



Town & Country Planning Act 1990 (As Amended)

Proposed Development of 92-96 Old Church Street to 3 number retail units and 3 number flats, Newton Heath, Manchester, M40 2JN

Transport Statement

16th January 2023



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C O N T E N T S

1. Introduction
2. Site location and existing use
3. Existing highway network
4. Proposed development
5. Traffic impact of the proposed development
6. Accessibility of the proposed development by sustainable transport (walking, cycling & public transport)
7. Conclusions and recommendation
8. References

Figure 1 – site location

Figure 2 – parking survey results

Appendix 1 – road safety information

Appendix 2 – proposed site layout drawing

Appendix 3 – traffic generation information (trics)

Appendix 4 – sustainable transport information

Transport Statement

1. Introduction

- 1.1. This Transport Statement (TS), has been prepared to accompany the planning application for Proposed Development of 92-96 Old Church Street to 3 number retail units and 3 number flats, Newton Heath, Manchester, M40 2JN. The proposed development will provide 3 number proposed retail units of 149 sq m total floor space, with 1 number 1 bed flat and 2 number studio flats. The proposed development will be on a site which is currently empty having formerly been used as a dwelling house.
- 1.2. During the preparation of the TS, the following investigations have been carried out :
 - i. an examination of the existing site and the local highway network,
 - ii. an examination of the road safety records for the existing highway network,
 - iii. an examination of the proposed development plans,
 - iv. an assessment of the traffic generation of the proposed development and the traffic impact on the existing highway network, and
 - v. consideration of the accessibility of the proposed extension by sustainable transport, as required by the National Planning Policy Framework (NPPF – Ref. 1) – walking, cycling and public transport.
- 1.3. The following sections describe these investigations.

Transport Statement

2. Site Location and Previous Use

- 2.1. The proposed development site is located on Old Church Street in Newton Heath, at the heart of Newton Heath village centre and 5 kilometers north east of Manchester city centre as shown in Figure 1.
- 2.2. Old Church Street is a two way mixed use street with a 20 mph speed limit in the vicinity of the site and serves as the local shopping centre.
- 2.3. The site is bounded by Old Church Street to the north east, Great Newton Street to the south east and May Street to the south west.
- 2.4. The site is currently vacant.

3. Existing Highway Network

- 3.1. Old Church Street is a two way street with a carriageway width of 6.4 meters, footways on both sides of the road and a good system of street lighting, as shown in Photograph 1. The road is built to modern standards using modern materials.



Photograph 1 - footpaths and street lighting on Old Church Street

- 3.2. Old Church Street is restricted by a 20 mph speed limit in the vicinity of the site and is governed by a double yellow line parking restriction.

Transport Statement

- 3.3. Access to Old Church Street is taken from Culcheth Lane to the south east and Oldham Road to the north west. The access to Culcheth Lane is via a simple priority junction and from Oldham Road via a signalized crossroads junction.
- 3.4. An examination of the road safety records that are held on CrashMap shows 2 injury accidents in the vicinity of the site on Old Church St in the most recent complete 5 year period 2016-2021 inclusive. Both of these injury accidents occurred at the junction of Old Church Street and Great Newton Street. Both of these injury accidents were classified as slight (Appendix 1).
- 3.5. The road safety data shows that the highway network in the vicinity of the site does not have any significant road safety problems.
- 3.6. 22 number parking spaces are available on May Street to the rear of the site.

4. Proposed Development

- 4.1. The proposed development is shown on the Proposed Site Floor Plan in Appendix 2. The proposed layout shows 3 number proposed retail units of 149 sq m total floor space, with 1 number 1 bed flat and 2 number studio flats.
- 4.2. The first of the retail units will be of 58 sq m, the second is to be 56 sq m and the third will be 35 sq m.
- 4.3. 1 number off road parking space will be provided in conjunction with the development, below the level required by the Manchester City Council (MCC) Parking Standards.
- 4.4. Whilst this is below the level required by MCC, is not considered to be excessively so, particularly when regarded in conjunction with the public parking space which is prevalent in the area..
- 4.5. 4 no. cycle parking spaces will be provided for residents with cycle hoops being present on Old Church Street for retail visitors.
- 4.6. Servicing and refuse collection will take place from the rear of the property on May Street, consistent with the approach taken by neighbouring properties.

Transport Statement

5. Traffic Impact of the Proposed Development

5.1. In order to predict the traffic generation for the proposed development, the Trip Rate Information Computer System (TRICS – Ref. 2), has been examined.

5.2. In order to satisfy the requirement to examine the effect of the current site on the highway network, the current site was examined under 2 categories –Retail – Shopping Centre – Local Shops and Residential – Flats – Privately Owned. These categories were chosen as the closest possible relationship to the proposed site land use. Sites in England, excluding Greater London, have been chosen from the database. The resulting TRICS output is included in Appendix 3 and summarised below in Table 1.

Time Period	Traffic Generation Rate (Arrivals)		Traffic Generation Rate (Departures)		Total Traffic Generation Rate	
	Flats	Retail	Flats	Retail	Flats	Retail
Weekday A.M. Peak (0800 - 0900 hrs) All Vehicles	0.057	4.355	0.18	3.857	0.237	8.212
Weekday P.M. Peak (1700 - 1800 hrs) All Vehicles	0.17	6.086	0.081	6.345	0.251	12.431
Weekday (0700 - 1900 hrs.) All Vehicles	1.056	65.447	1.113	65.084	2.169	130.531

Table 1 - Traffic Generation Rates for Proposed Land Use (per residence, per 100 sq m retail space)

Time Period	Vehicles In		Vehicles Out		Total
	Flats	Retail	Flats	Retail	
Weekday A.M. Peak (0800 - 0900 hrs) All Vehicles	0	6	1	6	13
Weekday P.M. Peak (1700 - 1800 hrs) All Vehicles	1	9	0	9	20
Weekday (0700 - 1900 hrs.) All Vehicles	3	98	3	97	201

Table 2 - Traffic Generation for Proposed Land Use (3 number flats + 149 sq m retail floor space)*Discrepancy due to rounding

Transport Statement

- 5.3. It can be seen from Table 2 that the proposed development is estimated to create up to 20 vehicle movements during each of the weekday peak hours and 201 vehicle movements during a typical weekday (7 a.m. – 7 p.m.). The former Department for Transport 'Guidance on Transport Assessment' (Ref. 3), quotes a threshold of 30 two-way trips in the peak hours below which a detailed traffic assessment of the highway network should not be required.
- 5.4. The predicted traffic generation during the weekday peak hours is, clearly, below this 30 trips figure and, therefore, no detailed traffic analysis of the existing highway network should be required. Therefore, the traffic generation during the weekday peak hours will have a low impact on the existing highway network which does not have any traffic capacity problems. The proposed development is unlikely to have a significant traffic impact on the existing highway network.

