESTER		
	OLD TRAFFORD		
	Suburban Area (PPS6 Out of Centre)		
	Retail Zone		
	Total Gross floor area:	200 sqm	
	Survey date: SATURDAY	01/05/21	Survey Type: MANUAL
4	GS-06-J-01	COSTA COFFEE	GLOUCESTERSHIRE
	B4008		
	GLOUCESTER		
	HARDWICKE		
	Edge of Town		
	Out of Town		
	Total Gross floor area:	210 sqm	
	Survey date: SATURDAY	24/04/21	Survey Type: MANUAL
5	HF-06-J-01	STARBUCKS	HERTFORDSHIRE
	M25 JUNCTION 3		
	POTTERS BAR		
	SOUTH MIMMS SERVICES		
	Free Standing (PPS6 Out of Town)		
	Retail Zone		
	Total Gross floor area:	125 sqm	
	Survey date: SATURDAY	29/06/19	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/J - DRIVE THROUGH COFFEE SHOP

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	3	178	2.243	3	178	2.056	3	178	4.299
06:00 - 07:00	5	192	5.428	5	192	4.906	5	192	10.334
07:00 - 08:00	5	192	14.927	5	192	12.422	5	192	27.349
08:00 - 09:00	5	192	20.564	5	192	21.608	5	192	42.172
09:00 - 10:00	5	192	25.470	5	192	22.443	5	192	47.913
10:00 - 11:00	5	192	28.706	5	192	25.887	5	192	54.593
11:00 - 12:00	5	192	26.409	5	192	27.975	5	192	54.384
12:00 - 13:00	5	192	24.322	5	192	24.322	5	192	48.644
13:00 - 14:00	5	192	22.756	5	192	23.695	5	192	46.451
14:00 - 15:00	5	192	22.443	5	192	22.965	5	192	45.408
15:00 - 16:00	5	192	19.937	5	192	20.459	5	192	40.396
16:00 - 17:00	5	192	18.685	5	192	18.267	5	192	36.952
17:00 - 18:00	5	192	14.823	5	192	15.449	5	192	30.272
18:00 - 19:00	5	192	9.081	5	192	11.169	5	192	20.250
19:00 - 20:00	5	192	5.637	5	192	6.994	5	192	12.631
20:00 - 21:00	3	179	4.089	3	179	5.019	3	179	9.108
21:00 - 22:00	1	200	3.000	1	200	3.000	1	200	6.000
22:00 - 23:00	1	200	0.000	1	200	1.000	1	200	1.000
23:00 - 24:00									
Total Rates:			268.520			269.636			538.156

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	125 - 213 (units: sqm)
Survey date range:	01/01/16 - 16/10/21
Number of weekdays (Monday-Friday):	0
Number of Saturdays:	5
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Calculation Reference: AUDIT-752101-221205-1227

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
 Category : J - DRIVE THROUGH COFFEE SHOP
TOTAL VEHICLES

Selected regions and areas:

04	EAST ANGLIA	
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	NM WEST NORTHAMPTONSHIRE	1 days
	NN NORTH NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	WO WORCESTERSHIRE	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
 Actual Range: 140 to 240 (units: sqm)
 Range Selected by User: 125 to 300 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 16/10/21

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Friday 4 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count 4 days
 Directional ATC Count 0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre) 2
 Edge of Town 2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Industrial Zone 2
 Residential Zone 1
 No Sub Category 1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

Not Known 4 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	1 days
15,001 to 20,000	1 days
20,001 to 25,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	1 days
50,001 to 75,000	1 days
100,001 to 125,000	1 days
125,001 to 250,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	2 days
1.1 to 1.5	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No 4 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present 4 days

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
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LIST OF SITES relevant to selection parameters

1	NM-06-J-01 DARNELL WAY NORTHAMPTON	BEWICHED COFFEE		WEST NORTHAMPTONSHIRE
	Edge of Town Industrial Zone Total Gross floor area:	140 sqm		
	Survey date: FRIDAY	15/10/21	Survey Type: MANUAL	
2	NN-06-J-01 CORBY ROAD CORBY WELDON	STARBUCKS		NORTH NORTHAMPTONSHIRE
	Suburban Area (PPS6 Out of Centre) Industrial Zone Total Gross floor area:	236 sqm		
	Survey date: FRIDAY	23/10/20	Survey Type: MANUAL	
3	SF-06-J-01 THORNEY WAY STOWMARKET	COSTA COFFEE		SUFFOLK
	Edge of Town No Sub Category Total Gross floor area:	200 sqm		
	Survey date: FRIDAY	25/09/20	Survey Type: MANUAL	
4	WO-06-J-01 STOURPORT ROAD KIDDERMINSTER	STARBUCKS		WORCESTERSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area:	240 sqm		
	Survey date: FRIDAY	09/10/20	Survey Type: MANUAL	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/J - DRIVE THROUGH COFFEE SHOP

