

Technical Note

20-26 Kay Street, Manchester, M11 2DU

Proposed Change of Use

Our reference: GW/230198/TN01 – Rev00

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Date: 26 September 2023

1.0 BACKGROUND

1. This Technical Note has been prepared in response to a consultation response from MCC Highways dated 29th August for the application for a change of use from a warehouse to retail unit with showroom, café and ancillary offices. The comments are included at **Appendix 1** for ease of reference. The note should be read in conjunction with the Highway Statement prepared by SCP which accompanied the application (reference: SCP/230198/HS/26.07.23).

2.0 ISSUES

Trip generation

1. The comments request further justification for the trip generation methodology which excludes approximately 1000m² floorspace. This floor space is not accessible by the public and is a combination of storage and staff-only areas. This is standard in retail units where a significant amount of floorspace is given over to non-retail areas. Notwithstanding this, the trip generation exercise has been repeated using the Gross Floor Area of the whole building and the same parameters as previously used in the earlier assessment from the TRICS database as follows:
 - Retail 'other individual non-food superstore'
 - Excludes sites in London and Ireland
 - GFA 714m² – 4325m²
 - Includes edge of town centre, suburban area and edge of town sites
2. The TRICs outputs are included in **Appendix 2** and are summarised below:

Table 3 – Trip Rates for Retail Use

Weekday AM Peak Hour		Weekday PM Peak Hour		Weekend Peak Hour	
Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
0.579	0.193	1.631	2.015	2.571	2.510

3. The above trip rates have been used to calculate the potential traffic generation of the unit based on a GFA of 2340m².

Table 4 – Trip Generation for Retail Use

Weekday AM Peak Hour		Weekday PM Peak Hour		Weekend Peak Hour	
Arrivals	Departures	Arrivals	Departures	Arrivals	Departures
8	3	23	25	60	59

4. Calculating the potential trip generation by GFA instead of RFA gives a marginally higher trip generation. The net impact on a weekday when compared to the warehouse use is set out below:

Table 5 – Net Traffic Impact

Weekday AM Peak Hour		Weekday PM Peak Hour	
Arrivals	Departures	Arrivals	Departures
-11	-1	+22	+10

Accessibility

5. It has been accepted that the site is well accessed by sustainable modes of travel.

Parking

6. The comments state that 1 parking space per 20m² should be provided and 1 EV space per 1000m².
7. A total of 48 spaces are proposed. The maximum number of spaces required based on the standards set out in the core strategy based on the GFA of the building is 117 spaces.
8. The parking accumulation exercise based on TRICs data using RFA suggested a maximum accumulation of 37 cars parked on a weekday and 49 cars parked on a weekend.
9. The revised parking accumulation based on TRICs data using GFA suggest a maximum accumulation of 41 cars parked on a weekday and 48 on a weekend. These calculations are set out in **Appendix 3**. The calculations using both RFA and GFA produce consistent results and demonstrate that the proposed car park with 48 spaces will be sufficient to accommodate the peak demand at the site. In addition, the use does not require people to travel to the site by car given that it is mainly a showroom, with small items available to purchase from a very small area

within the unit, which can easily be transported on foot, cycle or public transport. The development of a Travel Plan will encourage staff and customers to travel to the site by non-car modes.

10. The layout has been updated to show a total of 3 disabled spaces and 2 EV spaces as shown in **Appendix 4**.

[Pedestrian Access](#)

11. Demarcated pedestrian access from both cars parks to the entrance are now shown on the attached plan.

[Off-site highway works](#)

12. The applicant accepts that the two existing access points will need to be closed off and footways made good.

[Cycle Parking](#)

13. A total of three cycle stands will be provided at the entrance to the site, which will accommodate 6 cycles for visitors. Staff will be able to securely store their bikes in one of the storage areas on the ground floor of the building.

[Travel Plan](#)

14. Agreed.

[Boundary Treatment](#)

15. Agreed.

[Refuse & Storage](#)

16. Agreed.

[Construction management](#)

17. Noted.

3.0 SUMMARY & CONCLUSIONS

1. The investigations into trip generation using both RFA and GFA have revealed that the proposed car park provision will be sufficient to accommodate the peak demand, which occurs for very short periods during mid afternoon on a weekday and slightly higher on a weekend. Given the type of use proposed with mainly showroom area and the sustainable location of the site, the level of car parking should be considered acceptable.

2. The layout has been revised to include demarcated pedestrian routes through the car parks to the entrance, EV charging points and cycle parking.
3. Other issues set out above including a servicing & delivery management plan and Travel Plan can all be conditioned.
4. As a result of the additional information and revisions to the layout there are no, traffic, transport or highways related reason to withhold consent for the scheme.

