

Transport Statement

**MFG Levenshulme
Manchester**

On behalf of: Motor Fuel Group (MFG)



Bellamy Roberts

Document Control Sheet



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1 Introduction

- 1.1** Bellamy Roberts has been instructed by Motor Fuel Group (MFG) to prepare a Transport Statement in support of the proposed development at Levenshulme Service Station, Manchester.
- 1.2** The scheme proposes a hot food to go area within the existing retail building. The proposed food to go area will have a floor area of 71m².
- 1.3** A planning application was submitted in July 2024 (LPA Ref. 140/58/FO/2024) albeit was withdrawn in August 2024. The Highway Authority commented on the scheme and the matters raised have been addressed in this Transport Statement.

2 Traffic Generation

- 2.1** Traffic generation has been calculated using the fast-food land use category in TRICS. The full data is presented at [Appendix 1](#) and a summary of the trip rates and traffic generation during the network peak hour periods and across the day is given in Table 1.
- 2.2** The TRICS 'fast food' category contains sites with a drive through lane. The proposal does not include a drive through lane therefore the traffic generation set out in Table 1 is likely to be an over estimation of the traffic generated by the development.

Table 1: Summary of Trip Rates and Traffic Generation (Weekday)

Time Period	Trip Rates (per 100m ²)			Traffic Generation (71m ²)		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
Morning 0800-0900	12.938	12.532	25.470	9	9	18
Evening 1700-1800	15.046	14.974	30.020	11	11	22
Daily (0700-1900)	157.428	154.441	311.869	112	112	224

2.3 Such a level of traffic would not have a severe impact on the operation of the local highway network. In any event, most trips would be shared with users of the petrol filling station and therefore the actual number of new trips generated by the proposed introduction of a hot food takeaway would be minimal.

2.4 The proposed traffic generation during the highway peak hour periods is presented in Table 1. These trips represent the total number of vehicles accessing the proposed hot food takeaway outlet but most of these trips will be shared with users of the petrol filling station.

2.5 Trip rates and traffic generation for a typical Saturday have also been calculated. The full TRCIS output is presented at [Appendix 2](#) and a summary of the calculated figures is presented in Table 2.

Table 2: Summary of Trip Rates and Traffic Generation (Weekend)

Time Period	Trip Rates (per 100m ²)			Traffic Generation (71m ²)		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
Saturday Peak 1200-1300	32.946	36.905	74.851	27	26	53
Daily (0700-1900)	363.243	360.3567	723.810	258	256	514

2.6 The figures set out in Table 2 represent the total number of vehicles accessing the hot food takeaway outlet. Most of these trips will be shared with users of the petrol filling station and therefore not new trips on the network.

2.7 Data collected by Bellamy Roberts from surveys undertaken at comparable petrol filling stations with a hot food to go outlet has shown that the food to go outlet increases the daily traffic generation by 6% on weekdays and 7% on weekends.

2.8 The traffic generated by the existing site (petrol filling station with retail) is summarised in Table 3 and the TRICS data is presented at [Appendix 3](#).

Table 3: Summary of Trip Rates and Traffic Generation

Time Period	Trip Rates (per pump)			Traffic Generation (6 pumps)		
	Arrivals	Departures	Two-way	Arrivals	Departures	Two-way
Weekday						
Morning 0800-0900	6.764	6.387	13.151	41	38	79
Evening 1700-1800	7.538	7.613	15.151	45	46	91
Daily (0700-1900)	88.518	88.520	177.038	531	531	1,062
Weekend (Saturday)						
Saturday Peak 1100-1200	7.490	7.569	15.059	45	45	90
Daily (0700-1900)	71.549	71.352	142.901	429	428	857

2.9 The increase in daily two-way flows as a result of the proposed development will therefore be as follows:

- Weekday - 64 two-way movements.
- Weekend - 60 two-way movements.

2.10 These additional movements will be spread across the 12-hour day and not confined to a single peak hour period. This increase in movements would therefore be imperceptible to users of the local highway network and cannot be considered severe as per the terms of the NPPF.

2.11 The scheme will provide seating for 6 customers.

3 Car Parking

3.1 The existing site provides 4 customer car parking spaces, including one disabled space. The existing site plan is presented at [Appendix 4](#).

3.2 TRICS data submitted in the Technical Note that accompanied the withdrawn application has been reviewed and the three previously removed sites have been reinstated as they were removed in error. The revised car parking accumulation is presented in Table 4.

Table 4: Summary of Car Parking Accumulation (Weekday)

Time Period	Arrivals	Departures	Car Parking Accumulation
06:00-07:00	27	25	2
07:00-08:00	42	42	2
08:00-09:00	41	38	5
09:00-10:00	41	41	5
10:00-11:00	41	41	4
11:00-12:00	41	42	4
12:00-13:00	47	48	3
13:00-14:00	49	49	4
14:00-15:00	46	46	4
15:00-16:00	47	47	4
16:00-17:00	47	48	3
17:00-18:00	45	46	3
18:00-19:00	43	44	2
19:00-20:00	38	38	2
20:00-21:00	28	28	2
21:00-22:00	19	19	1
22:00-23:00	7	8	0

3.3 The peak parking accumulation at the existing petrol filling station site will be 5 vehicles, occurring between 0800 and 1000. As set out previously, the food to go outlet would increase traffic generation by 6% and assuming a corresponding 6% increase in parking occupation would give a requirement for 6 spaces.