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	3	192	0.694	3	192	0.000	3	192	0.694
06:00 - 07:00	3	192	5.556	3	192	4.514	3	192	10.070
07:00 - 08:00	4	204	18.260	4	204	16.544	4	204	34.804
08:00 - 09:00	4	204	22.304	4	204	21.324	4	204	43.628
09:00 - 10:00	4	204	23.039	4	204	19.240	4	204	42.279
10:00 - 11:00	4	204	17.279	4	204	18.137	4	204	35.416
11:00 - 12:00	4	204	17.402	4	204	18.015	4	204	35.417
12:00 - 13:00	4	204	21.446	4	204	21.324	4	204	42.770
13:00 - 14:00	4	204	20.711	4	204	20.833	4	204	41.544
14:00 - 15:00	4	204	14.216	4	204	15.564	4	204	29.780
15:00 - 16:00	4	204	13.971	4	204	13.603	4	204	27.574
16:00 - 17:00	4	204	13.235	4	204	14.951	4	204	28.186
17:00 - 18:00	4	204	10.172	4	204	11.642	4	204	21.814
18:00 - 19:00	4	204	5.515	4	204	6.618	4	204	12.133
19:00 - 20:00	3	192	3.472	3	192	3.819	3	192	7.291
20:00 - 21:00	3	192	0.868	3	192	2.083	3	192	2.951
21:00 - 22:00	1	140	0.714	1	140	0.714	1	140	1.428
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			208.854			208.925			417.779

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	140 - 240 (units: sqm)
Survey date range:	01/01/16 - 16/10/21
Number of weekdays (Monday-Friday):	4
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Calculation Reference: AUDIT-752101-230621-0624

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
Category : D - FAST FOOD - DRIVE THROUGH
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
03	SOUTH WEST	
	GS GLOUCESTERSHIRE	1 days
	TB TORBAY	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	WY WEST YORKSHIRE	1 days
09	NORTH	
	TV TEES VALLEY	1 days
	TW TYNE & WEAR	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
Actual Range: 225 to 447 (units: sqm)
Range Selected by User: 210 to 800 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 15/09/22

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Saturday 6 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count 6 days
Directional ATC Count 0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Town Centre	1
Suburban Area (PPS6 Out of Centre)	1
Edge of Town	1
Neighbourhood Centre (PPS6 Local Centre)	1
Free Standing (PPS6 Out of Town)	2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Retail Zone	1
Built-Up Zone	2
Out of Town	3

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included 1 days - Selected
Servicing vehicles Excluded 5 days - Selected

Secondary Filtering selection:

Use Class:

Not Known	6 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	1 days
5,001 to 10,000	1 days
20,001 to 25,000	2 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

100,001 to 125,000	1 days
125,001 to 250,000	3 days
250,001 to 500,000	1 days
500,001 or More	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	3 days
1.1 to 1.5	3 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	6 days
----	--------

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	6 days
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This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
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LIST OF SITES relevant to selection parameters