Transport Statement

6. Accessibility of the Proposed Development by Sustainable Transport (Walking, Cycling & Public Transport)

6.1. The proposed development will be located within a convenient walking, and cycling, distance of a range of services, shops and facilities including Newton Heath and Moston Metrolink Station, Iceland, Asda and a variety of shops and businesses on Old Church Road. Regular bus route is available less than 100 meters from the site on Old Church Street offering a variety of services of 10-15 minute intervals. Services along this route include the 151 between Higher Crumpsall and Ashton-Under-Lyne, 171 between Newton Heath and East Didsbury, 172 between Newton Heath and Chorlton and 52 Orbits between Eccles and Failsworth.

6.2. The 15 minute and 30 minute walking, cycling and public transport isochrones from the site are shown in Appendix 4. These show that the site is in sustainable travel distance from Newton Heath and Manchester City Centre. It is, therefore, considered that the site is in a sustainable transport location.

6.3. The site has excellent connections with the National Cycle Network, with National Cycle Route 66 running 130 meters from the site.

Transport Statement

7. Conclusions and Recommendations

- 7.1. This Transport Statement (TS), has been prepared to accompany the planning application for the Proposed development of 92-96 Old Church Street to 3 number retail units and 3 number flats, Newton Heath, Manchester, M40 2JN.
- 7.2. The report shows that the proposed development will have a low traffic impact on the existing highway network and will not have a material impact on the operation, or safety, of the local highway network. The TS shows that the existing highway network that serves the site does not have any significant road safety problems.
- 7.3. The proposed development will be located close to the existing bus routes on Old Church Street and 600 meters from Newton Heath and Moston Metrolink Station. The proposed development will also be within a walking and cycling distance of local facilities and residencies. Therefore, the proposed development will be sustainable in transport terms.
- 7.4. Overall, the proposed extension will not have a significant or adverse traffic impact on the local highway network and will be in a sustainable transport location. It is, therefore, recommended that there should be no highway or transport objections raised towards the planning application.

REFERENCES :

1. National Planning Policy Framework (NPPF)

Ministry of Housing, Communities & Local Government February, 2019

ISBN : 978 1 5286 1033 9

2. Trip Rate Information Computer System (TRICS)

JMP Consultants, London (on behalf of the TRICS Consortium)

3. Guidance on Transport Assessment Department for Transport, 2007

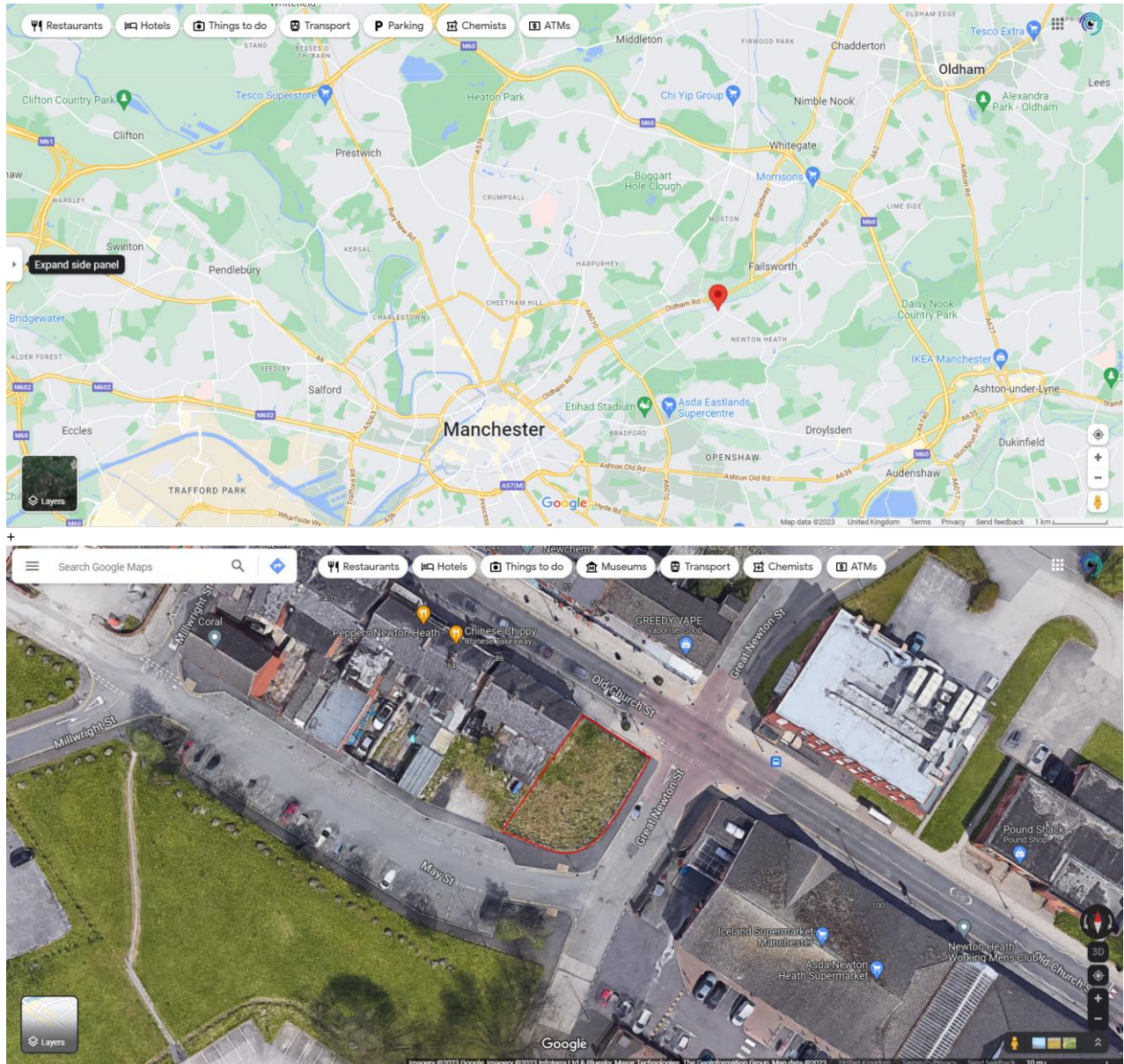
ISBN : 978 0 11 552856 9

(withdrawn in 2015 but still considered to be a suitable reference for this type and scale of development)