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APPENDIX 1

- i. **TRIP GENERATION** - A trip generation assessment has been provided within the submitted Transport Statement (TS) which makes a comparison against extant 2,340sqm industrial space and 1,169sqm non-food retail space (which considers public floor area only). Highways require further justification on the trip generation methodology which appears to exclude over 1000sqm of building floorspace. TfGM has been consulted on the application due to the site's proximity to Ashton Old Road (and Kay Street signal junction) which form part of TfGM's Key Route Network. Comments will be provided upon receipt.
- ii. **SITE ACCESSIBILITY** - Site accessibility has been assessed within the submitted TS which shows that the site is well accessed by sustainable modes of travel. Frequent bus services operate in close proximity of the site along Ashton Old Road. Ashburys Railway Station is also located within walking distance of the site.
- iii. **PARKING** - A total of 48no. car parking spaces will be provided on-site within two car parks, inclusive of 7no. disabled bays. This will include demarcation of such bays as current parking arrangements are not formalised. Proposed parking bays are shown to be in alignment with MCC standards at min. 2.4m x 4.8m. Disabled bays should however benefit from 1.2m hatched clearance to the side and rear. An assessment of car parking provision is provided within the TS with reference to MCC Core Strategy Standards and a TRICS parking accumulation assessment - both of which consider retail public floor area only. As outlined herein, further justification is required with regard to the use of public floor area only. The applicant should also note that the representative Core Strategy parking standard is 1no. parking space per 20sqm as the site is not located within the city/district centre. 22kW Electric Vehicle (EV) charging provision should also be provided (min. 1 space per 1000sqm). Highways also note that the level of parking stated on the submitted planning application form makes reference to 26no. car/light goods parking spaces only. Clarification is therefore required.
- iv. **PEDESTRIAN ACCESS** - Pedestrian access into the building will be provided from the site's western car park although no demarcated pedestrian route from Kay Street is shown. Highways suggest that the site layout is updated to show a demarcated pedestrian route connecting to the Kay Street footway. It is unclear how pedestrian access from the site's eastern car park would be provided.
- v. **OFF-SITE HIGHWAYS WORKS** - No off-site highways works are proposed as part of the application. Highways however note that the proposals would result in the closure of one of the existing access points at the eastern car park and an existing access from Stainforth Street. Highways therefore request that both footways are reinstated as part of the proposals.
- vi. **CYCLE PARKING** - No reference to cycle parking is provided within the submitted TS and no provision appears to be included in submitted plans. Highways request that customer and staff cycle parking should be provided within the curtilage of the site in alignment with Core Strategy standards (1 space per 200sqm).

vii. TRAVEL PLAN - Highways request that a Full Travel Plan is conditioned with any approval.

viii. BOUNDARY TREATMENT - Replacement and new paladin fencing is proposed along the site boundary at Kay Street, Stainforth Street and Ashton Old Road. The proposed fencing would not encroach onto the adjacent adopted footways and would not affect junction/access visibility. The proposed car park and pedestrian access gates are shown to open internally and so would not impact on passing pedestrian/vehicle movements.

ix. REFUSE AND SERVICING - A bin storage area will be provided within the eastern area park with on-street servicing proposed at Kay Street. Whilst Highways consider this arrangement to be acceptable, the applicant must ensure that bins remain in the store area and are not placed onto the footway to await servicing. The TS states that the largest vehicle expected within the eastern car park will be a 10m Rigid HGV associated with the retail area which would attend the site around once every couple of weeks. It is noted that once the display furniture is in place in the showroom it will remain unless there is a change in the product range which will take place on a less regular basis. The café will be serviced by smaller vehicles in the western side of the site. Supporting swept-path assessments have been appended to the TS. Whilst assessment show that deliveries can manoeuvre without impacting upon adjacent parking bays, Highways request that a Delivery Management Plan is conditioned with any approval to ensure delivery timings do not coincide with times when the store would be open to the public in order to remove the risk of potential pedestrian conflict.

x. CONSTRUCTION MANAGEMENT - The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams.

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APPENDIX 2

SCP York Street Manchester

Licence No: 726001

Calculation Reference: AUDIT-726001-230927-0908

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL
 Category : G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

TOTAL VEHICLESSelected regions and areas:

02	SOUTH EAST	
	KC KENT	2 days
	MK MILTON KEYNES	1 days
05	EAST MIDLANDS	
	LN LINCOLNSHIRE	1 days
06	WEST MIDLANDS	
	HE HEREFORDSHIRE	1 days
	WM WEST MIDLANDS	4 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	BY BARNSELY	1 days
	LS LEEDS	1 days
	YO YORK	1 days
09	NORTH	
	CU CUMBERLAND	1 days
11	SCOTLAND	
	EB CITY OF EDINBURGH	1 days
	RF RENFREWSHIRE	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: 714 to 26500 (units: sqm)
 Range Selected by User: 714 to 4325 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/00 to 18/09/21

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:

Monday	2 days
Tuesday	1 days
Wednesday	2 days
Thursday	1 days
Friday	9 days

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

Selected survey types:

Manual count	15 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	2
Suburban Area (PPS6 Out of Centre)	8
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
Commercial Zone	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	14 days - Selected

Secondary Filtering selection:

Use Class:

E(a)	15 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:

1,001 to 5,000	3 days
5,001 to 10,000	1 days
10,001 to 15,000	2 days
15,001 to 20,000	4 days
20,001 to 25,000	3 days
25,001 to 50,000	1 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:

50,001 to 75,000	3 days
125,001 to 250,000	9 days
250,001 to 500,000	1 days
500,001 or More	2 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	3 days
0.6 to 1.0	8 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.

