

Rockingham

Proposed Fast Food Development

Technical Note on Parking Requirement

29th October 2015

1.1 PARKING DEMAND/SUPPLY

1.1.1 The Site layout contained at Appendix A shows a total of 34 parking spaces for the fast food outlet of which four are disabled and two are grill bays.

1.1.2 The Barnsley Council Supplementary Planning Document Parking details the parking requirements for developments. However, the document does not include representative parking standards for fast food outlets. Through discussions with Highway Officers it has been agreed that the parking provision should be based on user requirements and that a brief justification note should be provided.

1.1.3 In order to understand the parking requirements of this land use, the TRICS database has been investigated and the following 7 fast food outlets have been identified. All these sites are located in suburban or edge of town locations and the TRICS output is contained in Appendix B.

1.1.4 Table 1 summarises the key parking requirements for the 7 Sites identified within TRICS as similar to the proposed Site.

Table 1 – TRICS Fast Food – Parking Provision and Demand

Location	Drive thru Operator	TRICS Site Number	GFA Sqm	Parking	Peak Parking Accumulation
Newport	KFC	NW-06-D-01	341	48	19
Slough	Mcdonalds	SO-06-D-01	480	40	12
Birmingham	Burger King	WM-060D-01	250	42	8
Cambridge	Mcdonalds	CA-06-D-01	450	37	12
Abergele	Mcdonalds	CO-060D-01	400	31	30
Edinburgh	Mcdonalds	EB-060D-01	475	22	15
Northampton	Mcdonalds	NR-060D-01	220	34	20
<i>Sites Average</i>			374	36	17

1.1.5 Table 1 confirms that the average number of spaces provided at the selected fast food outlet is 36, however the average peak accumulation is 17 vehicles. As such the number of spaces proposed (34) is similar to the provision at other Sites whereas the average peak parking accumulation would only reach 47% of the proposed capacity.



Appendices

A – Architects Layout

B – TRICS Output



Appendix A Architects Layout

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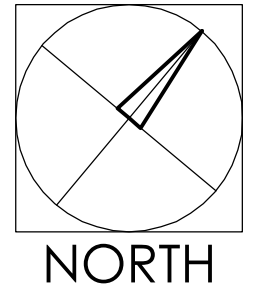
Close boarded timber fence

Existing site access retained subject to LA approval

Existing site egress retained subject to LA approval

Site boundary subject to confirmation

Existing Roundabout



0 2 4 6 8 10m
SCALE 1:200

Rev	Date	Description	Rev By	Chk'd By
G	20-11-15	Boundary amended.	JK	JMR
F	15-11-15	Kerbs amended	JK	JMR
E	12-11-15	Bucket sign omitted, pylon added	JK	JMR
D	04-11-15	Kerbs amended	JK	JMR
C	02-11-15	Kerbs amended after vehicle tracking data received	JK	JMR
B	21-10-15	Unit updated to match G0 SK 101 REV E.	JK	JMR
A	02-10-15	Finished floor level added	JK	JMR

Project Title	PROPOSED DRIVE THRU UNIT GATEWAY 36, Dearne Valley Parkway Barnsley			Drawing Title	PROPOSED SITE PALN
Client	Harworth Estates			Job/Dwg No	11462C-103
Status	PLANNING - RESERVED MATTERS			Rev	G
Scale	1:200	Drawing Size	A1	<p>THE HARRIS PARTNERSHIP WAKEFIELD 231, Johns North, Wakefield, WF1 3DA T. 01924 291 800 F. 01924 290 072</p> <p>THE HARRIS PARTNERSHIP MANCHESTER 2nd Floor, Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG T. 0161 238 8555 F. 0161 244 5809</p> <p>THE HARRIS PARTNERSHIP MILTON KEYNES The Old Rectory, 75 High Street Newport Pagnall, MK16 8AA T. 01908 211 577 F. 01908 211 722</p> <p>THE HARRIS PARTNERSHIP READING 101 London Road, Reading, RG1 5BY T. 0118 950 7700 F. 0118 956 8642</p> <p>A R C H I T E C T S www.harrispartnership.com</p>	
Drawn By	NBB	Checked By	JMR	Date	09/15

Appendix B TRICS Output

Calculation Reference: AUDIT-750701-151029-1006

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

Selected regions and areas:

02	SOUTH EAST	
	SO SLOUGH	1 days
04	EAST ANGLIA	
	CA CAMBRIDGESHIRE	1 days
05	EAST MIDLANDS	
	NR NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
10	WALES	
	CO CONWY	1 days
	NW NEWPORT	1 days
11	SCOTLAND	
	EB CITY OF EDINBURGH	1 days

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

Filtering Stage 2 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: 220 to 480 (units: sqm)
 Range Selected by User: 182 to 800 (units: sqm)

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/07 to 21/11/12

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	3 days
Friday	1 days
Saturday	1 days

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

Selected survey types:

Manual count	7 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	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:

Commercial Zone	1
Residential Zone	3
Retail Zone	1
Out of Town	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.

Filtering Stage 3 selection:

Use Class:

A3	3 days
A5	4 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

5,001 to 10,000	3 days
10,001 to 15,000	1 days
20,001 to 25,000	2 days
25,001 to 50,000	1 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
100,001 to 125,000	2 days
125,001 to 250,000	3 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	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	7 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.

LIST OF SITES relevant to selection parameters

1	CA-06-D-01 NEWMARKET ROAD	MCDONALDS		CAMBRIDGESHIRE
	CAMBRIDGE Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 450 sqm Survey date: WEDNESDAY 19/10/11			
2	CO-06-D-01 RHUDDLAN ROAD	MCDONALD'S		Survey Type: MANUAL CONWY
	ABERGELE Edge of Town Out of Town Total Gross floor area: 410 sqm Survey date: FRIDAY 21/10/11			
3	EB-06-D-01 GYLEMUIR ROAD	MCDONALDS		Survey Type: MANUAL CITY OF EDINBURGH
	EDINBURGH Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 475 sqm Survey date: WEDNESDAY 18/06/08			
4	NR-06-D-01 MARQUEE DRIVE	MCDONALDS		Survey Type: MANUAL NORTHAMPTONSHIRE
	NORTHAMPTON Edge of Town Commercial Zone Total Gross floor area: 220 sqm Survey date: TUESDAY 22/05/07			
5	NW-06-D-01 SPYTTY ROAD	KFC		Survey Type: MANUAL NEWPORT
	NEWPORT Edge of Town Retail Zone Total Gross floor area: 341 sqm Survey date: SATURDAY 16/10/10			
6	SO-06-D-01 WINDSOR ROAD	MCDONALD'S		Survey Type: MANUAL SLOUGH
	SLOUGH Edge of Town Residential Zone Total Gross floor area: 480 sqm Survey date: WEDNESDAY 21/11/12			
7	WM-06-D-01 KINGSBURY ROAD	BURGER KING		Survey Type: MANUAL WEST MIDLANDS
	ERDINGTON BIRMINGHAM Suburban Area (PPS6 Out of Centre) No Sub Category Total Gross floor area: 250 sqm Survey date: TUESDAY 25/11/08			

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.