- 3.4** The proposed site plan shows that 7 car parking bays, including one disabled bay, which is sufficient to serve the proposal. The proposed site plan is presented at **Appendix 5**.
- 3.5** Swept path analysis of the parking spaces at the front of the sales building has been undertaken and this is presented at **Appendix 6**. Whilst the proposal will increase the number of spaces proposed at the site, the location and layout will remain as per the existing situation.
- 3.6** Parking for 6 bicycles will be provided (three Sheffield style stands).

4 Summary & Conclusions

- 4.1** Bellamy Roberts has been instructed Motor Fuel Group (MFG) to prepare a Transport Statement in support of the proposed development at Levenshulme Service Station, Manchester.
- 4.2** The development accords with all relevant local and national planning policies and should not be refused on highway grounds.
- 4.3** The matters raised by the Highway Authority have been addressed in this Transport Statement, thereby allowing a positive recommendation to be given to the proposal.

APPENDICES

APPENDIX 1

TRICS Output - Weekday

Calculation Reference: AUDIT-200601-240809-0852

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

<u>Selected regions and areas:</u>		
02	SOUTH EAST	
	HC HAMPSHIRE	1 days
	WS WEST SUSSEX	1 days
03	SOUTH WEST	
	NS NORTH SOMERSET	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
05	EAST MIDLANDS	
	LN LINCOLNSHIRE	1 days
	NN NORTH NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
	WO WORCESTERSHIRE	1 days
08	NORTH WEST	
	MS MERSEYSIDE	1 days
10	WALES	
	VG VALE OF GLAMORGAN	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: 230 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: 01/01/16 to 25/05/23

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:

Tuesday	2 days
Wednesday	2 days
Thursday	4 days
Friday	2 days

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

Selected survey types:

Manual count	10 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)	5
Edge of Town	5

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
Development Zone	1
Residential Zone	1
Retail Zone	3
No Sub Category	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	4 days - Selected
Servicing vehicles Excluded	6 days - Selected

Secondary Filtering selection:

Use Class:

Not Known	10 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

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	1 days
5,001 to 10,000	1 days
10,001 to 15,000	2 days
15,001 to 20,000	3 days
25,001 to 50,000	3 days

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

Population within 5 miles:

50,001 to 75,000	1 days
75,001 to 100,000	1 days
100,001 to 125,000	3 days
125,001 to 250,000	2 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	4 days
1.1 to 1.5	6 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	10 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	10 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	CA-06-D-02	MCDONALD'S	CAMBRIDGESHIRE
	NEWMARKET ROAD		
	CAMBRIDGE		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	435 sqm	
	Survey date: TUESDAY	19/09/17	Survey Type: MANUAL
2	HC-06-D-03	KFC	HAMPSHIRE
	LARCHWOOD AVENUE		
	HAVANT		
	BEDHAMPTON		
	Edge of Town		
	Retail Zone		
	Total Gross floor area:	315 sqm	
	Survey date: TUESDAY	23/05/23	Survey Type: MANUAL
3	LN-06-D-02	MCDONALD'S	LINCOLNSHIRE
	RYHALL ROAD		
	STAMFORD		
	Edge of Town		
	Retail Zone		
	Total Gross floor area:	490 sqm	
	Survey date: WEDNESDAY	13/10/21	Survey Type: MANUAL
4	MS-06-D-01	MCDONALD'S	MERSEYSIDE
	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	Survey Type: MANUAL
5	NN-06-D-01	MCDONALD'S	NORTH NORTHAMPTONSHIRE
	LITTLE COLLIERS FIELD		
	CORBY		
	GREAT OAKLEY		
	Edge of Town		
	Development Zone		
	Total Gross floor area:	690 sqm	
	Survey date: THURSDAY	16/06/22	Survey Type: MANUAL
6	NS-06-D-01	KFC	NORTH SOMERSET
	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	Survey Type: MANUAL
7	VG-06-D-01	MCDONALD'S	VALE OF GLAMORGAN
	CARDIFF ROAD		
	BARRY		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	405 sqm	
	Survey date: THURSDAY	24/09/20	Survey Type: MANUAL
8	WM-06-D-04	BIG JOHN'S	WEST MIDLANDS
	LANGDON STREET		
	BIRMINGHAM		
	BORDESLEY GREEN		
	Suburban Area (PPS6 Out of Centre)		
	Industrial Zone		
	Total Gross floor area:	360 sqm	
	Survey date: WEDNESDAY	19/10/22	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	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
10	WS-06-D-02	KFC	WEST SUSSEX
	ROWAN WAY		
	BOGNOR REGIS		
	Edge of Town		
	Retail Zone		
	Total Gross floor area:	330 sqm	
	Survey date: THURSDAY	25/05/23	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
Estimated TRIP rate value per 71 SQM shown in shaded columns
BOLD print indicates peak (busiest) period