Petrol filling station:

Included in the survey count	0 days
Excluded from count or no filling station	15 days

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

Not Known	7 days
Yes	1 days
No	7 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	15 days
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This data displays the number of selected surveys with PTAL Ratings.

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Licence No: 726001

LIST OF SITES relevant to selection parameters

1	BY-01-G-01	DUNELM MILL		BARNESLEY
	WOMBWELL LANE			
	BARNESLEY			
	BARNESLEY RETAIL PARK			
	Edge of Town			
	Retail Zone			
	Total Gross floor area:	3127 sqm		
	Survey date: MONDAY	21/06/10		Survey Type: MANUAL
2	CU-01-G-02	STAPLES		CUMBERLAND
	JAMES STREET			
	CARLISLE			
	Edge of Town Centre			
	Built-Up Zone			
	Total Gross floor area:	2500 sqm		
	Survey date: FRIDAY	05/02/10		Survey Type: MANUAL
3	EB-01-G-01	PETS AT HOME		CITY OF EDINBURGH
	GYLEMUIR ROAD			
	EDINBURGH			
	THE GYLE			
	Edge of Town			
	Retail Zone			
	Total Gross floor area:	932 sqm		
	Survey date: WEDNESDAY	27/10/10		Survey Type: MANUAL
4	HE-01-G-01	PETS AT HOME		HEREFORDSHIRE
	COMMERCIAL ROAD			
	HEREFORD			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	714 sqm		
	Survey date: MONDAY	17/10/11		Survey Type: MANUAL
5	KC-01-G-01	PREMUS HOMEMAKER		KENT
	SEA STREET			
	HERNE BAY			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	1248 sqm		
	Survey date: FRIDAY	21/06/02		Survey Type: MANUAL
6	KC-01-G-02	D&A TOYS		KENT
	BROADOAK ROAD			
	CANTERBURY			
	Edge of Town			
	Commercial Zone			
	Total Gross floor area:	1500 sqm		
	Survey date: FRIDAY	06/12/02		Survey Type: MANUAL
7	LN-01-G-01	PETS AT HOME		LINCOLNSHIRE
	TRITTON ROAD			
	LINCOLN			
	TRITTON RETAIL PARK			
	Edge of Town Centre			
	Retail Zone			
	Total Gross floor area:	1600 sqm		
	Survey date: TUESDAY	31/10/17		Survey Type: MANUAL
8	LS-01-G-01	SUPA SOFA		LEEDS
	CLARENCE ROAD			
	LEEDS			
	HUNSLET			
	Suburban Area (PPS6 Out of Centre)			
	Industrial Zone			
	Total Gross floor area:	1140 sqm		
	Survey date: THURSDAY	14/03/19		Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

9	MK-01-G-01	COURTS	MILTON KEYNES
	CAIRNGORM GATE		
	MILTON KEYNES		
	WINTERHILL		
	Suburban Area (PPS6 Out of Centre)		
	Retail Zone		
	Total Gross floor area:	7900 sqm	
	Survey date: FRIDAY	08/03/02	Survey Type: MANUAL
10	RF-01-G-01	IKEA	RENFREWSHIRE
	RENFREW ROAD		
	GLASGOW		
	RENFREW		
	Suburban Area (PPS6 Out of Centre)		
	Industrial Zone		
	Total Gross floor area:	26500 sqm	
	Survey date: FRIDAY	12/04/02	Survey Type: MANUAL
11	WM-01-G-01	STAPLES	WEST MIDLANDS
	ROCKY LANE		
	BIRMINGHAM		
	ASTON		
	Suburban Area (PPS6 Out of Centre)		
	Commercial Zone		
	Total Gross floor area:	1880 sqm	
	Survey date: FRIDAY	17/11/00	Survey Type: MANUAL
12	WM-01-G-02	PC WORLD	WEST MIDLANDS
	STRATFORD ROAD		
	SOLIHULL		
	SHIRLEY		
	Edge of Town		
	Residential Zone		
	Total Gross floor area:	2800 sqm	
	Survey date: FRIDAY	14/09/01	Survey Type: MANUAL
13	WM-01-G-03	DFS	WEST MIDLANDS
	HIGHGATE MIDDLEWAY		
	BIRMINGHAM		
	HIGHGATE		
	Suburban Area (PPS6 Out of Centre)		
	Commercial Zone		
	Total Gross floor area:	3600 sqm	
	Survey date: FRIDAY	26/10/01	Survey Type: MANUAL
14	WM-01-G-04	COMET	WEST MIDLANDS
	MARSHALL LAKE ROAD		
	SOLIHULL		
	SHIRLEY		
	Suburban Area (PPS6 Out of Centre)		
	Retail Zone		
	Total Gross floor area:	2100 sqm	
	Survey date: FRIDAY	12/10/01	Survey Type: MANUAL
15	YO-01-G-03	DUNELM MILL	YORK
	STIRLING ROAD		
	YORK		
	CLIFTON MOOR		
	Edge of Town		
	Retail Zone		
	Total Gross floor area:	3500 sqm	
	Survey date: WEDNESDAY	16/09/09	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.

