

## Proposed Change of Use to Snooker Hall with Bar and Dining Area

3-9 Hyde Road, Ardwick – Planning Application No. 135862/FO/2022

SCP/220457/TN01 - 12 May 2023

### INTRODUCTION

1. SCP are retained by TTS Trading Ltd to provide transport planning consultancy services on a planning application for a proposed change of use to a leisure use, comprising a snooker hall, bar and dining area with sale of hot food and drinks (including alcohol), on the first floor only at 3-9 Hyde Road, Ardwick.
2. A Transport Statement was submitted as part of the planning application, Manchester City Council (MCC) application reference number 135862/FO/2022 and MCC as local highway authority have provided comments on this requesting further information including further details of car parking demand based on TRICS data.
3. This Transport Technical Note has been prepared to provide the additional information requested on car parking demand.

### CAR PARKING DEMAND

4. A TRICS based car parking accumulation assessment has been undertaken as requested by the highway officer, however it should be noted that there are no surveys of snooker halls in the database and Pub / Restaurant surveys have been used as the most similar available use category, given food and drink is to be served at the proposed snooker hall.
5. This is considered to be robust as the gross floor area of the proposed snooker hall is larger than each of the survey sites from TRICS, being inflated by the spatial requirements of the snooker tables, which would not generate the same level of trips as the equivalent floor area of a public house or restaurant.
6. **Table 1** shows the maximum car parking accumulation recorded by each survey relative to the gross floor area of each site, identified by TRICS survey references, and calculates an average level of floor area per parked vehicle. Separate analysis is provided for weekday and weekend surveys:

**Table 1 – TRICS Car Parking Accumulation (Pub/Restaurant Surveys)**

| Weekday           |     |                                   |               | Weekend           |     |                                   |               |
|-------------------|-----|-----------------------------------|---------------|-------------------|-----|-----------------------------------|---------------|
| Site Reference    | GFA | Max Parking accumulation per site | GFA per Space | Site Reference    | GFA | Max Parking accumulation per site | GFA per Space |
| <b>AG-06-C-01</b> | 672 | 10                                | 67            | <b>DC-06-C-01</b> | 175 | 9                                 | 19            |
| <b>BF-06-C-01</b> | 725 | 44                                | 16            | <b>HC-06-C-03</b> | 800 | 90                                | 9             |
| <b>BR-06-C-01</b> | 327 | 86                                | 4             | <b>HC-06-C-05</b> | 400 | 20                                | 20            |
| <b>EC-06-C-01</b> | 471 | 5                                 | 94            | <b>WO-06-C-02</b> | 417 | 7                                 | 60            |
| <b>LC-06-C-01</b> | 830 | 53                                | 16            | <b>MO-06-C-01</b> | 600 | 15                                | 40            |
| <b>LC-06-C-04</b> | 600 | 11                                | 55            | <b>Average</b>    | 478 | 28                                | 30            |
| <b>SW-06-C-01</b> | 800 | 2                                 | 400           |                   |     |                                   |               |
| <b>WM-06-C-03</b> | 461 | 9                                 | 51            |                   |     |                                   |               |
| <b>WO-06-C-03</b> | 250 | 6                                 | 42            |                   |     |                                   |               |
| <b>AD-06-C-01</b> | 315 | 32                                | 10            |                   |     |                                   |               |
| <b>Average</b>    | 545 | 26                                | 75            |                   |     |                                   |               |

7. The weekday demand ratio is 1 vehicle per 75sqm of gross floor area whilst the weekend ratio is 1 vehicle per 30sqm. Applying these ratios to the proposed floor area of 1,360sqm equates to a car parking demand of 18 based on the weekday surveys and 45 based on the weekend surveys and this level of demand is therefore accommodated by the 67 spaces proposed as part of the application.