Time Range	ARRIVALS				DEPARTURES				TOTALS			
	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated 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	0.145	1	490	0.000	0.000	1	490	0.204	0.145
06:00 - 07:00	5	456	4.960	3.522	5	456	4.258	3.023	5	456	9.218	6.545
07:00 - 08:00	6	452	10.874	7.720	6	452	9.694	6.883	6	452	20.568	14.603
08:00 - 09:00	6	452	12.938	9.186	6	452	12.532	8.898	6	452	25.470	18.084
09:00 - 10:00	6	452	13.491	9.578	6	452	13.269	9.421	6	452	26.760	18.999
10:00 - 11:00	10	415	9.557	6.786	10	415	8.979	6.375	10	415	18.536	13.161
11:00 - 12:00	10	415	11.290	8.016	10	415	10.279	7.298	10	415	21.569	15.314
12:00 - 13:00	10	415	14.396	10.221	10	415	14.348	10.187	10	415	28.744	20.408
13:00 - 14:00	10	415	15.286	10.853	10	415	15.311	10.870	10	415	30.597	21.723
14:00 - 15:00	10	415	11.411	8.102	10	415	11.892	8.443	10	415	23.303	16.545
15:00 - 16:00	10	415	13.264	9.418	10	415	12.783	9.076	10	415	26.047	18.494
16:00 - 17:00	10	415	13.433	9.537	10	415	13.818	9.811	10	415	27.251	19.348
17:00 - 18:00	10	415	15.046	10.682	10	415	14.974	10.631	10	415	30.020	21.313
18:00 - 19:00	10	415	16.442	11.674	10	415	16.562	11.759	10	415	33.004	23.433
19:00 - 20:00	10	415	12.446	8.837	10	415	13.409	9.520	10	415	25.855	18.357
20:00 - 21:00	10	415	11.964	8.495	10	415	12.253	8.700	10	415	24.217	17.195
21:00 - 22:00	10	415	9.124	6.478	10	415	9.389	6.666	10	415	18.513	13.144
22:00 - 23:00	9	413	7.179	5.097	9	413	7.825	5.556	9	413	15.004	10.653
23:00 - 24:00	9	413	3.415	2.425	9	413	3.953	2.806	9	413	7.368	5.231
Total Rates:			206.720	146.772			205.528	145.923			412.248	292.695

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:
Survey date date range:
Number of weekdays (Monday-Friday):
Number of Saturdays:
Number of Sundays:
Surveys automatically removed from selection:
Surveys manually removed from selection:

230 - 690 (units: sqm)
01/01/16 - 25/05/23
10
0
0
0
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.

APPENDIX 2

TRICS Output - Weekend

Calculation Reference: AUDIT-200601-240814-0814

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	
GS	GLOUCESTERSHIRE	1 days
TB	TORBAY	1 days

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

BELLAMY ROBERTS WESTERN LANE ODIHAM

Licence No: 200601

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: 01/01/16 to 25/05/23

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 2 days

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

Selected survey types:

Manual count 2 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 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 1
 Out of Town 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.

Inclusion of Servicing Vehicles Counts:

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

Secondary Filtering selection:

Use Class:

Not Known 2 days

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:

1,001 to 5,000 1 days
 20,001 to 25,000 1 days

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

Secondary Filtering selection (Cont.):

Population within 5 miles:

125,001 to 250,000 2 days

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

Car ownership within 5 miles:

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 2 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 2 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	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
2	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

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.

BELLAMY ROBERTS WESTERN LANE ODIHAM

Licence No: 200601

Trip Rates for Key Periods		Trips per 100 sqm GFA	
Period	Inbound	Outbound	Total
0800-0900	25.000	23.363	48.363
1700-1800	32.589	33.036	65.625
0700-1900	363.243	360.567	723.810

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

TOTAL VEHICLES

Calculation factor: 100 sqm

Estimated TRIP rate value per 71 SQM shown in shaded columns

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS				DEPARTURES				TOTALS			
	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated Trip Rate	No. Days	Ave. GFA	Trip Rate	Estimated 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	1	225	19.111	13.569	1	225	17.778	12.622	1	225	36.889	26.191
07:00 - 08:00	2	336	21.875	15.531	2	336	21.280	15.109	2	336	43.155	30.640
08:00 - 09:00	2	336	25.000	17.750	2	336	23.363	16.588	2	336	48.363	34.338
09:00 - 10:00	2	336	32.292	22.927	2	336	30.060	21.342	2	336	62.352	44.269
10:00 - 11:00	2	336	27.083	19.229	2	336	29.464	20.920	2	336	56.547	40.149
11:00 - 12:00	2	336	27.232	19.335	2	336	24.256	17.222	2	336	51.488	36.557
12:00 - 13:00	2	336	37.946	26.942	2	336	36.905	26.202	2	336	74.851	53.144
13:00 - 14:00	2	336	34.970	24.829	2	336	35.119	24.935	2	336	70.089	49.764
14:00 - 15:00	2	336	32.292	22.927	2	336	34.673	24.618	2	336	66.965	47.545
15:00 - 16:00	2	336	28.423	20.180	2	336	29.911	21.237	2	336	58.334	41.417
16:00 - 17:00	2	336	30.208	21.448	2	336	28.869	20.497	2	336	59.077	41.945
17:00 - 18:00	2	336	32.589	23.138	2	336	33.036	23.455	2	336	65.625	46.593
18:00 - 19:00	2	336	33.333	23.667	2	336	33.631	23.878	2	336	66.964	47.545
19:00 - 20:00	2	336	28.274	20.074	2	336	31.845	22.610	2	336	60.119	42.684
20:00 - 21:00	2	336	24.107	17.116	2	336	23.363	16.588	2	336	47.470	33.704
21:00 - 22:00	2	336	20.238	14.369	2	336	20.238	14.369	2	336	40.476	28.738
22:00 - 23:00	2	336	16.071	11.411	2	336	15.327	10.882	2	336	31.398	22.293
23:00 - 24:00	2	336	13.542	9.615	2	336	13.393	9.509	2	336	26.935	19.124
Total Rates:			484.586	344.057			482.511	342.583			967.097	686.640

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:	01/01/16 - 25/05/23
Number of weekdays (Monday-Friday):	0
Number of Saturdays:	2
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.

