



Town & Country Planning Act 1990 (As Amended)

**Redevelopment of 18 Sadler St, Middleton, Manchester
M24 5UG to comprise 3 number offices and 15 number
apartments.**

Transport Statement

17th June 2022



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Transport Statement

1. Introduction

1.1. This Transport Statement (TS), has been prepared to accompany the planning application for proposed redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG. The proposed layout shows 3 number offices totaling 88.18 sq. m office space and 15 number proposed apartments comprising 7x 1 bed, 4x 2 bed and 4x 3 bed. The proposed development will be on a site which is currently utilized as retail space.

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.

2. Site Location and Previous Use

- 2.1. The proposed development site is located on Sadler Street in Middleton, approximately 300 meters north of Middleton centre and 10 kilometers north of Manchester city centre as shown in Figure 1.
- 2.2. Sadler Street is a quiet two way no through road with a 20 mph speed limit and takes its access from Durnford Street.
- 2.3. The site has frontage onto Eastway and Sadler Street and is currently used as a retail premises with storage space.
- 2.4. The site is situated within Manchester's designated Clean Air Zone and has a GMAL rating of 7, indicating a high level of accessibility.

3. Existing Highway Network

- 3.1. In the vicinity of the site, Sadler Street is a two way no through road with a carriageway width of 6.6 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 Sadler Street

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- 3.2. Immediately to the south east of the site, Sadler Street terminates and there is a turning head measuring 8m x 5.7m.
- 3.3. Visibility at the junction with Durnford Street is in excess of 25 meters in both directions for drivers emerging from the minor arm of this junction.
- 3.4. An examination of the road safety records that are held on CrashMap shows 0 injury accidents on Sadler Street or its junction with Durnford Street in the most recent complete 5 year period 2016-2020 inclusive (Appendix 1).
- 3.5. The road safety data shows that the highway network in the vicinity of the site does not have any road safety problems.
- 3.6. There is no parking associated with the site and current arrangements are for on-street parking. This totals 40.3 meters (8 spaces) with a further 13.6 meters (2 spaces) of accessible parking. Parking is currently restricted to 30 minutes with no return for 1 hour between the hours of 0730 and 1830 Mon – Sat.
- 3.7. The site has pedestrian access to Eastway and Long Street.

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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 offices totaling 88.18 sq. m office space and 15 number proposed apartments comprising 7x 1 bed, 4x 2 bed and 4x 3 bed.
- 4.2. No off road parking will be provided in conjunction with the development, below the maximum level outlined in the Rochdale Borough Council (RBC) Parking Standards (2016) of 24 residential spaces and 2 office spaces.
- 4.3. The client is willing to put a travel plan in place to limit the demand for on street parking.
- 4.4. An internal secure cycle storage room will be provided totaling 11.99 sq. m.
- 4.5. Servicing and refuse collection will take place from the road side.
- 4.6. Drop off and pick up arrangements will be from the roadside of Sadler Street.

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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 – employment: office and residential: private flats. 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	
	Office	Residential	Office	Residential	Office	Residential
Weekday A.M. Peak (0800 - 0900 hrs) All Vehicles	0.763	0.086	0.096	0.231	0.859	0.317
Weekday P.M. Peak (1700 - 1800 hrs) All Vehicles	0.069	0.204	0.65	0.086	0.719	0.29
Weekday (0700 - 1900 hrs.) All Vehicles	2.669	1.348	2.657	1.412	5.326	2.76

Table 1 - Traffic Generation Rates for Proposed Land Use (per flat residential, per 100 sq m office space)

Time Period	Vehicles In		Vehicles Out		Total
	Office	Residential	Office	Residential	
Weekday A.M. Peak (0800 - 0900 hrs) All Vehicles	1	1	0	3	5
Weekday P.M. Peak (1700 - 1800 hrs) All Vehicles	0	3	1	1	5
Weekday (0700 - 1900 hrs.) All Vehicles	2	20	2	21	45

Table 2 - Traffic Generation for Proposed Land Use (15 flats + 88.18 sq m office space)

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- 5.3. It can be seen from Table 2 that the proposed development is estimated to create 5 vehicle movements during each of the weekday peak hours and 45 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.