SCP York Street Manchester

Licence No: 726001

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

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									
07:00 - 08:00	3	1698	0.275	3	1698	0.020	3	1698	0.295
08:00 - 09:00	12	2649	0.327	12	2649	0.107	12	2649	0.434
09:00 - 10:00	15	4069	0.883	15	4069	0.485	15	4069	1.368
10:00 - 11:00	15	4069	1.411	15	4069	0.916	15	4069	2.327
11:00 - 12:00	15	4069	1.558	15	4069	1.316	15	4069	2.874
12:00 - 13:00	15	4069	1.558	15	4069	1.404	15	4069	2.962
13:00 - 14:00	15	4069	1.625	15	4069	1.651	15	4069	3.276
14:00 - 15:00	15	4069	1.497	15	4069	1.627	15	4069	3.124
15:00 - 16:00	15	4069	1.242	15	4069	1.415	15	4069	2.657
16:00 - 17:00	15	4069	1.114	15	4069	1.250	15	4069	2.364
17:00 - 18:00	15	4069	0.978	15	4069	1.078	15	4069	2.056
18:00 - 19:00	13	4484	0.787	13	4484	0.952	13	4484	1.739
19:00 - 20:00	12	4763	0.726	12	4763	0.824	12	4763	1.550
20:00 - 21:00	11	4878	0.326	11	4878	0.682	11	4878	1.008
21:00 - 22:00	1	26500	0.362	1	26500	0.743	1	26500	1.105
22:00 - 23:00	1	26500	0.079	1	26500	0.400	1	26500	0.479
23:00 - 24:00									
Total Rates:			14.748			14.870			29.618

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:	714 - 26500 (units: sqm)
Survey date range:	01/01/00 - 18/09/21
Number of weekdays (Monday-Friday):	15
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.

SCP York Street Manchester

Licence No: 726001

Calculation Reference: AUDIT-726001-230927-0922

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL

Category : G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

TOTAL VEHICLESSelected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
	KC KENT	4 days
	MK MILTON KEYNES	1 days
03	SOUTH WEST	
	DC DORSET	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	4 days
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	DR DONCASTER	1 days
	KS KIRKLEES	1 days
	YO YORK	2 days
08	NORTH WEST	
	GM GREATER MANCHESTER	2 days
10	WALES	
	DB DENBIGHSHIRE	1 days
	GW GWYNEDD	1 days
	RC RHONDDA CYNON TAFF	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: 300 to 22300 (units: sqm)
 Range Selected by User: 714 to 4325 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/00 to 18/09/21

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 14 days
 Sunday 7 days

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

Selected survey types:

Manual count 21 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 5
 Suburban Area (PPS6 Out of Centre) 9
 Edge of Town 7

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
 Commercial Zone 6
 Residential Zone 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	27 days - Selected

Secondary Filtering selection:

Use Class:

E(a)	21 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:

1,001 to 5,000	4 days
5,001 to 10,000	3 days
10,001 to 15,000	4 days
15,001 to 20,000	6 days
20,001 to 25,000	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	2 days
50,001 to 75,000	4 days
100,001 to 125,000	2 days
125,001 to 250,000	10 days
250,001 to 500,000	1 days
500,001 or More	2 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	8 days
1.1 to 1.5	13 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.

Petrol filling station:

Included in the survey count	0 days
Excluded from count or no filling station	21 days

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

Not Known	9 days
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	21 days
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This data displays the number of selected surveys with PTAL Ratings.

SCP York Street Manchester

Licence No: 726001

LIST OF SITES relevant to selection parameters

1	DB-01-G-01	BRANTANO		DENBIGHSHIRE
	GREENFIELD PLACE			
	RHYL			
	Edge of Town Centre			
	Commercial Zone			
	Total Gross floor area:	800 sqm		
	Survey date: SATURDAY	22/10/11		Survey Type: MANUAL
2	DC-01-G-02	THE RANGE		DORSET
	GREAT WESTERN ROAD			
	DORCHESTER			
	Edge of Town Centre			
	Built-Up Zone			
	Total Gross floor area:	2100 sqm		
	Survey date: SATURDAY	17/09/16		Survey Type: MANUAL
3	DR-01-G-01	NEXT OUTLET		DONCASTER
	WHITE ROSE WAY			
	DONCASTER			
	Suburban Area (PPS6 Out of Centre)			
	Retail Zone			
	Total Gross floor area:	1516 sqm		
	Survey date: SATURDAY	18/09/21		Survey Type: MANUAL
4	EX-01-G-01	MFI		ESSEX
	LONDON ROAD			
	COLCHESTER			
	LEXDEN			
	Edge of Town			
	No Sub Category			
	Total Gross floor area:	1000 sqm		
	Survey date: SATURDAY	19/07/08		Survey Type: MANUAL
5	GM-01-G-03	PC WORLD		GREATER MANCHESTER
	CHESTER ROAD			
	MANCHESTER			
	GORSE HILL			
	Suburban Area (PPS6 Out of Centre)			
	Built-Up Zone			
	Total Gross floor area:	4325 sqm		
	Survey date: SATURDAY	12/06/04		Survey Type: MANUAL
6	GM-01-G-04	DECATHLON		GREATER MANCHESTER
	GEORGES ROAD			
	STOCKPORT			
	HEATON NORRIS			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	5000 sqm		
	Survey date: SATURDAY	21/11/09		Survey Type: MANUAL
7	GW-01-G-01	BATHSTORE		GWYNEDD
	CAERNARFON ROAD			
	BANGOR			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	300 sqm		
	Survey date: SATURDAY	11/07/09		Survey Type: MANUAL
8	KC-01-G-01	PREMUS HOMEMAKER		KENT
	SEA STREET			
	HERNE BAY			
	Suburban Area (PPS6 Out of Centre)			
	No Sub Category			
	Total Gross floor area:	1248 sqm		
	Survey date: SUNDAY	23/06/02		Survey Type: MANUAL