APPENDIX 3

TRICS Output - Current

Calculation Reference: AUDIT-200601-240814-0820

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 13 - PETROL FILLING STATIONS
Category : B - PFS - WITH RETAIL
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	BO BEDFORD	1 days
03	SOUTH WEST	
	DC DORSET	1 days
	GS GLOUCESTERSHIRE	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

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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: Filling bays
Actual Range: 8 to 14 (units:)
Range Selected by User: 4 to 16 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 25/06/23

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) 3
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 1
Development Zone 1
Residential Zone 2
Out of Town 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.

Inclusion of Servicing Vehicles Counts:

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

Secondary Filtering selection:

Use Class:

Sui Generis 5 days

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

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Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	1 days
10,001 to 15,000	2 days
25,001 to 50,000	2 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
75,001 to 100,000	1 days
125,001 to 250,000	3 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	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	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-13-B-01 NEWNHAM AVENUE BEDFORD	BP & M&S		BEDFORD
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays: 8 Survey date: SATURDAY 17/10/20 Survey Type: MANUAL			
2	DC-13-B-03 THE GROVE DORCHESTER	BP & SPAR		DORSET
	Edge of Town Industrial Zone Total Filling bays: 9 Survey date: SATURDAY 17/09/16 Survey Type: MANUAL			
3	GS-13-B-01 BRISTOL ROAD GLOUCESTER HARDWICKE	BP & M&S SIMPLY FOOD		GLOUCESTERSHIRE
	Edge of Town Out of Town Total Filling bays: 14 Survey date: SATURDAY 24/04/21 Survey Type: MANUAL			
4	TV-13-B-02 EASINGTON ROAD HARTLEPOOL	SHELL & SPAR		TEES VALLEY
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays: 8 Survey date: SATURDAY 05/09/20 Survey Type: MANUAL			
5	TW-13-B-03 RIVERSIDE ROAD SUNDERLAND	SAINSBURY'S PFS		TYNE & WEAR
	Suburban Area (PPS6 Out of Centre) Development Zone Total Filling bays: 12 Survey date: SATURDAY 08/04/17 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.

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Licence No: 200601

TRIP RATE for Land Use 13 - PETROL FILLING STATIONS/B - PFS - WITH RETAIL

TOTAL VEHICLES

Calculation factor: 1 BAYS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BAYS	Trip Rate	No. Days	Ave. BAYS	Trip Rate	No. Days	Ave. BAYS	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	5	10	1.353	5	10	1.235	5	10	2.588
07:00 - 08:00	5	10	3.294	5	10	3.137	5	10	6.431
08:00 - 09:00	5	10	4.667	5	10	4.745	5	10	9.412
09:00 - 10:00	5	10	7.000	5	10	6.725	5	10	13.725
10:00 - 11:00	5	10	6.961	5	10	6.843	5	10	13.804
11:00 - 12:00	5	10	7.490	5	10	7.569	5	10	15.059
12:00 - 13:00	5	10	7.176	5	10	6.863	5	10	14.039
13:00 - 14:00	5	10	7.098	5	10	7.039	5	10	14.137
14:00 - 15:00	5	10	6.392	5	10	6.765	5	10	13.157
15:00 - 16:00	5	10	5.647	5	10	5.804	5	10	11.451
16:00 - 17:00	5	10	5.490	5	10	5.392	5	10	10.882
17:00 - 18:00	5	10	5.667	5	10	5.745	5	10	11.412
18:00 - 19:00	5	10	4.667	5	10	4.725	5	10	9.392
19:00 - 20:00	5	10	3.784	5	10	3.902	5	10	7.686
20:00 - 21:00	5	10	2.706	5	10	2.745	5	10	5.451
21:00 - 22:00	5	10	2.314	5	10	2.235	5	10	4.549
22:00 - 23:00	1	12	0.333	1	12	0.417	1	12	0.750
23:00 - 24:00									
Total Rates:			82.039				81.886	163.925	

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:	8 - 14 (units:)
Survey date range:	01/01/16 - 25/06/23
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-200601-240814-0844

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 13 - PETROL FILLING STATIONS
Category : B - PFS - WITH RETAIL
TOTAL VEHICLES

Selected regions and areas:

03	SOUTH WEST	
	BR BRISTOL CITY	1 days
	TB TORBAY	1 days
05	EAST MIDLANDS	
	LN LINCOLNSHIRE	1 days
	NG NOTTINGHAM	1 days
06	WEST MIDLANDS	
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days
08	NORTH WEST	
	GM GREATER MANCHESTER	1 days
	LC LANCASHIRE	1 days
09	NORTH	
	TW TYNE & WEAR	2 days
10	WALES	
	NP NEATH & PORT TALBOT	1 days
	NW NEWPORT	1 days

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

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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: Filling bays
 Actual Range: 6 to 16 (units:)
 Range Selected by User: 4 to 16 (units:)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 25/06/23

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	2 days
Tuesday	3 days
Wednesday	3 days
Thursday	1 days
Friday	3 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:

Suburban Area (PPS6 Out of Centre)	8
Edge of Town	4

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	1
Development Zone	1
Residential Zone	8
Retail 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.