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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 employment opportunities including Tesco Extra, Natwest Bank, Barclays Bank, Durnfold Medical Centre and a variety of local shops on Long Street and Market Place.
- 6.2. A regular bus service, the no. 17 is available less than 200 meters from the site on Long Street. This service runs between Rochdale and Manchester at 10 minute intervals Mon-Fri, 12-15 minute intervals on Saturdays and 15 minute intervals on Sundays. Additionally, Middleton Bus Station is less than 600 meters walk providing services to Manchester Piccadilly, Oldham, Ashton-Under-Lyne and Bury.
- 6.3. The closest train station is Mills Hill, 1.9 km from the site. This is sited on the Northern Line and provides services to Manchester Victoria, Rochdale, Blackburn, Kirby, Clitheroe and Leeds.
- 6.4. 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 Middleton Centre and Manchester City Centre. It is, therefore, considered that the site is in a sustainable transport location.
- 6.5. The site has is well appointed for cycling and dedicated on street cycle lanes are available within 200 meters of the site on Long Street. Additionally, the site is 2.4 kilometers from the Rochdale Canal National Cycle Network Link Route, which joins the National Cycle Route 66.

7. Conclusions and Recommendations

- 7.1. This Transport Statement (TS), has been prepared to accompany the planning application for the redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.
- 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 is located in a highly accessible location, close to the existing bus routes on Long Street, less than 600 meters from Middleton Bus Station and less than 2 kilometers from Mills Hill Train 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 development is unlikely to have a significant or adverse traffic impact on the local highway network and will be in a sustainable transport location.

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)

4. Contains Transport for Greater Manchester data. Contains OS data © Crown copyright and database right 2020. Contains Royal Mail data © Royal Mail copyright and Database right 2020. Contains National Statistics data © Crown copyright and database right 2020.

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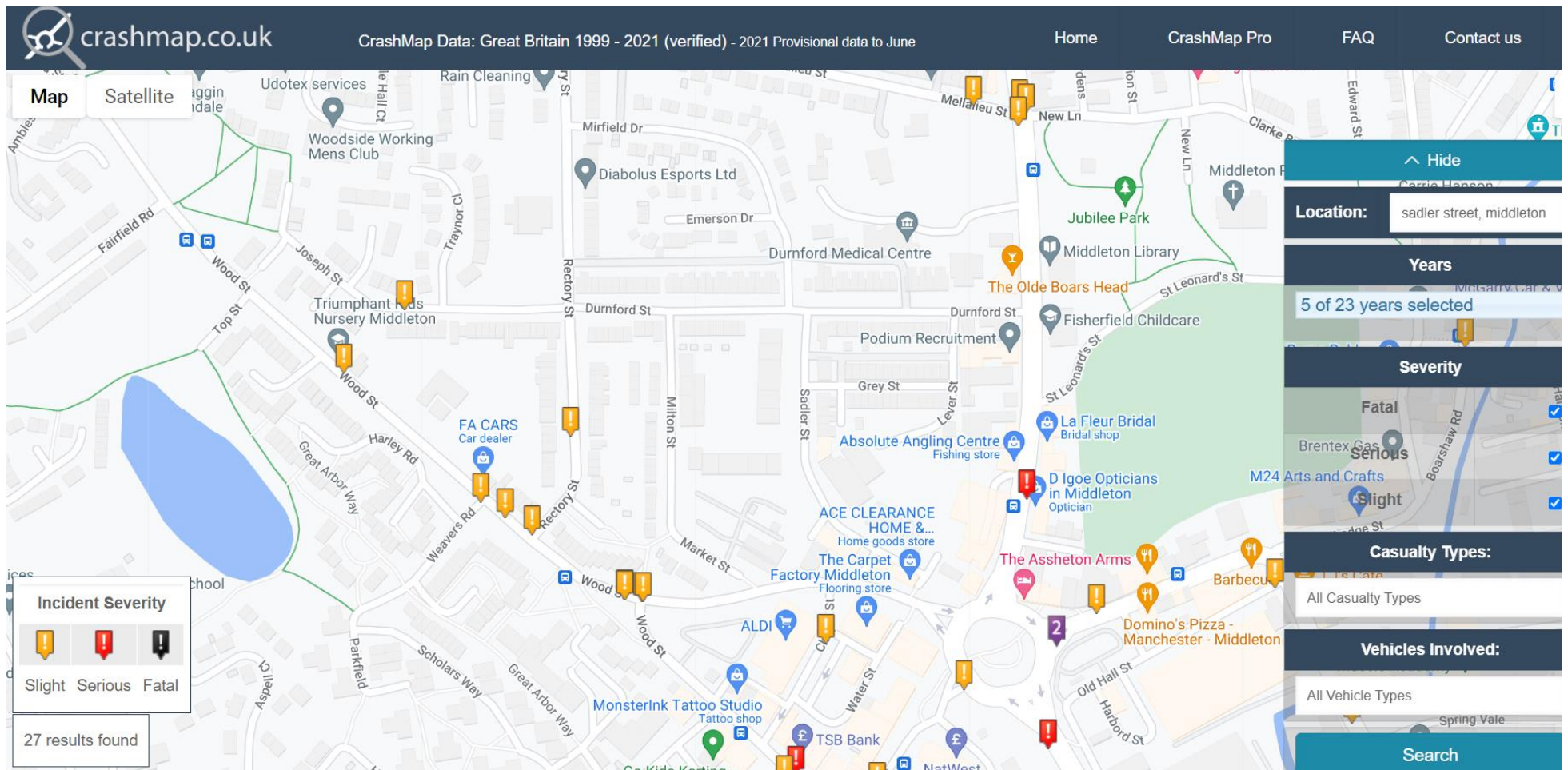
The map displays the area around 18 Sadler St, Middleton, Manchester M24 5UG. Key features include:

- Streets:** Sadler St, Durnford St, Grey St, Lever St, St Leonard's St, Boardwalk Rd, Hanson St, Oldham Rd, Wood St, Market St, Wood St, Long St, Factory St, Limetrees Rd, Henry St, Poley's, Weavers Rd, Rectory St, Durnford St, Milton St, Wood St, Scholars Way, and Oldham Rd.
- Landmarks and Points of Interest:**
 - 18 Sadler St, Middleton, Manchester M24 5UG** (Red pin)
 - FA CARS** (Car dealer)
 - Podium Recruitment**
 - La Fleur Bridal** (Bridal shop)
 - Digloo Opticians in Middleton** (Optician)
 - Burgerscape** (Fast food)
 - Barbecue**
 - J J's Cafe**
 - Domino's Pizza - Manchester - Middleton**
 - Manchester Muscle Academy**
 - Middleton Arena**
 - The Heat Depot** (Fireplace shop)
 - The Powder Room - Middleton**
 - Cash 4 Clothes & Shoes**
 - NU Fire & Security Limited**
 - McGarry Car & Van Hire**
 - Ainsley Signs**
 - ATL Transfor**
 - John Lee Fob**
 - Burns Rubber Tyre Shop**
 - Brentex Gas**
 - M24 Arts and Crafts**
 - Fisherfield Childcare**
 - Middleton Library**
 - Dda Projects**
 - Go Kids Karting - Exclusive Party Hire...**
 - Albion Inn**
 - ALDI**
 - TSB Bank**
 - NatWest**
 - The Vaporman** (Vapouriser shop)
 - Tesco Extra**
 - Tesco Pharmacy**
 - Chicken Cottage**
 - McDonald's** (Fast food - E)
 - Spring Vale Drive 2000**
 - Middleton Waste & Recycling**
 - Middleton MOT Centre**
 - bp**
- Other Features:**
 - Map data ©2022**
 - United Kingdom**
 - Terms**
 - Privacy**
 - Send feedback**
 - 50 m**



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Appendix 1 – Road Safety Information



Appendix 2 – Proposed Site Layout Drawing



**Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to
comprise 3 number offices and 15 number apartments.**

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Appendix 3 - Traffic Generation Information (TRICS)

TRICS 7.9.1	300322 B20.41	Database right of TRICS Consortium Limited, 2022. All rights reserved	Thursday 16/06/22
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Calculation Reference: AUDIT-756701-220616-0612

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
Category : A - OFFICE

TOTAL VEHICLES

Selected regions and areas:

03 SOUTH WEST	
BR BRISTOL CITY	1 days
GS GLOUCESTERSHIRE	1 days
WL WILTSHIRE	1 days
04 EAST ANGLIA	
CA CAMBRIDGESHIRE	2 days
NF NORFOLK	3 days
SF SUFFOLK	1 days
05 EAST MIDLANDS	
DS DERBYSHIRE	1 days
LE LEICESTERSHIRE	1 days
NR NORTHAMPTONSHIRE	1 days
06 WEST MIDLANDS	
WM WEST MIDLANDS	1 days
WO WORCESTERSHIRE	3 days
07 YORKSHIRE & NORTH LINCOLNSHIRE	
NY NORTH YORKSHIRE	2 days
WY WEST YORKSHIRE	2 days
08 NORTH WEST	
CH CHESHIRE	1 days
GM GREATER MANCHESTER	3 days
MS MERSEYSIDE	2 days
09 NORTH	
CB CUMBRIA	1 days
DH DURHAM	1 days
TV TEES VALLEY	1 days
TW TYNE & WEAR	2 days

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

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Primary Filtering selection:

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

Parameter: Gross floor area
Actual Range: 118 to 21911 (units: sqm)
Range Selected by User: 118 to 1000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/14 to 15/11/21

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	7 days
Tuesday	9 days
Wednesday	3 days
Thursday	6 days
Friday	6 days

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

Selected survey types:

Manual count	31 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	7
Edge of Town Centre	10
Suburban Area (PPS6 Out of Centre)	4
Edge of Town	9
Neighbourhood Centre (PPS6 Local Centre)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Industrial Zone	3
Commercial Zone	6
Development Zone	1
Residential Zone	3
Built-Up Zone	11
Village	1
High Street	1
No Sub Category	5

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.

Secondary Filtering selection:

Use Class:

Not Known	30 days
E(c)	1 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®.

Filter by Site Operations Breakdown:

All Surveys Included

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Secondary Filtering selection (Cont.):

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	5 days
15,001 to 20,000	4 days
20,001 to 25,000	4 days
25,001 to 50,000	11 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	4 days
50,001 to 75,000	3 days
75,001 to 100,000	1 days
100,001 to 125,000	4 days
125,001 to 250,000	9 days
250,001 to 500,000	4 days
500,001 or More	6 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	20 days
1.1 to 1.5	9 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	31 days
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This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	31 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-02-A-03 COLSTON STREET BRISTOL	ARCHITECTS		BRISTOL CITY
	Town Centre Built-Up Zone Total Gross floor area:		118 sqm	
	Survey date: MONDAY		15/11/21	Survey Type: MANUAL
2	CA-02-A-05 NEW ROAD PETERBOROUGH	OFFICES		CAMBRIDGESHIRE
	Town Centre Built-Up Zone Total Gross floor area:		8793 sqm	
	Survey date: TUESDAY		16/12/14	Survey Type: MANUAL
3	CA-02-A-06 LYNCH WOOD PETERBOROUGH	OFFICES		CAMBRIDGESHIRE
	Edge of Town Commercial Zone Total Gross floor area:		4040 sqm	
	Survey date: WEDNESDAY		19/10/16	Survey Type: MANUAL
4	CB-02-A-02 PORT ROAD CARLISLE	OFFICE		CUMBRIA
	Edge of Town Centre Industrial Zone Total Gross floor area:		925 sqm	
	Survey date: FRIDAY		24/06/16	Survey Type: MANUAL
5	CH-02-A-04 WINTERTON WAY MACCLESFIELD LYME GREEN BUSINESS PK	OFFICES		CESHIRE
	Edge of Town Commercial Zone Total Gross floor area:		3000 sqm	
	Survey date: TUESDAY		04/05/21	Survey Type: MANUAL
6	DH-02-A-03 ALDERMAN BEST WAY DARLINGTON	ENGINEERING COMPANY		DURHAM
	Edge of Town No Sub Category Total Gross floor area:		3530 sqm	
	Survey date: THURSDAY		18/10/18	Survey Type: MANUAL
7	DS-02-A-02 PRIME PARKWAY DERBY	REAL ESTATE DEVELOPERS		DERBYSHIRE
	Edge of Town Centre No Sub Category Total Gross floor area:		594 sqm	
	Survey date: THURSDAY		21/10/21	Survey Type: MANUAL
8	GM-02-A-08 FOUNTAIN STREET MANCHESTER	REGUS		GREATER MANCHESTER
	Town Centre Built-Up Zone Total Gross floor area:		3960 sqm	
	Survey date: MONDAY		26/09/16	Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