1	EX-06-D-01	MCDONALD'S	ESSEX
	LONDON ROAD		
	HARLOW		
	HASTINGWOOD		
	Free Standing (PPS6 Out of Town)		
	Out of Town		
	Total Gross floor area:	425 sqm	
	Survey date: SATURDAY	09/07/16	Survey Type: MANUAL
2	GS-06-D-01	MCDONALD'S	GLOUCESTERSHIRE
	BRISTOL ROAD		
	GLOUCESTER		
	HARDWICKE		
	Edge of Town		
	Out of Town		
	Total Gross floor area:	225 sqm	
	Survey date: SATURDAY	24/04/21	Survey Type: MANUAL
3	TB-06-D-01	MCDONALD'S	TORBAY
	HELE ROAD		
	TORQUAY		
	Suburban Area (PPS6 Out of Centre)		
	Retail Zone		
	Total Gross floor area:	447 sqm	
	Survey date: SATURDAY	30/03/19	Survey Type: MANUAL
4	TV-06-D-02	MCDONALD'S	TEES VALLEY
	COAL LANE		
	BILLINGHAM		
	WOLVISTON		
	Free Standing (PPS6 Out of Town)		
	Out of Town		
	Total Gross floor area:	370 sqm	
	Survey date: SATURDAY	21/05/22	Survey Type: MANUAL
5	TW-06-D-01	KFC	TYNE & WEAR
	CLIFFORD STREET		
	NEWCASTLE		
	BYKER		
	Neighbourhood Centre (PPS6 Local Centre)		
	Built-Up Zone		
	Total Gross floor area:	317 sqm	
	Survey date: SATURDAY	14/11/15	Survey Type: MANUAL
6	WY-06-D-01	MCDONALD'S	WEST YORKSHIRE
	NORTHGATE		
	HECKMONDWIKE		
	Town Centre		
	Built-Up Zone		
	Total Gross floor area:	420 sqm	
	Survey date: SATURDAY	20/05/17	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/D - FAST FOOD - DRIVE THROUGH
TOTAL VEHICLES
Calculation factor: 100 sqm
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00	3	340	14.706	3	340	12.941	3	340	27.647
07:00 - 08:00	5	357	18.161	5	357	17.657	5	357	35.818
08:00 - 09:00	5	357	22.197	5	357	20.684	5	357	42.881
09:00 - 10:00	5	357	27.803	5	357	26.626	5	357	54.429
10:00 - 11:00	6	367	23.412	6	367	23.412	6	367	46.824
11:00 - 12:00	6	367	24.093	6	367	22.686	6	367	46.779
12:00 - 13:00	6	367	32.668	6	367	31.670	6	367	64.338
13:00 - 14:00	6	367	32.985	6	367	32.532	6	367	65.517
14:00 - 15:00	6	367	30.309	6	367	31.579	6	367	61.888
15:00 - 16:00	6	367	25.499	6	367	26.724	6	367	52.223
16:00 - 17:00	6	367	24.637	6	367	24.637	6	367	49.274
17:00 - 18:00	6	367	26.860	6	367	25.953	6	367	52.813
18:00 - 19:00	6	367	27.586	6	367	27.586	6	367	55.172
19:00 - 20:00	6	367	22.005	6	367	23.548	6	367	45.553
20:00 - 21:00	6	367	17.740	6	367	19.510	6	367	37.250
21:00 - 22:00	6	367	14.746	6	367	14.927	6	367	29.673
22:00 - 23:00	5	356	11.130	5	356	10.849	5	356	21.979
23:00 - 24:00	5	356	8.094	5	356	8.825	5	356	16.919
Total Rates:			404.631			402.346			806.977

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

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Parameter summary

Trip rate parameter range selected:

225 - 447 (units: sqm)

Survey date range:

01/01/15 - 15/09/22

Number of weekdays (Monday-Friday):

0

Number of Saturdays:

6

Number of Sundays:

0

Surveys automatically removed from selection:

0

Surveys manually removed from selection:

0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Calculation Reference: AUDIT-752101-230621-0652

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 - HOTEL, FOOD & DRINK
Category : D - FAST FOOD - DRIVE THROUGH
TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	BR BRISTOL CITY	1 days
	NS NORTH SOMERSET	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
	LN LINCOLNSHIRE	2 days
	NN NORTH NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	SY SOUTH YORKSHIRE	1 days
08	NORTH WEST	
	MS MERSEYSIDE	1 days
09	NORTH	
	TV TEES VALLEY	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
Actual Range: 210 to 690 (units: sqm)
Range Selected by User: 210 to 800 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/15 to 15/09/22

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	1 days
Tuesday	2 days
Wednesday	2 days
Thursday	2 days
Friday	5 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	12 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Edge of Town Centre	3
Suburban Area (PPS6 Out of Centre)	4
Edge of Town	2
Neighbourhood Centre (PPS6 Local Centre)	2
Free Standing (PPS6 Out of Town)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included	2 days - Selected
Servicing vehicles Excluded	10 days - Selected

Secondary Filtering selection:

Use Class:

Not Known	12 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

1,000 or Less	1 days
5,001 to 10,000	1 days
10,001 to 15,000	1 days
15,001 to 20,000	3 days
20,001 to 25,000	1 days
25,001 to 50,000	4 days
50,001 to 100,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

25,001 to 50,000	1 days
50,001 to 75,000	1 days
75,001 to 100,000	2 days
100,001 to 125,000	2 days
125,001 to 250,000	3 days
250,001 to 500,000	2 days
500,001 or More	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	7 days
1.1 to 1.5	5 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	12 days
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This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	12 days
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This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
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LIST OF SITES relevant to selection parameters