SCP York Street Manchester

Licence No: 726001

LIST OF SITES relevant to selection parameters (Cont.)

9	KC-01-G-02 BROADOAK ROAD CANTERBURY	D&A TOYS		KENT
	Edge of Town Commercial Zone Total Gross floor area:		1500 sqm	
	Survey date: SUNDAY		08/12/02	Survey Type: MANUAL
10	KC-01-G-03 BROADOAK ROAD CANTERBURY	TOY SUPERSTORE		KENT
	Edge of Town Commercial Zone Total Gross floor area:		1500 sqm	
	Survey date: SATURDAY		07/12/02	Survey Type: MANUAL
11	KC-01-G-04 LONDON ROAD MAIDSTONE ROCKY HILL	MAJESTIC WINE		KENT
	Edge of Town Centre Built-Up Zone Total Gross floor area:		470 sqm	
	Survey date: SATURDAY		12/05/18	Survey Type: MANUAL
12	KS-01-G-01 HOLDEN ING WAY BATLEY BIRSTALL	CURRYS PC WORLD		KIRKLEES
	Edge of Town Retail Zone Total Gross floor area:		4755 sqm	
	Survey date: SATURDAY		20/10/18	Survey Type: MANUAL
13	MK-01-G-01 CAIRNGORM GATE MILTON KEYNES WINTERHILL	COURTS		MILTON KEYNES
	Suburban Area (PPS6 Out of Centre) Retail Zone Total Gross floor area:		7900 sqm	
	Survey date: SUNDAY		10/03/02	Survey Type: MANUAL
14	RC-01-G-02 COWBRIDGE ROAD LLANTRISANT TALBOT GREEN	DEPARTMENT ST.		RHONDDA CYNON TAFF
	Edge of Town Industrial Zone Total Gross floor area:		22300 sqm	
	Survey date: SUNDAY		20/10/02	Survey Type: MANUAL
15	WM-01-G-01 ROCKY LANE BIRMINGHAM ASTON	STAPLES		WEST MIDLANDS
	Suburban Area (PPS6 Out of Centre) Commercial Zone Total Gross floor area:		1880 sqm	
	Survey date: SATURDAY		18/11/00	Survey Type: MANUAL
16	WM-01-G-02 STRATFORD ROAD SOLIHULL SHIRLEY	PC WORLD		WEST MIDLANDS
	Edge of Town Residential Zone Total Gross floor area:		2800 sqm	
	Survey date: SUNDAY		16/09/01	Survey Type: MANUAL

SCP York Street Manchester

Licence No: 726001

LIST OF SITES relevant to selection parameters (Cont.)

17	WM-01-G-03	DFS	WEST MIDLANDS
	HIGHGATE MIDDLEWAY		
	BIRMINGHAM		
	HIGHGATE		
	Suburban Area (PPS6 Out of Centre)		
	Commercial Zone		
	Total Gross floor area:	3600 sqm	
	Survey date: SUNDAY	28/10/01	Survey Type: MANUAL
18	WM-01-G-04	COMET	WEST MIDLANDS
	MARSHALL LAKE ROAD		
	SOLIHULL		
	SHIRLEY		
	Suburban Area (PPS6 Out of Centre)		
	Retail Zone		
	Total Gross floor area:	2100 sqm	
	Survey date: SUNDAY	14/10/01	Survey Type: MANUAL
19	WO-01-G-01	PC WORLD	WORCESTERSHIRE
	TYBRIDGE STREET		
	WORCESTER		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	2000 sqm	
	Survey date: SATURDAY	20/06/09	Survey Type: MANUAL
20	YO-01-G-01	ALLIED CARPETS	YORK
	LAYERTHORPE ROAD		
	YORK		
	LAYERTHORPE		
	Edge of Town Centre		
	Commercial Zone		
	Total Gross floor area:	2300 sqm	
	Survey date: SATURDAY	21/05/05	Survey Type: MANUAL
21	YO-01-G-02	CURRY'S	YORK
	HURRICANE WAY		
	YORK		
	CLIFTON MOOR		
	Edge of Town		
	Retail Zone		
	Total Gross floor area:	3030 sqm	
	Survey date: SATURDAY	19/09/09	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.

