Transport Solutions

RAPLEYS LLP

PROPOSED AMENDMENTS TO PETROL FILLING STATION

WILBRAHAM ROAD

CHORLTON

MANCHESTER

Transport Statement

November 2013

Croft Transport Solutions
6th Floor, Quay House, Quay Street, Manchester, M3 3JE
Tel: 0161 827 1740 Email: info@croftts.co.uk www.croftts.co.uk
Registered in England Number: 7373729

Contents

1 INTRODUCTION 2

1.1 Introduction 2

2 EXISTING DEVELOPMENT SITE AND ITS LOCATION 3

2.1 Existing Site 3
2.2 Vehicular Access 3

3 DEVELOPMENT PROPOSALS 4

4 ACCESSIBLITY OF THE SITE BY NON-CAR MODES 5

4.1 Introduction 5
4.2 Accessibility on Foot 5
4.3 Accessibility by Cycle 6
4.4 Access by Bus 6
4.5 Access by Metrolink 8
4.6 Summary 8

5 CONCLUSIONS 9

PLANS

Plan 1 Site Location
Plan 2 Proposed Site Layout

1 INTRODUCTION

1.1 Introduction

1.1.1 Croft have been instructed by Rapleys LLP to advise on the traffic and transportation aspects of proposals, which would provide a redeveloped petrol filling station with various amendments on land off Wilbraham Road in the Chorlton area of Manchester.

1.1.2 The report provides information on the traffic and transport planning aspects of the development proposals and will form supplementary information to assist in the determination of a forthcoming planning application.

1.1.3 Following this introduction the report will consider the existing development site and its location in Section 2. Section 3 of the report provides details of the development proposals, including the servicing arrangements and Section 4 briefly considers the non-car accessibility of the site. Section 5 draws together the conclusions.

1.1.4 The traffic impact of these proposals has been considered but given the fact that the number of pumps at the petrol filling station (PFS) will remain the same and the kiosk will be slightly smaller no detailed junction analysis should be required in this document.

2 EXISTING DEVELOPMENT SITE AND ITS LOCATION

2.1 Existing Site

2.1.1 The proposed development site is located within the centre of Chorlton as displayed in **Plan 1**.

2.1.2 The site is bordered to the north by residential properties to the east by Buckingham Road, to the south by Wilbraham Road and to the west by the Metrolink. The site is currently operating as a Shell petrol filing station with direct access onto Wilbraham Road. The PFS currently has a '4 pump' arrangement with a retail kiosk with air/water facilities as well.

2.2 Vehicular Access

2.2.1 Vehicular access into the site will be maintained from Wilbraham Road using the existing entry and exit points.

3 DEVELOPMENT PROPOSALS

3.1.1 The development proposals entail the provision of an amended internal layout which will maintain the 4 pump petrol filling station with a slightly different and more formal and efficient arrangement. The kiosk will be slightly smaller although will be relocated to the Buckingham Road side of the site. The air/water bays will also be relocated to the south of the kiosk along with a 'vac' point.

3.1.2 There are some informal areas that are currently being parked on within the site but there will be 5 formal staff parking spaces within the new internal layout.

3.1.3 The tanker fill point will be located close to the back of the Wilbraham Road footway to allow easy access for the petrol tanker.

3.1.4 The proposed site layout is shown in **Plan 2** and shows the petrol tanker swept path entering and exiting the site in forward gear. This demonstrates that a petrol tanker can adequately access the site in forward gear.

4 ACCESSIBLITY OF THE SITE BY NON-CAR MODES

4.1 Introduction

4.1.1 In order to accord with the aspirations of the National Planning Policy Framework, any new proposals should extend the choice in transport and secure mobility in a way that supports sustainable development.

4.1.2 New proposals should attempt to influence the mode of travel to the development in terms of gaining a shift in modal split towards non car travel modes, thus assisting in meeting the aspirations of current national, regional and local planning policy.

- Accessibility on foot.
- Accessibility by cycle.
- Accessibility by bus.
- Accessibility by Metrolink.

4.2 Accessibility on Foot

4.2.1 The proposed development site is ideally located within Chorlton centre to offer the opportunity for both staff and customers to travel to and from the kiosk by foot.

4.2.2 Pedestrian facilities are excellent with footways with a minimum width of 2 metres within the vicinity of the site along Wilbraham Road and Buckingham Road for example.