9	GM-02-A-09	LEASED OFFICES	GREATER MANCHESTER
	NEW MOUNT STREET		
	MANCHESTER		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	2500 sqm	
	Survey date: MONDAY	26/09/16	Survey Type: MANUAL
10	GM-02-A-10	ACCOUNTANTS	GREATER MANCHESTER
	CHORLEY NEW ROAD		
	BOLTON		
	HEATON		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	500 sqm	
	Survey date: MONDAY	19/04/21	Survey Type: MANUAL
11	GS-02-A-01	HM LAND REGISTRY	GLOUCESTERSHIRE
	TWYVER HOUSE		
	GLOUCESTER		
	BRUTON WAY		
	Town Centre		
	Built-Up Zone		
	Total Gross floor area:	10265 sqm	
	Survey date: FRIDAY	23/04/21	Survey Type: MANUAL
12	LE-02-A-04	COUNCIL OFFICES	LEICESTERSHIRE
	BURTON STREET		
	MELTON MOWBRAY		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	3981 sqm	
	Survey date: WEDNESDAY	30/11/16	Survey Type: MANUAL
13	MS-02-A-02	SCIENCE PARK OFFICES	MERSEYSIDE
	MOUNT PLEASANT		
	LIVERPOOL		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	11250 sqm	
	Survey date: TUESDAY	13/11/18	Survey Type: MANUAL
14	MS-02-A-03	HOMES DEVELOPER	MERSEYSIDE
	ALDERMAN ROAD		
	LIVERPOOL		
	Suburban Area (PPS6 Out of Centre)		
	No Sub Category		
	Total Gross floor area:	1200 sqm	
	Survey date: TUESDAY	20/04/21	Survey Type: MANUAL
15	NF-02-A-02	FINANCIAL PLANNERS	NORFOLK
	NORTH QUAY		
	GREAT YARMOUTH		
	Edge of Town Centre		
	Commercial Zone		
	Total Gross floor area:	894 sqm	
	Survey date: MONDAY	11/09/17	Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

16	NF-02-A-03	OFFICES	NORFOLK
	NORTH QUAY		
	GREAT YARMOUTH		
	Edge of Town Centre		
	Commercial Zone		
	Total Gross floor area:	5500 sqm	
	Survey date: TUESDAY	12/09/17	Survey Type: MANUAL
17	NF-02-A-04	BUILDING CONSULTANT	NORFOLK
	WHITING ROAD		
	NORWICH		
	Edge of Town		
	Commercial Zone		
	Total Gross floor area:	500 sqm	
	Survey date: WEDNESDAY	13/11/19	Survey Type: MANUAL
18	NR-02-A-01	OFFICES	NORTHAMPTONSHIRE
	THE LAKES		
	NORTHAMPTON		
	Edge of Town		
	Commercial Zone		
	Total Gross floor area:	9225 sqm	
	Survey date: THURSDAY	22/10/20	Survey Type: MANUAL
19	NY-02-A-01	SOLICITORS	NORTH YORKSHIRE
	NORTH PARK ROAD		
	HARROGATE		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	178 sqm	
	Survey date: THURSDAY	04/10/18	Survey Type: MANUAL
20	NY-02-A-02	DISTRICT COUNCIL OFFICES	NORTH YORKSHIRE
	STATION ROAD		
	RICHMOND		
	Edge of Town Centre		
	No Sub Category		
	Total Gross floor area:	1930 sqm	
	Survey date: THURSDAY	14/03/19	Survey Type: MANUAL
21	SF-02-A-03	OFFICES	SUFFOLK
	WHITE HOUSE ROAD		
	IPSWICH		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	2800 sqm	
	Survey date: THURSDAY	24/09/20	Survey Type: MANUAL
22	TV-02-A-05	CHEMICAL COMPANY	TEES VALLEY
	HANZARD DRIVE		
	NEAR BILLINGHAM		
	WYNYARD		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total Gross floor area:	5110 sqm	
	Survey date: FRIDAY	04/09/20	Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