SCP York Street Manchester

Licence No: 726001

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FOOD SUPERSTORE

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									
07:00 - 08:00	4	6925	0.007	4	6925	0.000	4	6925	0.007
08:00 - 09:00	13	3866	0.223	13	3866	0.070	13	3866	0.293
09:00 - 10:00	15	3552	0.777	15	3552	0.456	15	3552	1.233
10:00 - 11:00	21	3449	1.308	21	3449	0.856	21	3449	2.164
11:00 - 12:00	21	3449	2.095	21	3449	1.591	21	3449	3.686
12:00 - 13:00	21	3449	2.270	21	3449	2.090	21	3449	4.360
13:00 - 14:00	21	3449	2.333	21	3449	2.356	21	3449	4.689
14:00 - 15:00	21	3449	2.571	21	3449	2.510	21	3449	5.081
15:00 - 16:00	21	3449	2.126	21	3449	2.378	21	3449	4.504
16:00 - 17:00	20	3559	1.319	20	3559	1.863	20	3559	3.182
17:00 - 18:00	19	3667	0.567	19	3667	1.141	19	3667	1.708
18:00 - 19:00	13	2267	0.319	13	2267	0.719	13	2267	1.038
19:00 - 20:00	7	2057	0.132	7	2057	0.181	7	2057	0.313
20:00 - 21:00	5	1786	0.134	5	1786	0.157	5	1786	0.291
21:00 - 22:00	2	1550	0.000	2	1550	0.194	2	1550	0.194
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			16.181			16.562			32.743