Proposed Development of 92-96 Old Church Street to 3 number retail units and 3 number flats, Newton Heath, Manchester, M40 2JN

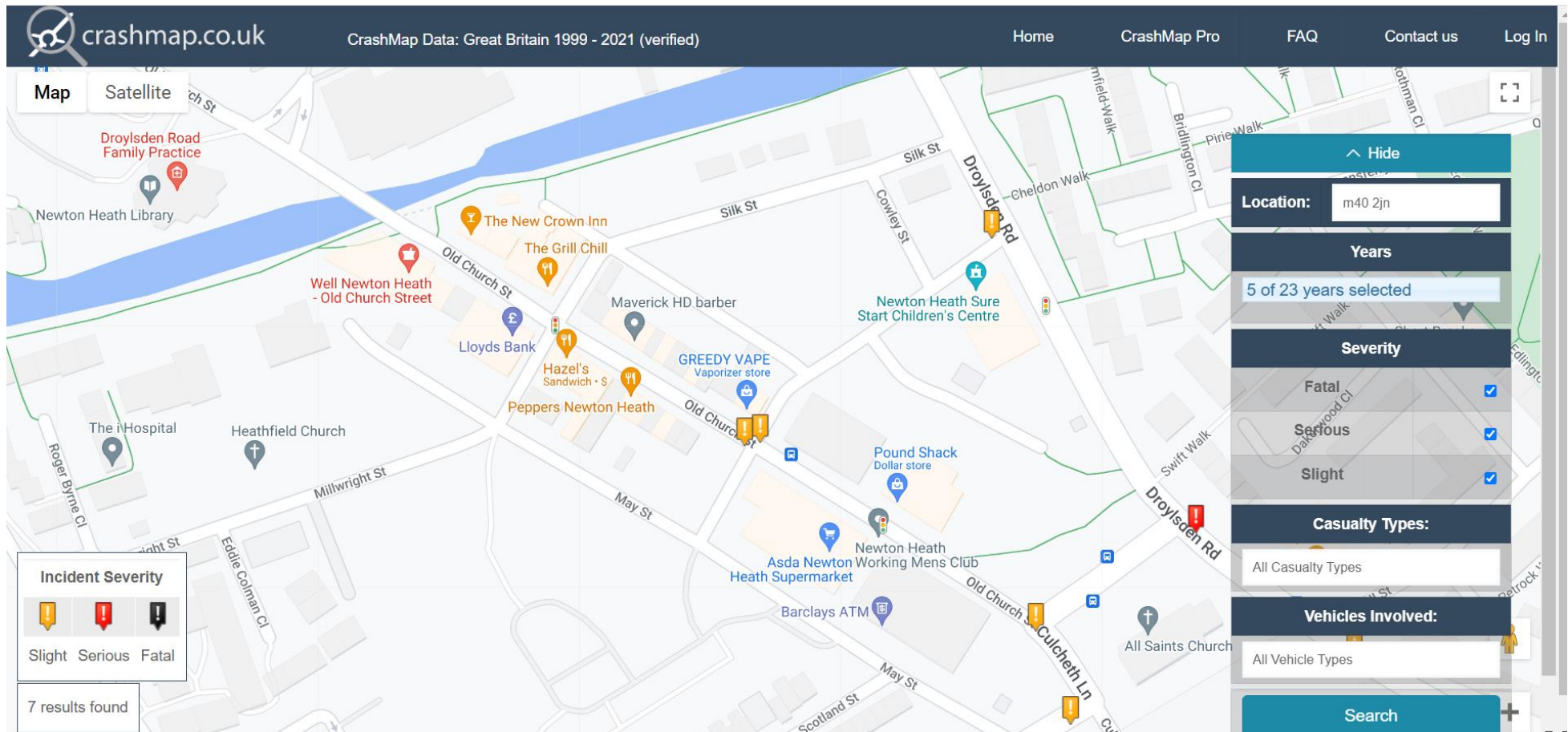
Transport Statement

Figure 1



Proposed Development of 92-96 Old Church Street to 3 number retail units and 3 number flats,
Newton Heath, Manchester, M40 2JN
Transport Statement

Appendix 1 – Road Safety Information



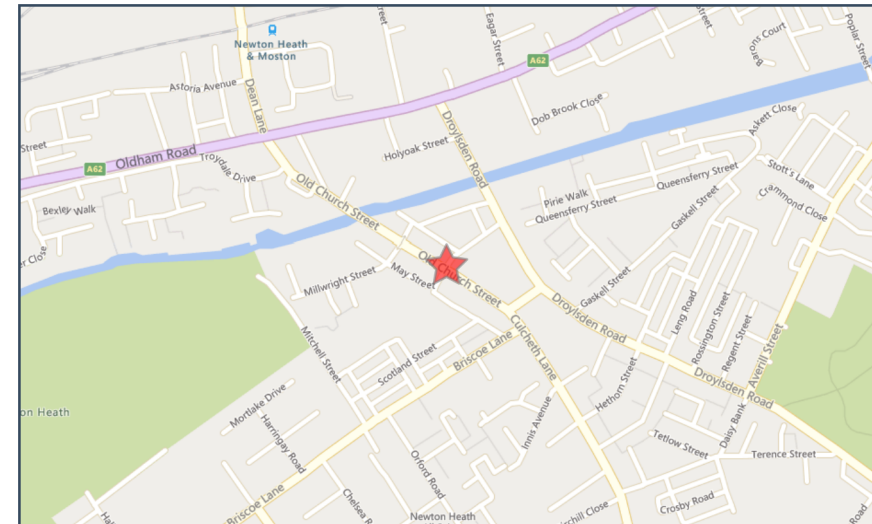


crashmap.co.uk

Validated Data

Crash Date: Monday, May 13, 2019 **Time of Crash:** 2:18:00 PM **Crash Reference:** 201906A357163