23	TW-02-A-07	OFFICES	TYNE & WEAR
	MULGRAVE TERRACE		
	GATESHEAD		
	Town Centre		
	Built-Up Zone		
	Total Gross floor area:	2090 sqm	
	Survey date: MONDAY	13/06/16	Survey Type: MANUAL
24	TW-02-A-08	HOUSING ASSOCIATION OFFICE	TYNE & WEAR
	BENTON PARK ROAD		
	NEWCASTLE UPON TYNE		
	Longbenton		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	4800 sqm	
	Survey date: FRIDAY	19/10/18	Survey Type: MANUAL
25	WL-02-A-01	PET INSURANCE COMPANY	WILTSHIRE
	THE CRESCENT		
	AMESBURY		
	SUNRISE WAY		
	Edge of Town		
	Development Zone		
	Total Gross floor area:	2500 sqm	
	Survey date: TUESDAY	18/09/18	Survey Type: MANUAL
26	WM-02-A-04	OFFICE	WEST MIDLANDS
	BOURNVILLE LANE		
	BIRMINGHAM		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	1800 sqm	
	Survey date: TUESDAY	10/11/15	Survey Type: MANUAL
27	WO-02-A-01	OFFICES	WORCESTERSHIRE
	ST MARY'S STREET		
	WORCESTER		
	Town Centre		
	Built-Up Zone		
	Total Gross floor area:	22657 sqm	
	Survey date: FRIDAY	23/05/14	Survey Type: MANUAL
28	WO-02-A-02	OFFICE	WORCESTERSHIRE
	MOOR STREET		
	WORCESTER		
	Edge of Town Centre		
	Built-Up Zone		
	Total Gross floor area:	2000 sqm	
	Survey date: MONDAY	14/11/16	Survey Type: MANUAL
29	WO-02-A-03	IT SERVICES	WORCESTERSHIRE
	STOURPORT ROAD		
	KIDDERMINSTER		
	Edge of Town		
	Industrial Zone		
	Total Gross floor area:	5945 sqm	
	Survey date: TUESDAY	13/10/20	Survey Type: MANUAL
30	WY-02-A-04	INSURANCE COMPANY	WEST YORKSHIRE
	BRADFORD ROAD		
	CLECKHEATON		
	Town Centre		
	High Street		
	Total Gross floor area:	442 sqm	
	Survey date: FRIDAY	23/09/16	Survey Type: MANUAL

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LIST OF SITES relevant to selection parameters (Cont.)

31	WY-02-A-05	OFFICES	WEST YORKSHIRE
	PIONEER WAY		
	CASTLEFORD		
	WHITWOOD		
	Edge of Town		
	No Sub Category		
	Total Gross floor area:	1230 sqm	
	Survey date: TUESDAY	23/05/17	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.

Transport Statement

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TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE

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 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	28	3915	0.068	28	3915	0.012	28	3915	0.080
07:30 - 08:00	28	3915	0.210	28	3915	0.031	28	3915	0.241
08:00 - 08:30	30	3675	0.344	30	3675	0.036	30	3675	0.380
08:30 - 09:00	31	3748	0.419	31	3748	0.060	31	3748	0.479
09:00 - 09:30	31	3748	0.319	31	3748	0.062	31	3748	0.381
09:30 - 10:00	31	3748	0.159	31	3748	0.064	31	3748	0.223
10:00 - 10:30	31	3748	0.100	31	3748	0.059	31	3748	0.159
10:30 - 11:00	31	3748	0.083	31	3748	0.054	31	3748	0.137
11:00 - 11:30	31	3748	0.057	31	3748	0.042	31	3748	0.099
11:30 - 12:00	31	3748	0.057	31	3748	0.063	31	3748	0.120
12:00 - 12:30	31	3748	0.071	31	3748	0.136	31	3748	0.207
12:30 - 13:00	31	3748	0.103	31	3748	0.124	31	3748	0.227
13:00 - 13:30	31	3748	0.106	31	3748	0.118	31	3748	0.224
13:30 - 14:00	31	3748	0.123	31	3748	0.081	31	3748	0.204
14:00 - 14:30	31	3748	0.078	31	3748	0.072	31	3748	0.150
14:30 - 15:00	31	3748	0.058	31	3748	0.096	31	3748	0.154
15:00 - 15:30	31	3748	0.057	31	3748	0.099	31	3748	0.156
15:30 - 16:00	31	3748	0.041	31	3748	0.113	31	3748	0.154
16:00 - 16:30	31	3748	0.057	31	3748	0.212	31	3748	0.269
16:30 - 17:00	31	3748	0.059	31	3748	0.239	31	3748	0.298
17:00 - 17:30	31	3748	0.035	31	3748	0.412	31	3748	0.447
17:30 - 18:00	31	3748	0.034	31	3748	0.238	31	3748	0.272
18:00 - 18:30	28	4083	0.017	28	4083	0.183	28	4083	0.200
18:30 - 19:00	28	4083	0.014	28	4083	0.051	28	4083	0.065
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			2.669			2.657			5.326