4.2.3 These footways are well lit with street lighting being provided on all surrounding roads. Dropped kerbs and tactile paving are provided for at all major junctions in the vicinity of the site.

4.2.4 A pedestrian crossing with dropped kerbs and tactile paving is located approximately 120 metres west of the proposed site at the junction of Wilbraham Road and Albany Road.

4.2.5 Within the Institution of Highways and Transportation (IHT) document, entitled "Guidelines for Providing for Journeys on Foot", a distance of 800 metres is identified as the preferred maximum distance for town centres, whilst a distance of 2 kilometres is defined as a preferred maximum for commuting.

4.2.6 PPG13 'Good Practice Guide' states that walking is the most important mode of travel at the local level and offers the greatest potential to replace short car journeys, particularly those under 2 kilometres. In addition, the DFT National Travel Survey of 2006 confirms that 78% of all trips less than a mile (1.6km) are carried out on foot.

4.2.7 All of Chorlton centre would be within an 800 metre catchment of the site allowing the opportunity for travel to and from the kiosk for staff and customers to be carried out on foot.

4.2.8 It is therefore considered that the existing pedestrian infrastructure will facilitate safe and direct pedestrian linkages between the site and local destinations.

4.3 Accessibility by Cycle

4.3.1 An alternative mode of travel to the site could be achieved by bicycle.

4.3.2 A distance of 5 kilometres is generally accepted as a distance where cycling has the potential to replace short car journeys. This distance equates to a journey of around 25 minutes based on a leisurely cycle speed of 12 kilometres per hour and would encompass the whole of Chorlton as well as Sale, Didsbury, Whalley Range and even parts of Manchester city centre.

4.3.3 The site can, therefore, be considered as being accessible by cycle.

4.4 Access by Bus

4.4.1 Bus stops are located on Wilbraham Road within 100 metres of the site and on Barlow Moor Road within 300 metres of the site. These are accessible via the footways provided on Wilbraham Road and Barlow Moor Road.

4.4.2 A summary of the services available from these bus stops are provided in Table 4.1 below.

Serv.	Route	Frequency/Hour					
		Mon-Fri				Sat	Sun
		AM Peak	Mid	PM Peak	Eve		
16	Altrincham-Sale-Chorlton-Manchester	2	2	2	1	2	0.5
22	Stockport-Burnage-Chorlton-Trafford Centre-Bolton	2	2	2	1	2	2
23/23A	Trafford Centre-Stretford-Chorlton-Didsbury-Stockport	4	4	4	0	4	2
84	Reddish-Didsbury-Chorlton-Manchester	2	2	2	1	2	1
85/86	Chorlton-Alexandra Park-Manchester	6	5	5	2	4	3
168	Chorlton-Longsight-Droylsden-Ashton-under-Lyne	2	2	2	0	2	1
276	Trafford General-Urmston-Stretford-Chorlton	1	1	1	0	1	0

Table 4.1 – Bus Routes and Frequencies in the Vicinity of the Site

4.4.3 As shown in Table 4.1, these bus stops provide up to 19 services per hour during weekday peak hours and up to 17 services on a Saturday to destinations such as Altrincham, Sale, Manchester city centre and Stockport.

4.4.4 As such, the existing bus services are ideally placed to cater for the needs of the development's staff and customers to the kiosk.

4.5 Access by Metrolink

4.5.1 The site is located adjacent to the Chorlton Metrolink station. This provides direct access to a number of destinations within Greater Manchester including the city centre, Rochdale and Didsbury. Trams run every 12 minutes into the town centre which provides an alternative for staff to travel to the site.

4.6 Summary

4.6.1 It has been demonstrated that pedestrian and cycle infrastructure in the vicinity of the site is excellent.

4.6.2 The site benefits from being within a short walk of the whole of Chorlton.

4.6.3 The site is accessible by public transport, with numerous buses running along Wilbraham Road and Barlow Moor Road which provides excellent accessibility to the site by bus. The site is also adjacent to Chorlton Metrolink station.

4.6.4 In the light of the above, it is considered the site is highly accessible and will cater for the needs of the development's staff and customers and assist in promoting a choice of travel modes other than the private car.

5 CONCLUSIONS

5.1.1 Croft have been instructed by Rapleys LLP to advise on the traffic and transportation issues relating to a redeveloped petrol filling station with various amendments on land off Wilbraham Road in the Chorlton area of Manchester.