Highest Injury Severity:	Slight	Road Number:	U0	Number of Casualties:	1
Highway Authority:	Manchester	Number of Vehicles:	2	OS Grid Reference:	388168 400464
Local Authority:	Manchester City				
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	20				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Crossroads				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/Faq
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Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	15	Male	26 - 35	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	None	None
2	Car (excluding private hire)	9	Female	26 - 35	Vehicle proceeding normally along the carriageway, not on a bend	Offside	Unknown	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Driver or rider	Female	26 - 35	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/Faq

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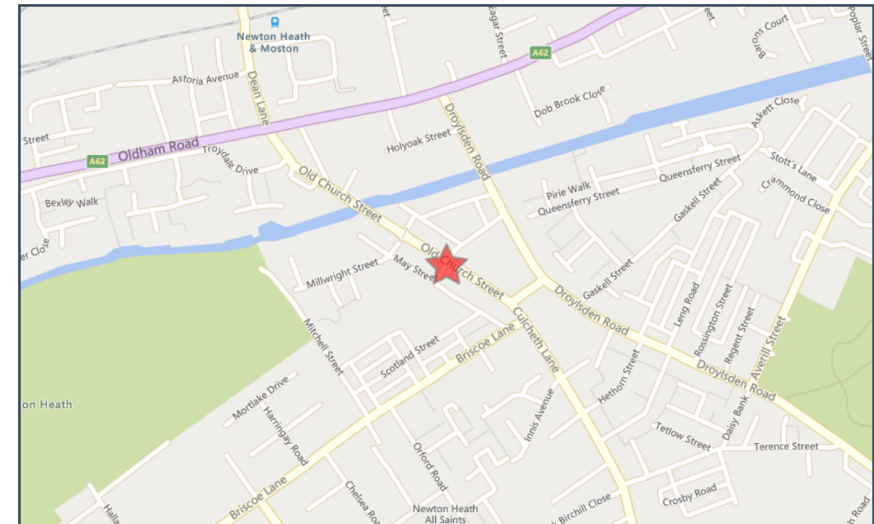


crashmap.co.uk

Validated Data

Crash Date: Wednesday, May 23, 2018 **Time of Crash:** 12:00:00 PM **Crash Reference:** 201806A344046

Highest Injury Severity:	Slight	Road Number:	U0	Number of Casualties:	1
Highway Authority:	Manchester	Number of Vehicles:	2	OS Grid Reference:	388163 400463
Local Authority:	Manchester City				
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	20				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Crossroads				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/Faq
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Validated Data

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	21	Male	56 - 65	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	None	None
2	Car (excluding private hire)	5	Female	56 - 65	Vehicle proceeding normally along the carriageway, not on a bend	Front	Unknown	None	None

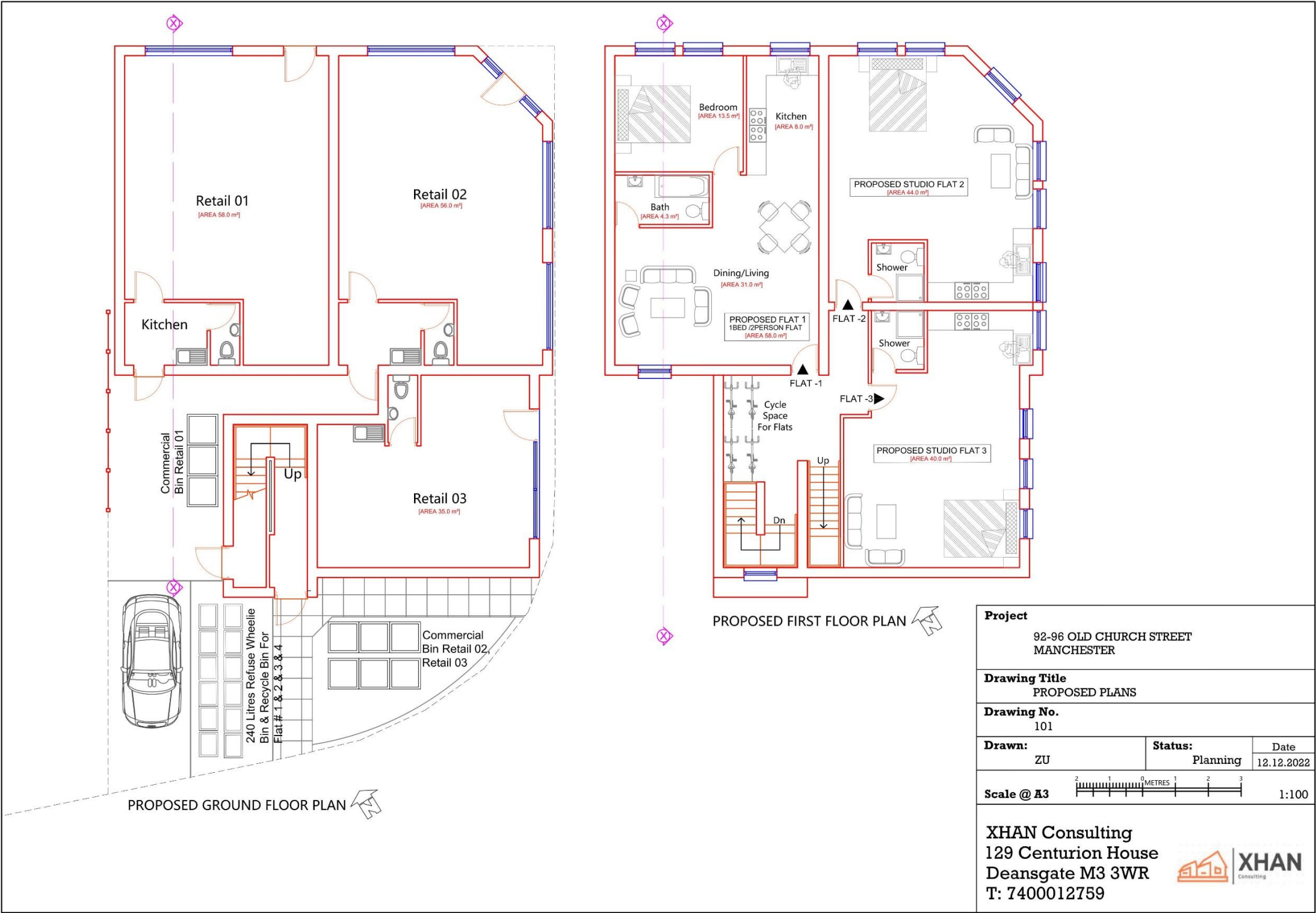
Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
2	1	Slight	Vehicle or pillion passenger	Female	Over 75	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/Faq