Inclusion of Servicing Vehicles Counts:

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

Secondary Filtering selection:

Use Class:

Sui Generis	12 days
-------------	---------

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

Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	2 days
10,001 to 15,000	2 days
15,001 to 20,000	2 days
20,001 to 25,000	2 days
25,001 to 50,000	4 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
75,001 to 100,000	1 days
125,001 to 250,000	4 days
250,001 to 500,000	4 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:

0.5 or Less	1 days
0.6 to 1.0	6 days
1.1 to 1.5	4 days
1.6 to 2.0	1 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
----	---------

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
-----------------	---------

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-13-B-02 EASTGATE ROAD BRISTOL	TESCO EXTRA PFS	BRISTOL CITY
	Suburban Area (PPS6 Out of Centre) Retail Zone Total Filling bays: 12 Survey date: TUESDAY 09/11/21		Survey Type: MANUAL
2	GM-13-B-02 STOCKPORT ROAD MANCHESTER BURNAGE	SHELL & LONDIS	GREATER MANCHESTER
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays: 6 Survey date: THURSDAY 06/05/21		Survey Type: MANUAL
3	LC-13-B-03 GARSTANG ROAD PRESTON FULWOOD	TEXACO & MORRISONS DAILY	LANCASHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays: 8 Survey date: TUESDAY 06/11/18		Survey Type: MANUAL
4	LN-13-B-01 CARHOLME ROAD LINCOLN	GULF & CO-OP	LINCOLNSHIRE
	Edge of Town Residential Zone Total Filling bays: 8 Survey date: WEDNESDAY 04/10/17		Survey Type: MANUAL
5	NG-13-B-02 CASTLE BRIDGE ROAD NOTTINGHAM	SAINSBURY'S PFS	NOTTINGHAM
	Suburban Area (PPS6 Out of Centre) Development Zone Total Filling bays: 16 Survey date: FRIDAY 25/11/16		Survey Type: MANUAL
6	NP-13-B-01 NEATH ROAD GLYNNNEATH	ESSO & TESCO EXPRESS	NEATH & PORT TALBOT
	Edge of Town Residential Zone Total Filling bays: 6 Survey date: WEDNESDAY 19/10/22		Survey Type: MANUAL
7	NW-13-B-02 CHEPSTOW ROAD NEWPORT	ESSO & TESCO EXPRESS	NEWPORT
	Edge of Town Residential Zone Total Filling bays: 8 Survey date: WEDNESDAY 12/10/22		Survey Type: MANUAL
8	NY-13-B-03 WETHERBY ROAD NORTH KNARESBOROUGH	ESSO & CO-OP	NORTH YORKSHIRE
	Suburban Area (PPS6 Out of Centre) Industrial Zone Total Filling bays: 8 Survey date: FRIDAY 30/09/16		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	TB-13-B-01 TORBAY ROAD PAIGNTON	BP & COSTCUTTER	TORBAY
	Edge of Town Residential Zone Total Filling bays:	8	
	Survey date: TUESDAY	18/07/17	Survey Type: MANUAL
10	TW-13-B-05 THE BROADWAY SUNDERLAND	SHELL & SPAR	TYNE & WEAR
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	6	
	Survey date: FRIDAY	24/05/19	Survey Type: MANUAL
11	TW-13-B-06 BEACH ROAD NORTH SHIELDS	ESSO & TESCO EXPRESS	TYNE & WEAR
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Filling bays:	8	
	Survey date: MONDAY	16/05/22	Survey Type: MANUAL
12	WO-13-B-02 CLEARWELL ROAD REDDITCH WINYATES WEST Suburban Area (PPS6 Out of Centre) No Sub Category Total Filling bays:	MORRISONS PFS	WORCESTERSHIRE
	Survey date: MONDAY	05/10/20	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.

BELLAMY ROBERTS WESTERN LANE ODIHAM

Licence No: 200601

TRIP RATE for Land Use 13 - PETROL FILLING STATIONS/B - PFS - WITH RETAIL

TOTAL VEHICLES

Calculation factor: 1 BAYS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BAYS	Trip Rate	No. Days	Ave. BAYS	Trip Rate	No. Days	Ave. BAYS	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	12	9	4.566	12	9	4.236	12	9	8.802
07:00 - 08:00	12	9	6.972	12	9	6.925	12	9	13.897
08:00 - 09:00	12	9	6.764	12	9	6.387	12	9	13.151
09:00 - 10:00	12	9	6.830	12	9	6.811	12	9	13.641
10:00 - 11:00	12	9	6.830	12	9	6.887	12	9	13.717
11:00 - 12:00	12	9	6.840	12	9	6.934	12	9	13.774
12:00 - 13:00	12	9	7.877	12	9	7.934	12	9	15.811
13:00 - 14:00	12	9	8.142	12	9	8.104	12	9	16.246
14:00 - 15:00	12	9	7.745	12	9	7.632	12	9	15.377
15:00 - 16:00	12	9	7.877	12	9	7.915	12	9	15.792
16:00 - 17:00	12	9	7.858	12	9	7.991	12	9	15.849
17:00 - 18:00	12	9	7.538	12	9	7.613	12	9	15.151
18:00 - 19:00	12	9	7.245	12	9	7.387	12	9	14.632
19:00 - 20:00	12	9	6.415	12	9	6.415	12	9	12.830
20:00 - 21:00	12	9	4.651	12	9	4.708	12	9	9.359
21:00 - 22:00	12	9	3.160	12	9	3.198	12	9	6.358
22:00 - 23:00	3	11	1.094	3	11	1.250	3	11	2.344
23:00 - 24:00	2	10	0.450	2	10	0.650	2	10	1.100
Total Rates:			108.854				108.977	217.831	