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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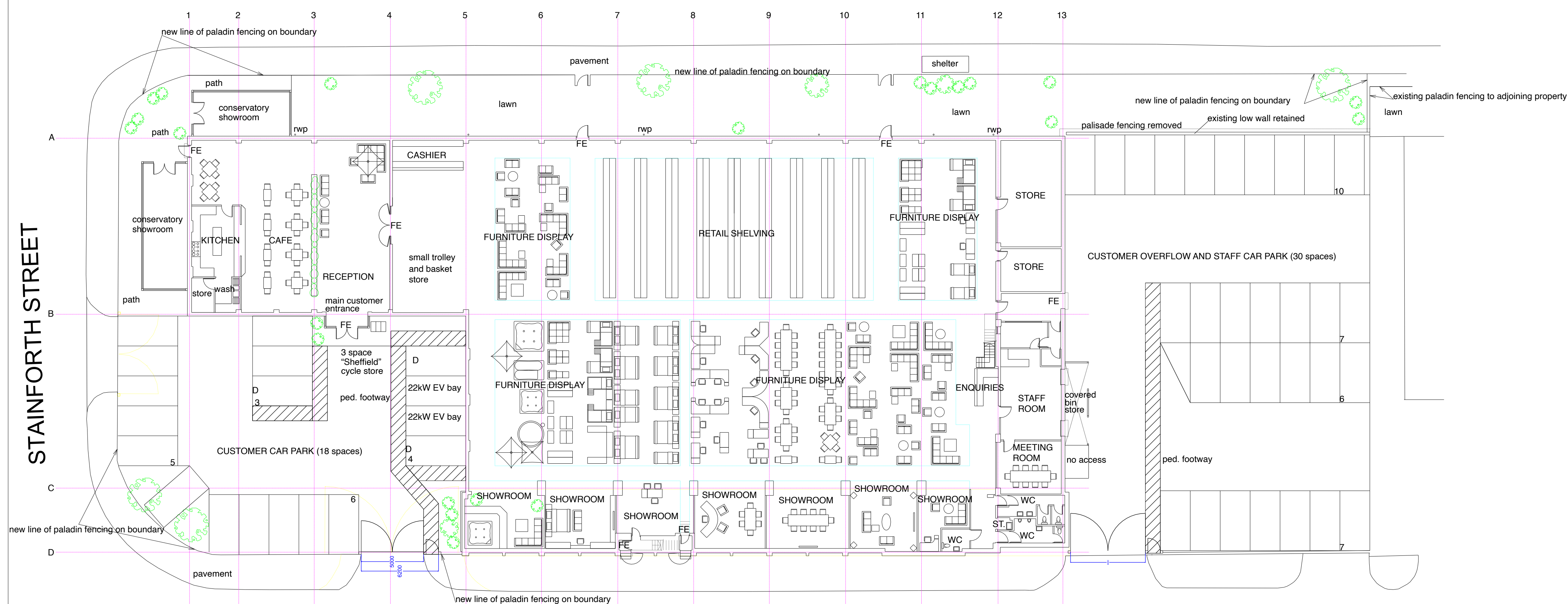
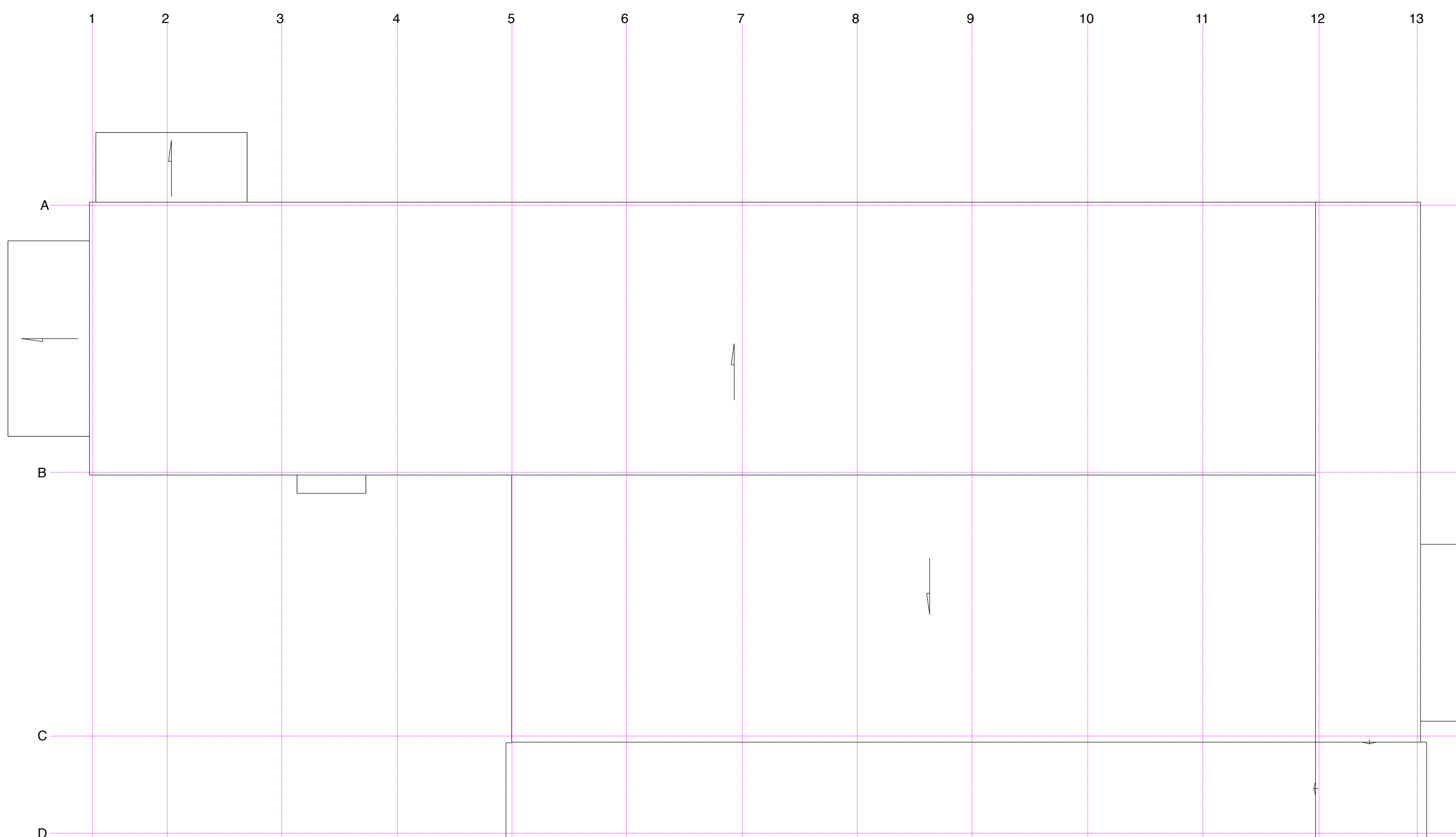
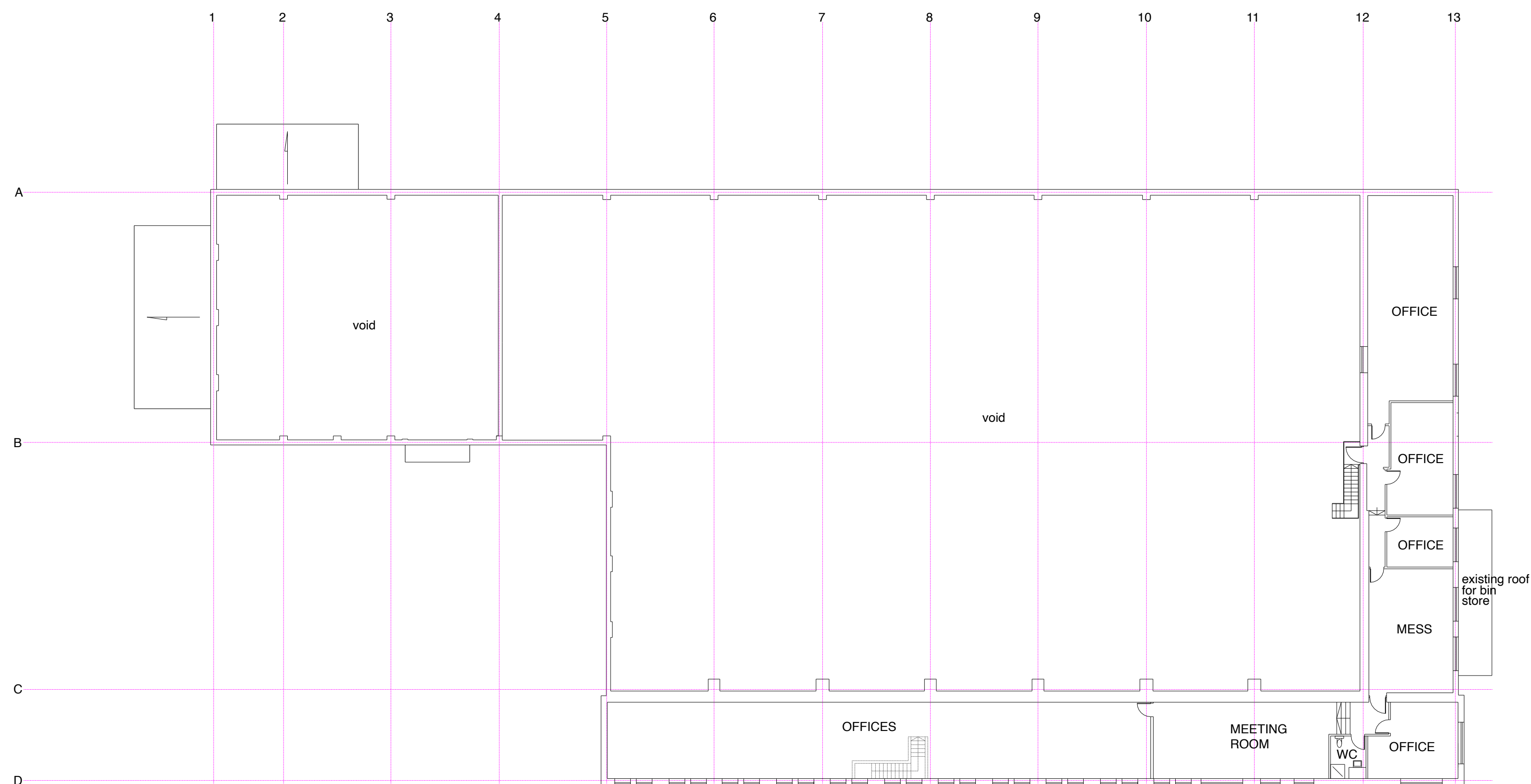
Parameter summary