To subscribe to unlimited reports using CrashMap Pro visit www.crashmap.co.uk/Home/Premium_Services

Appendix 2 – Proposed Site Layout Drawing



Appendix 3 - Traffic Generation Information (TRICS)

Calculation Reference: AUDIT-756701-230113-0102

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL
 Category : I - SHOPPING CENTRE - LOCAL SHOPS
 TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	EX ESSEX	1 days
	HF HERTFORDSHIRE	1 days
03	SOUTH WEST	
	BR BRISTOL CITY	1 days
05	EAST MIDLANDS	
	LR LEICESTER	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
	WO WORCESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	SY SOUTH YORKSHIRE	1 days
	WY WEST YORKSHIRE	1 days
08	NORTH WEST	
	MS MERSEYSIDE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	TW TYNE & WEAR	1 days

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

Primary Filtering selection:

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

Parameter: Gross floor area
 Actual Range: 375 to 3837 (units: sqm)
 Range Selected by User: 210 to 8310 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 15/10/21

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

Selected survey days:

Tuesday	3 days
Thursday	1 days
Friday	5 days
Saturday	1 days
Sunday	1 days

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

Selected survey types:

Manual count	11 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)	4
Edge of Town	2
Neighbourhood Centre (PPS6 Local Centre)	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:

Residential Zone	8
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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	11 days - Selected

Secondary Filtering selection:

Use Class:

n/a	11 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	7 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:

75,001 to 100,000	2 days
100,001 to 125,000	1 days
125,001 to 250,000	3 days
250,001 to 500,000	3 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	4 days
1.1 to 1.5	7 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	11 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:

No	11 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	11 days
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This data displays the number of selected surveys with PTAL Ratings.

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

1	BR-01-I-01 BELLAND DRIVE BRISTOL WHITCHURCH Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 770 sqm Survey date: TUESDAY 22/09/15	LOCAL SHOPS BRISTOL CITY	Survey Type: MANUAL
2	CB-01-I-01 CENTRAL AVENUE CARLISLE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 1325 sqm Survey date: FRIDAY 15/10/21	LOCAL SHOPS CUMBRIA	Survey Type: MANUAL
3	EX-01-I-02 QUEENS ROAD BRAINTREE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 375 sqm Survey date: FRIDAY 08/07/16	LOCAL SHOPS ESSEX	Survey Type: MANUAL
4	HF-01-I-02 BROADWATER CRESCENT STEVENAGE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 1115 sqm Survey date: FRIDAY 28/06/19	LOCAL SHOPS HERTFORDSHIRE	Survey Type: MANUAL
5	LR-01-I-02 RYDER ROAD LEICESTER Edge of Town Residential Zone Total Gross floor area: 550 sqm Survey date: TUESDAY 28/10/14	LOCAL SHOPS LEICESTER	Survey Type: MANUAL
6	MS-01-I-02 PAGE MOSS LANE LIVERPOOL Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 1230 sqm Survey date: SUNDAY 25/04/21	LOCAL SHOPS MERSEYSIDE	Survey Type: MANUAL
7	SY-01-I-01 EVERINGHAM ROAD DONCASTER CANTLEY Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 1645 sqm Survey date: FRIDAY 17/09/21	LOCAL SHOPS SOUTH YORKSHIRE	Survey Type: MANUAL
8	TW-01-I-03 VICTORIA ROAD WASHINGTON CONCORD Neighbourhood Centre (PPS6 Local Centre) High Street Total Gross floor area: 2700 sqm Survey date: FRIDAY 24/05/19	LOCAL SHOPS TYNE & WEAR	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	WM-01-I-03	LOCAL SHOPS		WEST MIDLANDS
	BRISTOL ROAD SOUTH			
	BIRMINGHAM			
	Edge of Town			
	Retail Zone			
	Total Gross floor area:		450 sqm	
	Survey date: TUESDAY		10/11/15	Survey Type: MANUAL
10	WO-01-I-02	LOCAL SHOPS		WORCESTERSHIRE
	CRANHAM DRIVE			
	WORCESTER			
	Neighbourhood Centre (PPS6 Local Centre)			
	Residential Zone			
	Total Gross floor area:		4052 sqm	
	Survey date: THURSDAY		22/05/14	Survey Type: MANUAL
11	WY-01-I-01	LOCAL SHOPS		WEST YORKSHIRE
	DENHOLME ROAD			
	NEAR HALIFAX			
	LIGHTCLIFFE			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total Gross floor area:		676 sqm	
	Survey date: SATURDAY		03/05/14	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 01 - RETAIL/I - SHOPPING CENTRE - LOCAL SHOPS
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	2	1485	1.582	2	1485	1.313	2	1485	2.895
07:00 - 08:00	11	1334	3.135	11	1334	3.006	11	1334	6.141
08:00 - 09:00	11	1334	4.355	11	1334	3.857	11	1334	8.212
09:00 - 10:00	11	1334	4.491	11	1334	4.389	11	1334	8.880
10:00 - 11:00	11	1334	4.880	11	1334	4.818	11	1334	9.698
11:00 - 12:00	11	1334	4.607	11	1334	4.648	11	1334	9.255
12:00 - 13:00	11	1334	5.616	11	1334	5.520	11	1334	11.136
13:00 - 14:00	11	1334	5.738	11	1334	5.861	11	1334	11.599
14:00 - 15:00	11	1334	5.173	11	1334	5.111	11	1334	10.284
15:00 - 16:00	11	1334	5.207	11	1334	5.370	11	1334	10.577
16:00 - 17:00	11	1334	5.800	11	1334	5.582	11	1334	11.382
17:00 - 18:00	11	1334	6.086	11	1334	6.345	11	1334	12.431
18:00 - 19:00	11	1334	5.507	11	1334	5.738	11	1334	11.245
19:00 - 20:00	11	1334	4.852	11	1334	4.839	11	1334	9.691
20:00 - 21:00	11	1334	3.190	11	1334	3.278	11	1334	6.468
21:00 - 22:00	9	1129	2.500	9	1129	2.825	9	1129	5.325
22:00 - 23:00	3	1223	1.199	3	1223	1.226	3	1223	2.425
23:00 - 24:00	1	1230	0.244	1	1230	0.650	1	1230	0.894
Total Rates:			74.162			74.376			148.538