5.1.2 A number of conclusions can be drawn from this report, namely, that the proposals;

- Are highly accessible by non-car travel modes.
- Can be accessed in a safe and efficient manner from the surrounding highway network.
- Can be serviced adequately from the surrounding highway network.
- Are likely to result in no increase in vehicle movements on the local highway network due to the site operating as a PFS at present with similar facilities.

5.1.3 As such, there are no transport or highway reasons to object to this planning application.

PLANS



RAPLEYS LLP

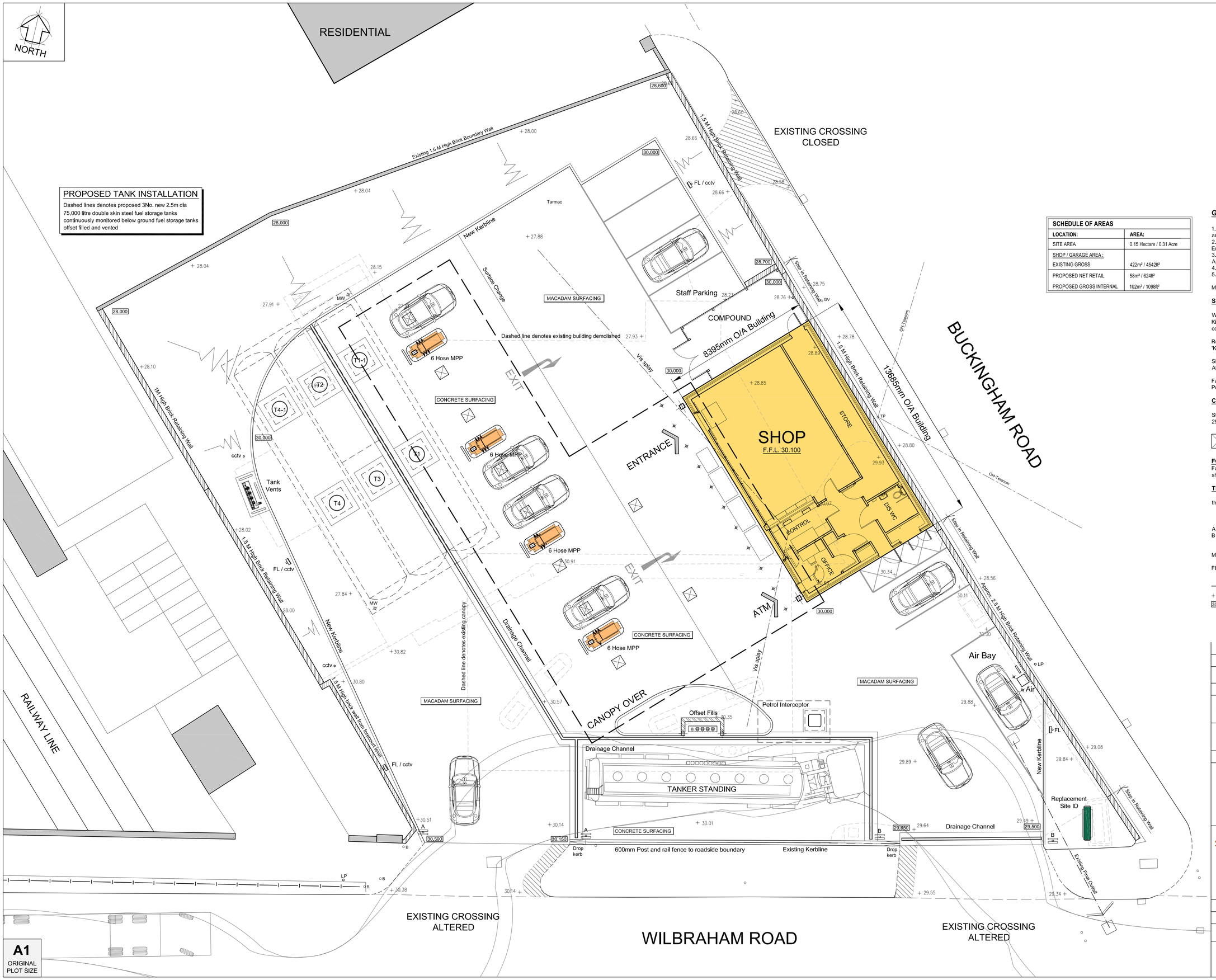
PROPOSED AMENDMENTS TO PETROL FILLING STATION, WILBRAHAM ROAD CHORLTON, MANCHESTER SITE LOCATION