Trip rate parameter range selected:	300 - 22300 (units: sqm)
Survey date range:	01/01/00 - 18/09/21
Number of weekdays (Monday-Friday):	0
Number of Saturdays:	20
Number of Sundays:	7
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.

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APPENDIX 3



RevA Date 12-09-23 Various to Planning requirements

LEE ARCHITECTS LTD
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CLIENT
Kabinet

PROJECT
22-26 Kay Street
Manchester M11 2DU

DRAWING

Scheme B Floor Plans

DRAWING NUMBER
L689 / 12revA

DATE	SCALE
26-04-23	1:100@A1

Age Group	Percentage
18-24	1.2
25-34	1.8
35-44	2.5
45-54	3.2
55-64	3.8
65-74	4.5
75-84	4.8
85+	5.0

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APPENDIX 4

TRICS 7.10.2 2340
 Trip Rate Parameter: 23.4

Weekday

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-F(Trip rates

Calculation Factor: 100 sqm

Count Type: TOTAL VEHICLES

	ARRIVALS	DEPARTURES	ARRIVALS	DEPARTURES	Accumulation
Time Range	Trip Rate	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					
07:00-08:0	0.275	0.02	6	0	6
08:00-09:0	0.327	0.107	8	3	11
09:00-10:0	0.883	0.485	21	11	20
10:00-11:0	1.411	0.916	33	21	32
11:00-12:0	1.558	1.316	36	31	38
12:00-13:0	1.558	1.404	36	33	41
13:00-14:0	1.625	1.651	38	39	41
14:00-15:0	1.497	1.627	35	38	38
15:00-16:0	1.242	1.415	29	33	34
16:00-17:0	1.114	1.25	26	29	30
17:00-18:0	0.978	1.078	23	25	28
18:00-19:0	0.787	0.952	18	22	24
19:00-20:0	0.726	0.824	17	19	22
20:00-21:0	0.326	0.682	8	16	14
21:00-22:0	0.362	0.743	8	17	5
22:00-23:00					
23:00-24:00					
Daily Trip F	14.748	14.87	343	339	

TRICS 7.10.2 2340
 Trip Rate Parameter: 23.4

Weekend

TRIP RATE for Land Use 01 - RETAIL/G - OTHER INDIVIDUAL NON-FC Trip rates

Calculation Factor: 100 sqm

Count Type: TOTAL VEHICLES

	ARRIVALS	DEPARTURES	ARRIVALS	DEPARTURES	Accumulation
Time Range	Trip Rate	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					9
07:00-08:00	0.007	0	0	0	9
08:00-09:00	0.223	0.07	5	2	13
09:00-10:00	0.777	0.456	18	11	20
10:00-11:00	1.308	0.856	31	20	31
11:00-12:00	2.095	1.591	49	37	43
12:00-13:00	2.27	2.09	53	49	47
13:00-14:00	2.333	2.356	55	55	46
14:00-15:00	2.571	2.51	60	59	48
15:00-16:00	2.126	2.378	50	56	42
16:00-17:00	1.319	1.863	31	44	29
17:00-18:00	0.567	1.141	13	27	16
18:00-19:00	0.319	0.719	7	17	6
19:00-20:00	0.132	0.181	3	4	5
20:00-21:00	0.134	0.157	3	4	5
21:00-22:00	0	0.194	0	5	0
22:00-23:00					
23:00-24:00			0	0	
Daily Trip F	16.181	16.562	282	280	562