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:	375 - 3837 (units: sqm)
Survey date range:	01/01/14 - 15/10/21
Number of weekdays (Monday-Friday):	9
Number of Saturdays:	1
Number of Sundays:	1
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-756701-230113-0155

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : C - FLATS PRIVATELY OWNED
 TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	BH BRIGHTON & HOVE	1 days
	CT CENTRAL BEDFORDSHIRE	3 days
	HF HERTFORDSHIRE	4 days
	PO PORTSMOUTH	1 days
	WS WEST SUSSEX	1 days
03	SOUTH WEST	
	DC DORSET	1 days
	DV DEVON	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
	NF NORFOLK	2 days
	SF SUFFOLK	4 days
05	EAST MIDLANDS	
	DY DERBY	1 days
	LE LEICESTERSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	RI EAST RIDING OF YORKSHIRE	1 days
	SY SOUTH YORKSHIRE	1 days
08	NORTH WEST	
	MS MERSEYSIDE	3 days
09	NORTH	
	CB CUMBRIA	2 days
	TW TYNE & WEAR	1 days

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

Primary Filtering selection:

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

Parameter: No of Dwellings
 Actual Range: 9 to 184 (units:)
 Range Selected by User: 6 to 215 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 11/05/22

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

Selected survey days:

Monday	6 days
Tuesday	9 days
Wednesday	6 days
Thursday	5 days
Friday	4 days

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

Selected survey types:

Manual count	30 days
Directional ATC Count	0 days

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

Selected Locations:

Town Centre	1
Edge of Town Centre	12
Suburban Area (PPS6 Out of Centre)	10
Edge of Town	4
Neighbourhood Centre (PPS6 Local Centre)	3

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:

Development Zone	3
Residential Zone	19
Built-Up Zone	6
No Sub Category	2

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	15 days - Selected
Servicing vehicles Excluded	18 days - Selected

Secondary Filtering selection:

Use Class:

C3	30 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:

10,001 to 15,000	4 days
15,001 to 20,000	1 days
20,001 to 25,000	11 days
25,001 to 50,000	12 days
50,001 to 100,000	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
50,001 to 75,000	7 days
75,001 to 100,000	1 days
125,001 to 250,000	13 days
250,001 to 500,000	6 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	1 days
0.6 to 1.0	14 days
1.1 to 1.5	14 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.

Secondary Filtering selection (Cont.):

Travel Plan:

Yes	5 days
No	25 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	30 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	BH-03-C-01 BLOCK OF FLATS OLD SHOREHAM RD BRIGHTON HOVE Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 71 Survey date: TUESDAY 26/09/17	BRIGHTON & HOVE	Survey Type: MANUAL
2	CA-03-C-03 BLOCKS OF FLATS CROMWELL ROAD CAMBRIDGE Suburban Area (PPS6 Out of Centre) No Sub Category Total No of Dwellings: 82 Survey date: MONDAY 18/09/17	CAMBRIDGESHIRE	Survey Type: MANUAL
3	CB-03-C-01 BLOCK OF FLATS KING STREET CARLISLE Town Centre Built-Up Zone Total No of Dwellings: 40 Survey date: THURSDAY 12/06/14	CUMBRIA	Survey Type: MANUAL
4	CB-03-C-03 FLATS & BUNGALOWS LOUND STREET KENDAL Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 33 Survey date: MONDAY 09/06/14	CUMBRIA	Survey Type: MANUAL
5	CT-03-C-01 BLOCKS OF FLATS WING ROAD LEIGHTON BUZZARD LINS LADE Edge of Town Centre Residential Zone Total No of Dwellings: 175 Survey date: TUESDAY 15/05/18	CENTRAL BEDFORDSHIRE	Survey Type: MANUAL
6	CT-03-C-02 BLOCKS OF FLATS STANBRIDGE ROAD LEIGHTON BUZZARD Edge of Town Centre Residential Zone Total No of Dwellings: 62 Survey date: TUESDAY 15/05/18	CENTRAL BEDFORDSHIRE	Survey Type: MANUAL
7	CT-03-C-03 BLOCKS OF FLATS COURT DRIVE DUNSTABLE Edge of Town Centre No Sub Category Total No of Dwellings: 146 Survey date: TUESDAY 15/05/18	CENTRAL BEDFORDSHIRE	Survey Type: MANUAL
8	DC-03-C-02 FLATS IN BLOCKS PALM COURT WEYMOUTH SPA ROAD Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 14 Survey date: FRIDAY 28/03/14	DORSET	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	DV-03-C-01 BONHAY ROAD EXETER	BLOCK OF FLATS		DEVON
	Edge of Town Centre Residential Zone Total No of Dwellings:		27	
	Survey date: MONDAY		10/07/17	Survey Type: MANUAL
10	DY-03-C-03 CAESAR STREET DERBY	BLOCKS OF FLATS		DERBY
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings:		30	
	Survey date: WEDNESDAY		25/09/19	Survey Type: MANUAL
11	HF-03-C-01 HAYLING ROAD WATFORD SOUTH OXHEY Edge of Town Residential Zone Total No of Dwellings:	BLOCKS OF FLATS		HERTFORDSHIRE
	Survey date: WEDNESDAY		09/06/21	Survey Type: MANUAL
12	HF-03-C-03 SHENLEY ROAD BOREHAMWOOD	BLOCK OF FLATS		HERTFORDSHIRE
	Edge of Town Centre Built-Up Zone Total No of Dwellings:		91	
	Survey date: THURSDAY		14/11/19	Survey Type: MANUAL
13	HF-03-C-04 OXHEY DRIVE WATFORD SOUTH OXHEY Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings:	BLOCKS OF FLATS		HERTFORDSHIRE
	Survey date: THURSDAY		10/06/21	Survey Type: MANUAL
14	HF-03-C-05 FERNDOWN ROAD WATFORD SOUTH OXHEY Edge of Town Residential Zone Total No of Dwellings:	BLOCKS OF FLATS		HERTFORDSHIRE
	Survey date: MONDAY		07/06/21	Survey Type: MANUAL
15	LE-03-C-01 NEW STREET LEICESTER OADBY Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings:	BLOCK OF FLATS		LEICESTERSHIRE
	Survey date: FRIDAY		16/10/20	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