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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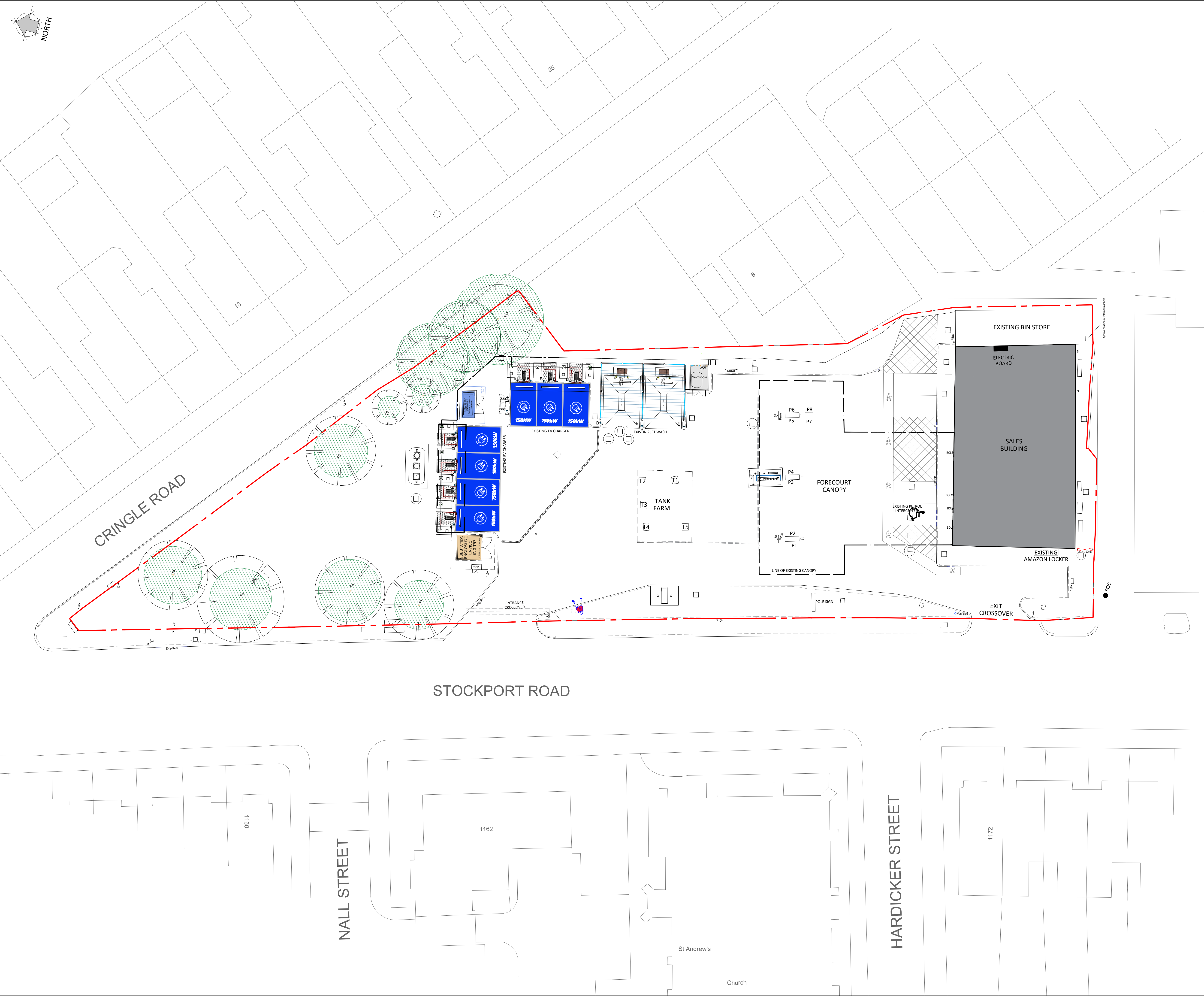
Parameter summary

Trip rate parameter range selected: 6 - 16 (units:)
 Survey date range: 01/01/16 - 25/06/23
 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.

APPENDIX 4

Existing Site Plan

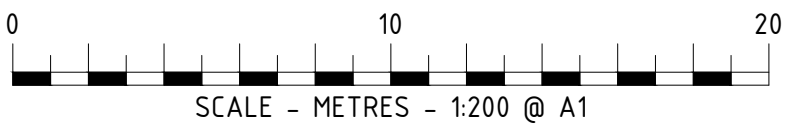


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 - This drawing is to be read in conjunction with drawings numbered:

13671-LP	Location Plan
13671-BP	Block Plan
13671-P01	Existing Site Layout
13671-P02	Proposed Site Layout
13671-P03	Existing Sales Building Layout
13671-P04	Existing Sales Building Elevations
13671-P05	Proposed Sales Building Layout
13671-P06	Proposed Sales Building Elevations
13671-P07	Proposed Sections
 - Any advertisements are indicative and are subject to a separate advertisement application
 - Any neighboring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

- SCHEDULE OF EXISTING FINISHES**
- BUILDING EXTERNAL WALLS**
Masonry brick.
- BUILDING ROOF**
Tiled Roof.
- SHOPFRONT**
White aluminum Framed Glazed Windows glazing & framed glazing with automatic doors.
- CANOPY**
Traditional steel framed canopy over forecourt with oil company signage fascias.
- SURFACING**
Mixture of concrete and Asphalt, with various drainage channels / gullies.