1	BR-06-D-01 SHEENE ROAD BRISTOL BEDMINSTER Neighbourhood Centre (PPS6 Local Centre) High Street Total Gross floor area: 210 sqm Survey date: MONDAY 21/09/15	MCDONALD'S	BRISTOL CITY	Survey Type: MANUAL
2	CA-06-D-02 NEWMARKET ROAD CAMBRIDGE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 435 sqm Survey date: TUESDAY 19/09/17	MCDONALD'S	CAMBRIDGESHIRE	Survey Type: MANUAL
3	LE-06-D-01 MELTON ROAD NEAR MKT HARBOROUGH WEST LANGTON Free Standing (PPS6 Out of Town) Out of Town Total Gross floor area: 370 sqm Survey date: WEDNESDAY 22/06/22	MCDONALD'S	LEICESTERSHIRE	Survey Type: MANUAL
4	LN-06-D-01 RUSTON WAY LINCOLN Edge of Town Centre Built-Up Zone Total Gross floor area: 435 sqm Survey date: FRIDAY 28/06/19	MCDONALD'S	LINCOLNSHIRE	Survey Type: MANUAL
5	LN-06-D-02 RYHALL ROAD STAMFORD Edge of Town Retail Zone Total Gross floor area: 490 sqm Survey date: WEDNESDAY 13/10/21	MCDONALD'S	LINCOLNSHIRE	Survey Type: MANUAL
6	MS-06-D-01 SAINT HELENS LINKWAY SAINT HELENS Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 463 sqm Survey date: FRIDAY 16/04/21	MCDONALD'S	MERSEYSIDE	Survey Type: MANUAL
7	NN-06-D-01 LITTLE COLLIERS FIELD CORBY GREAT OAKLEY Edge of Town Development Zone Total Gross floor area: 690 sqm Survey date: THURSDAY 16/06/22	MCDONALD'S	NORTH NORTHAMPTONSHIRE	Survey Type: MANUAL
8	NS-06-D-01 MARCHFIELDS WAY WESTON-SUPER-MARE Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 230 sqm Survey date: THURSDAY 15/09/22	KFC	NORTH SOMERSET	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	SY-06-D-02	MCDONALD'S		SOUTH YORKSHIRE
	UPPER NEW STREET			
	BARNSELEY			
	Edge of Town Centre			
	Built-Up Zone			
	Total Gross floor area:	415 sqm		
	Survey date: TUESDAY	08/09/20	Survey Type: MANUAL	
10	TV-06-D-01	MCDONALD'S		TEES VALLEY
	BURN ROAD			
	HARTLEPOOL			
	Edge of Town Centre			
	Industrial Zone			
	Total Gross floor area:	400 sqm		
	Survey date: FRIDAY	04/09/20	Survey Type: MANUAL	
11	WM-06-D-03	KFC		WEST MIDLANDS
	COVENTRY ROAD			
	BIRMINGHAM			
	SHELDON			
	Neighbourhood Centre (PPS6 Local Centre)			
	No Sub Category			
	Total Gross floor area:	418 sqm		
	Survey date: FRIDAY	26/11/21	Survey Type: MANUAL	
12	WO-06-D-01	KFC		WORCESTERSHIRE
	CLEWS ROAD			
	REDDITCH			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	436 sqm		
	Survey date: FRIDAY	02/10/20	Survey Type: MANUAL	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/D - FAST FOOD - DRIVE THROUGH

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	1	490	0.204	1	490	0.000	1	490	0.204
06:00 - 07:00	7	437	6.638	7	437	5.755	7	437	12.393
07:00 - 08:00	9	411	12.071	9	411	10.424	9	411	22.495
08:00 - 09:00	9	411	14.961	9	411	14.556	9	411	29.517
09:00 - 10:00	9	411	15.501	9	411	15.447	9	411	30.948
10:00 - 11:00	12	416	13.782	12	416	13.301	12	416	27.083
11:00 - 12:00	12	416	14.643	12	416	13.942	12	416	28.585
12:00 - 13:00	12	416	19.471	12	416	18.490	12	416	37.961
13:00 - 14:00	12	416	18.610	12	416	19.531	12	416	38.141
14:00 - 15:00	12	416	14.724	12	416	14.924	12	416	29.648
15:00 - 16:00	12	416	17.147	12	416	16.466	12	416	33.613
16:00 - 17:00	12	416	18.550	12	416	18.550	12	416	37.100
17:00 - 18:00	12	416	20.292	12	416	20.413	12	416	40.705
18:00 - 19:00	12	416	19.331	12	416	20.473	12	416	39.804
19:00 - 20:00	12	416	15.585	12	416	16.406	12	416	31.991
20:00 - 21:00	12	416	13.602	12	416	14.704	12	416	28.306
21:00 - 22:00	12	416	9.976	12	416	10.216	12	416	20.192
22:00 - 23:00	9	437	7.941	9	437	8.170	9	437	16.111
23:00 - 24:00	9	437	4.047	9	437	4.912	9	437	8.959
Total Rates:			257.076			256.680			513.756

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected: 210 - 690 (units: sqm)
 Survey date range: 01/01/15 - 15/09/22
 Number of weekdays (Monday-Friday): 12
 Number of Saturdays: 0
 Number of Sundays: 0
 Surveys automatically removed from selection: 0
 Surveys manually removed from selection: 0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.