16	MS-03-C-02	BLOCKS OF FLATS		MERSEYSIDE
	SOUTH FERRY QUAY			
	LIVERPOOL			
	BRUNSWICK DOCK			
	Suburban Area (PPS6 Out of Centre)			
	Development Zone			
	Total No of Dwellings:	184		
	Survey date: TUESDAY	13/11/18	Survey Type: MANUAL	
17	MS-03-C-03	BLOCK OF FLATS		MERSEYSIDE
	MARINERS WHARF			
	LIVERPOOL			
	QUEENS DOCK			
	Suburban Area (PPS6 Out of Centre)			
	Development Zone			
	Total No of Dwellings:	9		
	Survey date: TUESDAY	13/11/18	Survey Type: MANUAL	
18	MS-03-C-04	BLOCK OF FLATS		MERSEYSIDE
	HOY DRIVE			
	NEWTON-LE-WILLOWS			
	EARLESTOWN			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	24		
	Survey date: MONDAY	12/04/21	Survey Type: MANUAL	
19	NF-03-C-01	BLOCKS OF FLATS		NORFOLK
	PAGE STAIR LANE			
	KING'S LYNN			
	Edge of Town Centre			
	Built-Up Zone			
	Total No of Dwellings:	51		
	Survey date: THURSDAY	11/12/14	Survey Type: MANUAL	
20	NF-03-C-02	MIXED FLATS & HOUSES		NORFOLK
	HALL ROAD			
	NORWICH			
	LAKENHAM			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	82		
	Survey date: MONDAY	18/11/19	Survey Type: MANUAL	
21	PO-03-C-01	BLOCKS OF FLATS		PORTSMOUTH
	CROSS STREET			
	PORTSMOUTH			
	Edge of Town Centre			
	Built-Up Zone			
	Total No of Dwellings:	90		
	Survey date: TUESDAY	05/06/18	Survey Type: MANUAL	
22	RI-03-C-01	FLATS		EAST RIDING OF YORKSHIRE
	465 PRIORY ROAD			
	HULL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	20		
	Survey date: TUESDAY	13/05/14	Survey Type: MANUAL	
23	SF-03-C-01	BLOCKS OF FLATS		SUFFOLK
	STATION HILL			
	BURY ST EDMUNDS			
	Edge of Town Centre			
	Built-Up Zone			
	Total No of Dwellings:	85		
	Survey date: THURSDAY	18/12/14	Survey Type: MANUAL	

LIST OF SITES relevant to selection parameters (Cont.)

24	SF-03-C-03	BLOCKS OF FLATS		SUFFOLK
	TOLLGATE LANE			
	BURY ST EDMUNDS			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	30		
	Survey date: WEDNESDAY	03/12/14		Survey Type: MANUAL
25	SF-03-C-04	BLOCKS OF FLATS		SUFFOLK
	SAINT MARY'S ROAD			
	IPSWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	56		
	Survey date: WEDNESDAY	16/09/20		Survey Type: MANUAL
26	SF-03-C-05	BLOCKS OF FLATS		SUFFOLK
	FORE STREET			
	IPSWICH			
	IPSWICH WATERFRONT			
	Edge of Town Centre			
	Development Zone			
	Total No of Dwellings:	69		
	Survey date: WEDNESDAY	23/06/21		Survey Type: MANUAL
27	SY-03-C-01	BLOCKS OF FLATS		SOUTH YORKSHIRE
	HEELIS STREET			
	BARNLEY			
	Edge of Town Centre			
	Built-Up Zone			
	Total No of Dwellings:	112		
	Survey date: TUESDAY	08/09/20		Survey Type: MANUAL
28	TW-03-C-01	BLOCKS OF FLATS		TYNE & WEAR
	CAULDWELL AVENUE			
	WHITLEY BAY			
	MONKESEATON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	45		
	Survey date: FRIDAY	15/10/21		Survey Type: MANUAL
29	WM-03-C-04	BLOCKS OF FLATS		WEST MIDLANDS
	GILLQUART WAY			
	COVENTRY			
	PARKSIDE			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	55		
	Survey date: FRIDAY	11/11/16		Survey Type: MANUAL
30	WS-03-C-01	BLOCKS OF FLATS		WEST SUSSEX
	GORING ROAD			
	WORTHING			
	GORING-BY-SEA			
	Neighbourhood Centre (PPS6 Local Centre)			
	Residential Zone			
	Total No of Dwellings:	18		
	Survey date: WEDNESDAY	11/05/22		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 03 - RESIDENTIAL/C - FLATS PRIVATELY OWNED