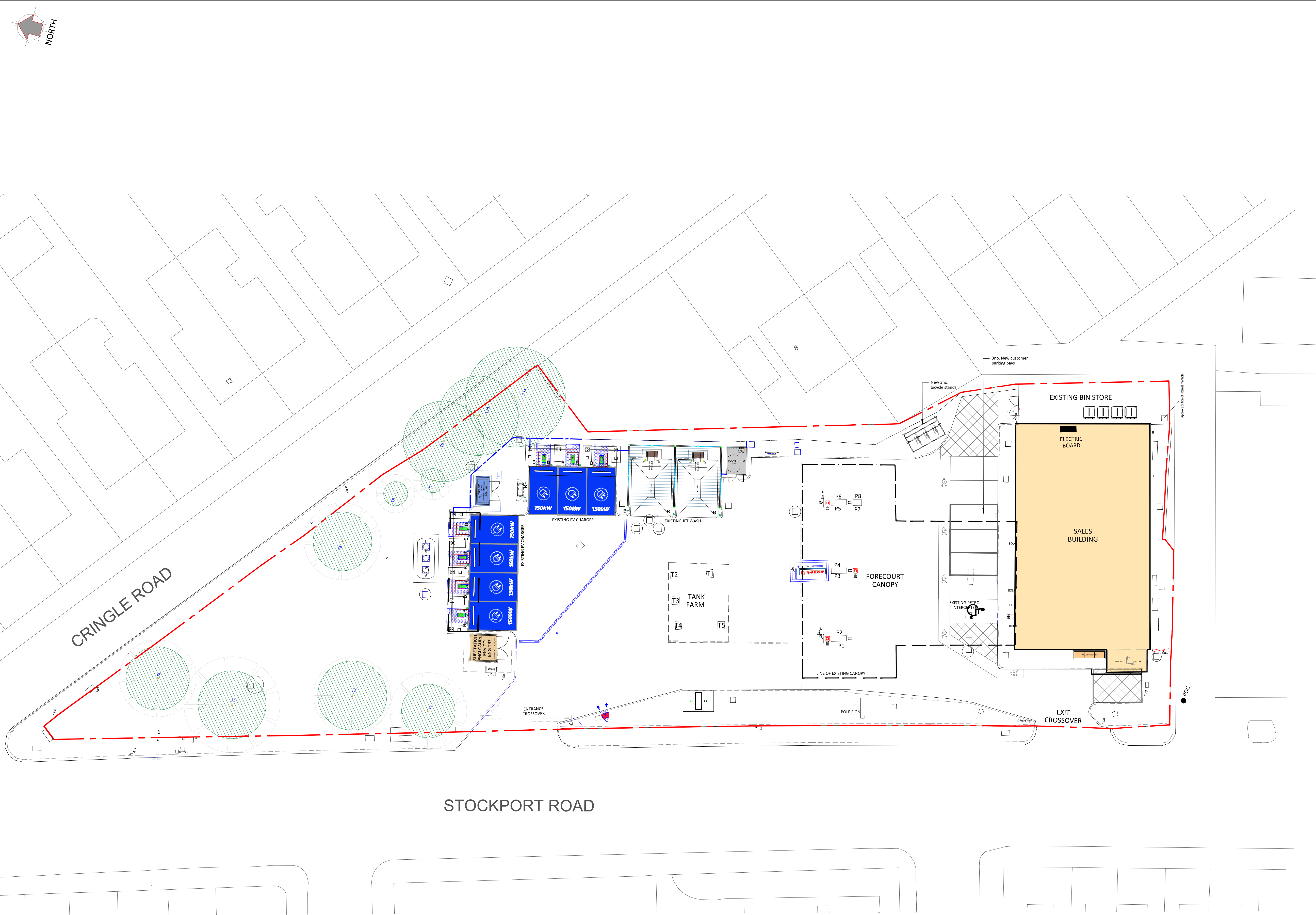
THIS DRAWING IS BASED ON
DRG TITLE: MEASURED BUILDING
SURVEY DRG NO. SP22702-0422-01
DATED 11/05/2022 (REV.A) FLOOR PLAN



A	16.08.2024	Revised for Highways	HP/JN
REV	DATE	DESCRIPTION	DRAWN/CHECKED
REVISION NOTES			
PLANNING			
 MBH Design Studio Ltd. Rosemount House, Rosemount Avenue, West Byfleet, Surrey, KT14 6LB www.mbhtd.com t: 01932 352 727 f: 01932 351 545			
CLIENT			
			
PROJECT			
FS304 LEVENSHULME SERVICE STATION STOCKPORT ROAD, CRINGLE ROAD MANCHESTER M19 2RE			
DRAWING TITLE			
EXISTING SITE LAYOUT			
DRAWN BY	DATE	SCALE	PAPER SIZE
JP	14.12.2022	1:200	A1
CHECKED BY	DRAWING NUMBER	REV.	
ES	13671-P01	A	

APPENDIX 5

Proposed Site Plan



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13671-P05	Proposed Sales Building Layout
13671-P06	Proposed Sales Building Elevations
13671-P07	Proposed Sections
- Any advertisements are indicative and are subject to a separate advertisement application
- Any neighboring buildings shown on the elevations are diagrammatic and have been extrapolated from site photographs. They have not been measured.

SCHEDULE OF PROPOSED FINISHES

BUILDING EXTERNAL WALLS

Masonry brick.

BUILDING ROOF

Tiled Roof.

SHOPFRONT

Existing White aluminum Framed Glazed Windows glazing & framed glazing with automatic doors to be redecored in Grey RAL 7016.

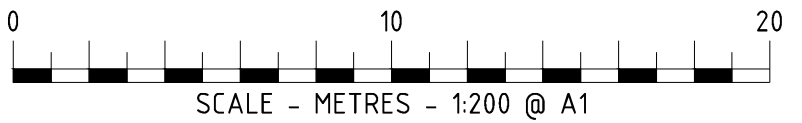
CANOPY

Traditional steel framed canopy over forecourt with oil company signage fascias.

SURFACING

Mixture of concrete and Asphalt, with various drainage channels / gullies.