croft
Transport Solutions

Email: info@croftts.co.uk
Tel: 0161 827 1740
Web: www.croftts.co.uk

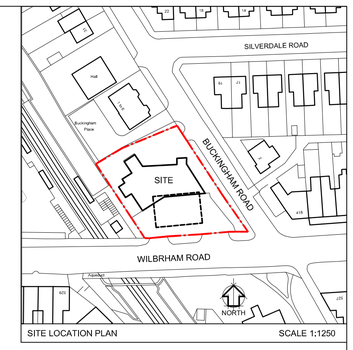
6th Floor, Quay House
Quay Street,
Manchetser, M3 3JE

DRAWN:	DATE:	CHECKED:	DATE:	SCALE:	DRAWING NUMBER:	REVISION:
JC	09.12.13	TSB	09.12.13	N.T.S	0468-01	.



PROPOSED TANK INSTALLATION

Dashed lines denotes proposed 3No. new 2.5m dia 75,000 litre double skin steel fuel storage tanks continuously monitored below ground fuel storage tanks offset filled and vented



SITE LOCATION PLAN SCALE 1:1250

SCHEDULE OF AREAS	
LOCATION:	AREA:
SITE AREA	0.15 Hectare / 0.31 Acre
SHOP / GARAGE AREA :	
EXISTING GROSS	422m² / 4542ft²
PROPOSED NET RETAIL	58m² / 624ft²
PROPOSED GROSS INTERNAL	102m² / 1098ft²

GENERAL NOTES

1. This plan has been prepared for the submission and approval under Town and Country Planning only.
2. Fuel installation to be fully compliant with all relevant current Licensing and Environmental Standard and Regulations.
3. All advertisements outlined are subject to a separate Advertisement Application.
4. Landscaping subject to separate scheme.
5. All levels shown are indicative

Materials incorporated within the proposal to comprise of:

SHOP

Walls:
Kinspan KS1000 Microrib profiled insulated cladding panels laid horizontally, colour RAL 9006 over 100mm thick selected and approved facing masonry.

Roof:
'Kingspan' Thermaroof TR26 insulation board. With coping and flashing.

Shop Front:
Aluminium framed and clear glazed shopfront frame.

Fascia:
Pressed and formed steel fascia to receive company signage.

CANOPY

Steel framed forecourt canopy comprising of steel columns and fascia with 250w HQI recesses lights & white profiled cladding to soffit.

Denotes canopy light to undersheeting

FORECOURT SURFACE FINISHING

Forecourt materials to consist of insitu concrete & macadam located in areas shown on the drawing.

TRAFFIC MOVEMENT SIGNS

these signs will be compliant with traffic regulations

	ROADSIDE	FORCOURT SIDE
A	IN	NO EXIT
B	NO ENTRY	EXIT

MPP - Multi product pump

FLOOD LIGHTS - 250W HQI ON 5M COLUMNS

Thermoplastic white lining
+ 29.89 Existing Levels
30.000 Proposed Levels

Rev	Date	Comments	
A	19/11/13	Minor amendements to layout	DS

STATUS	PLANNING
PROPOSAL	Forecourt Redevelopment
SITE LOCATION	WILBRAHAM ROAD SERVICE STATION A6010 Wilbraham Road, Chorlton-Cum-Hardy. Manchester. Greater Manchester. M21 0SD.
TITLE	PROPOSED SITE LAYOUT
CLIENT	RAPLEYS LLP

Rapleys

JENNINGS DESIGN LIMITED
York House, Valley Court, Canal Road,
Bradford, West Yorkshire, BD1 4SP.
TEL. No. 01274 395422
FAX. No. 01274 395427
E-mail office@jen305.com

Drawn by:	DS	Checked by:	NJJ
Date:	Nov. 2013	Scales:	1:100 @ A1
PLAN NO.	131163-PLG3 A		

0 5 10
SCALE - METRES

croft

Transport Solutions

Croft Transport Solutions

6th Floor, Quay House, Quay Street, Manchester, M3 3JE

Tel: 0161 827 1740 Email: info@croftts.co.uk www.croftts.co.uk

Registered in England Number: 7373729