TOTAL VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	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	30	62	0.036	30	62	0.148	30	62	0.184
08:00 - 09:00	30	62	0.057	30	62	0.180	30	62	0.237
09:00 - 10:00	30	62	0.071	30	62	0.085	30	62	0.156
10:00 - 11:00	30	62	0.061	30	62	0.087	30	62	0.148
11:00 - 12:00	30	62	0.068	30	62	0.074	30	62	0.142
12:00 - 13:00	30	62	0.082	30	62	0.082	30	62	0.164
13:00 - 14:00	30	62	0.060	30	62	0.078	30	62	0.138
14:00 - 15:00	30	62	0.067	30	62	0.073	30	62	0.140
15:00 - 16:00	30	62	0.093	30	62	0.062	30	62	0.155
16:00 - 17:00	30	62	0.127	30	62	0.072	30	62	0.199
17:00 - 18:00	30	62	0.170	30	62	0.081	30	62	0.251
18:00 - 19:00	30	62	0.164	30	62	0.091	30	62	0.255
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.056			1.113			2.169

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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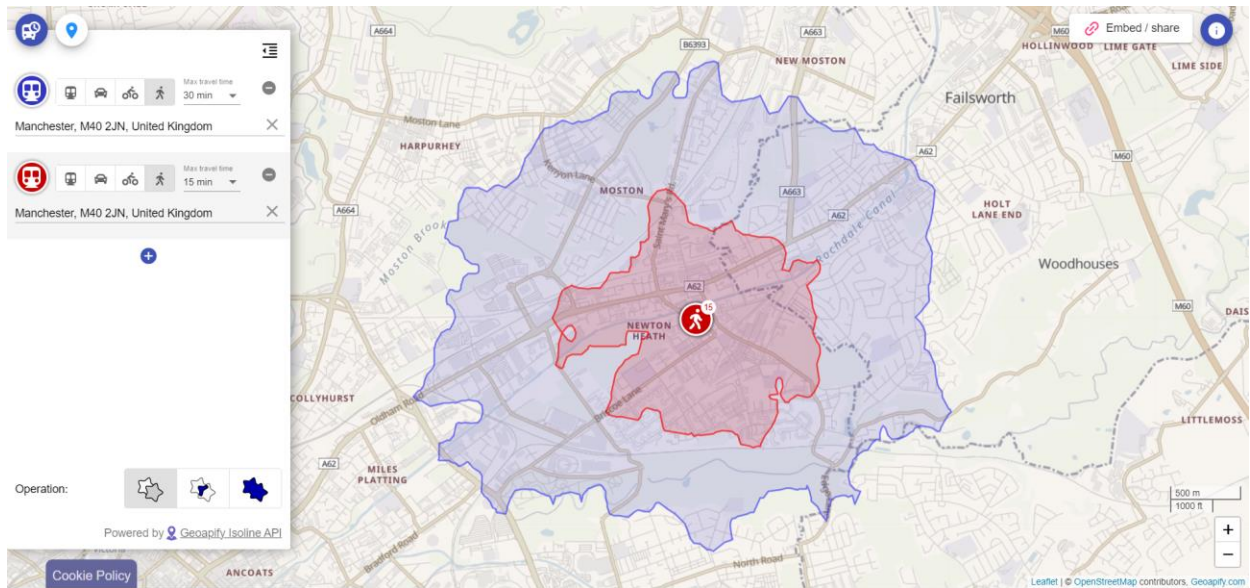
Parameter summary

Trip rate parameter range selected: 9 - 184 (units:)
 Survey date range: 01/01/14 - 11/05/22
 Number of weekdays (Monday-Friday): 30
 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.

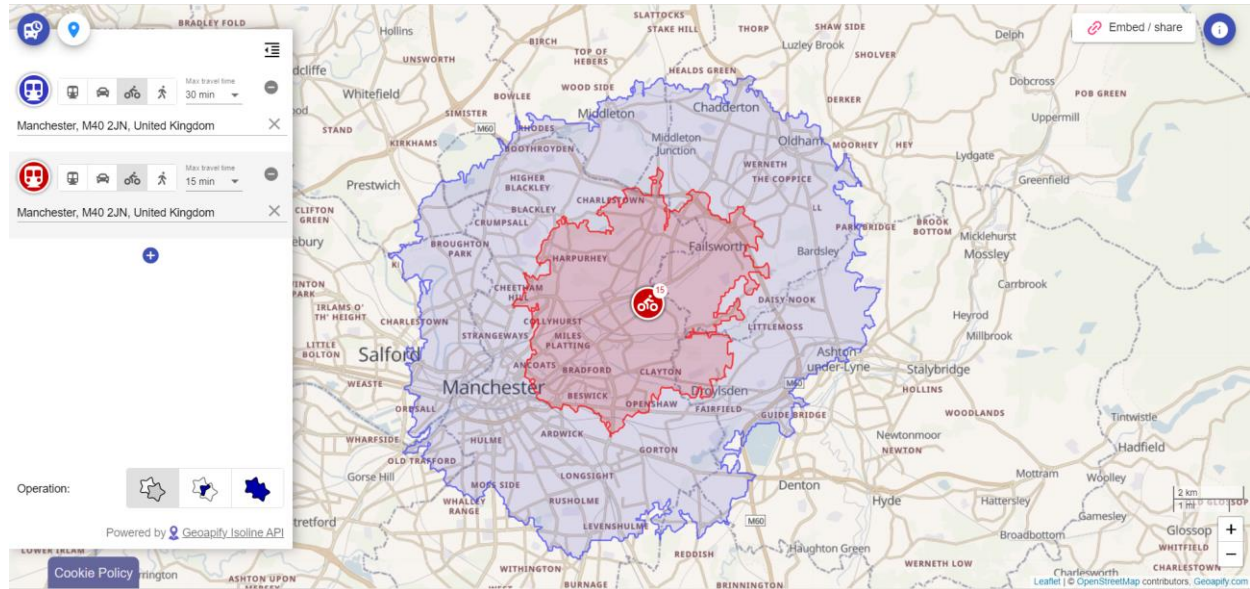
Appendix 4 – 15 and 30 Minute Sustainable Transport Isochrones

Walking



Transport Statement

Cycling



*Proposed Development of 92-96 Old Church Street to 3 number retail units and 3 number flats,
Newton Heath, Manchester, M40 2JN*

Transport Statement

Public Transport