**THIS DRAWING IS BASED ON
DRG TITLE: MEASURED BUILDING
SURVEY DRG NO. SP22702-0422-01
DATED 11/05/2022 (REV.A) FLOOR PLAN**



REV	DATE	DESCRIPTION	DRAWN/CHECKED
C	16.08.2024	Revised for Highways	HP/JN
B	03.03.2023	Refuse bins indicated on forecourt	SPB/JN
A	20.02.2023	Bins shown as per approved waste management	SPB/JR

REVISION NOTES

PLANNING



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CLIENT



PROJECT

**FS304 LEVENSHULME SERVICE STATION
STOCKPORT ROAD, CRINGLE ROAD
MANCHESTER
M19 2RE**

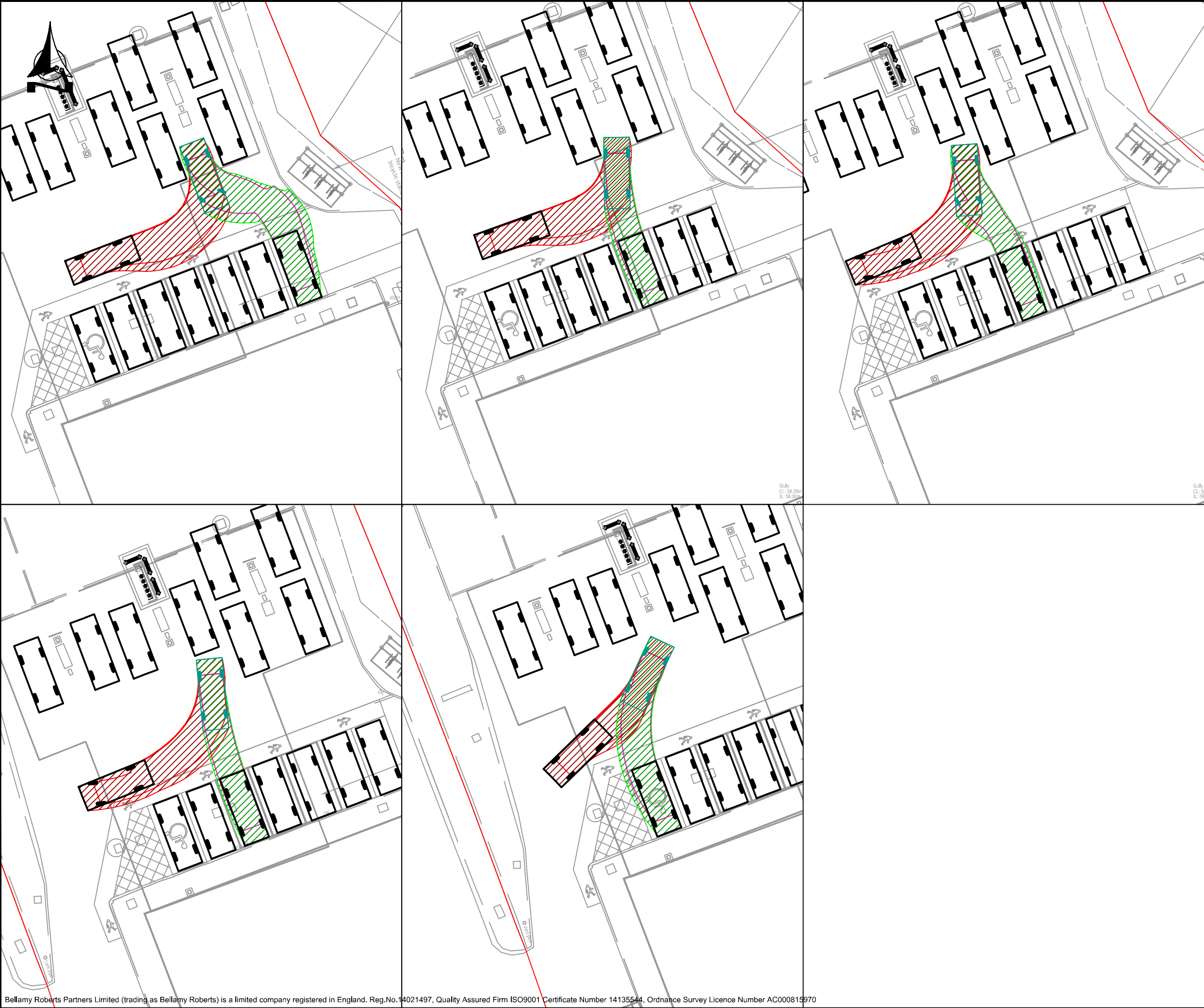
DRAWING TITLE

PROPOSED SITE LAYOUT

DRAWN BY	DATE	SCALE	PAPER SIZE
JP	14.12.2022	1:200	A1
CHECKED BY	DRAWING NUMBER	REV.	
ES	13671-P02	C	

APPENDIX 6

Swept Path Analysis



Notes

Estate Car

Overall Length	4.845m
Overall Width	1.750m
Overall Body Height	1.424m
Min Body Ground Clearance	0.189m
Max Track Width	1.655m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	4.950m

A	Site and tracking updated	MB	06/09/24	MT
REVISION	AMENDMENT	DRN	DATE	CHK

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CLIENT
Motor Fuel Group

PROJECT
Shell UK Ltd, 1080 Stockport Road

TITLE
AutoTRACK Analysis
Estate Car 4.8m

DRAWN BY JCB	DESIGN BY -	CHK BY MT
DATE 28/08/24	DRAWING No. 6095 / 201	REV No. A
SCALE 1:250 @ A3		

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