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.

Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.

Transport Statement

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Parameter summary

Trip rate parameter range selected:	118 - 21911 (units: sqm)
Survey date date range:	01/01/14 - 15/11/21
Number of weekdays (Monday-Friday):	31
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
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.

Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.

Transport Statement

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Calculation Reference: AUDIT-756701-220616-0646

TRIP RATE CALCULATION SELECTION PARAMETERS:

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

TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
HF	HERTFORDSHIRE	2 days
03	SOUTH WEST	
DC	DORSET	1 days
DV	DEVON	1 days
04	EAST ANGLIA	
SF	SUFFOLK	1 days
05	EAST MIDLANDS	
DS	DERBYSHIRE	1 days
LE	LEICESTERSHIRE	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
RI	EAST RIDING OF YORKSHIRE	1 days
08	NORTH WEST	
MS	MERSEYSIDE	2 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 30 (units:)
Range Selected by User: 6 to 30 (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 09/06/21

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	3 days
Tuesday	2 days
Wednesday	3 days
Friday	2 days

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

Selected survey types:

Manual count	10 days
Directional ATC Count	0 days

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

Selected Locations:

Edge of Town Centre	2
Suburban Area (PPS6 Out of Centre)	4
Edge of Town	3
Neighbourhood Centre (PPS6 Local Centre)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.

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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.

Secondary Filtering selection:

Use Class:

C3	10 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 500m Range:

All Surveys Included

Population within 1 mile:

10,001 to 15,000	3 days
20,001 to 25,000	6 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:

50,001 to 75,000	3 days
125,001 to 250,000	4 days
250,001 to 500,000	2 days
500,001 or More	1 days

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

Car ownership within 5 miles:

0.5 or Less	1 days
0.6 to 1.0	5 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.

Travel Plan:

Yes	2 days
No	8 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	10 days
-----------------	---------

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions
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Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.

Transport Statement

LIST OF SITES relevant to selection parameters (Cont.)

9	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
10	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

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

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Transport Statement

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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	10	22	0.059	10	22	0.176	10	22	0.235
08:00 - 09:00	10	22	0.086	10	22	0.231	10	22	0.317
09:00 - 10:00	10	22	0.149	10	22	0.127	10	22	0.276
10:00 - 11:00	10	22	0.072	10	22	0.145	10	22	0.217
11:00 - 12:00	10	22	0.095	10	22	0.086	10	22	0.181
12:00 - 13:00	10	22	0.086	10	22	0.063	10	22	0.149
13:00 - 14:00	10	22	0.095	10	22	0.113	10	22	0.208
14:00 - 15:00	10	22	0.095	10	22	0.109	10	22	0.204
15:00 - 16:00	10	22	0.109	10	22	0.081	10	22	0.190
16:00 - 17:00	10	22	0.167	10	22	0.109	10	22	0.276
17:00 - 18:00	10	22	0.204	10	22	0.086	10	22	0.290
18:00 - 19:00	10	22	0.131	10	22	0.086	10	22	0.217
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			1.348			1.412			2.760

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.

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Parameter summary

Trip rate parameter range selected:	9 - 30 (units:)
Survey date range:	01/01/14 - 09/06/21
Number of weekdays (Monday-Friday):	10
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

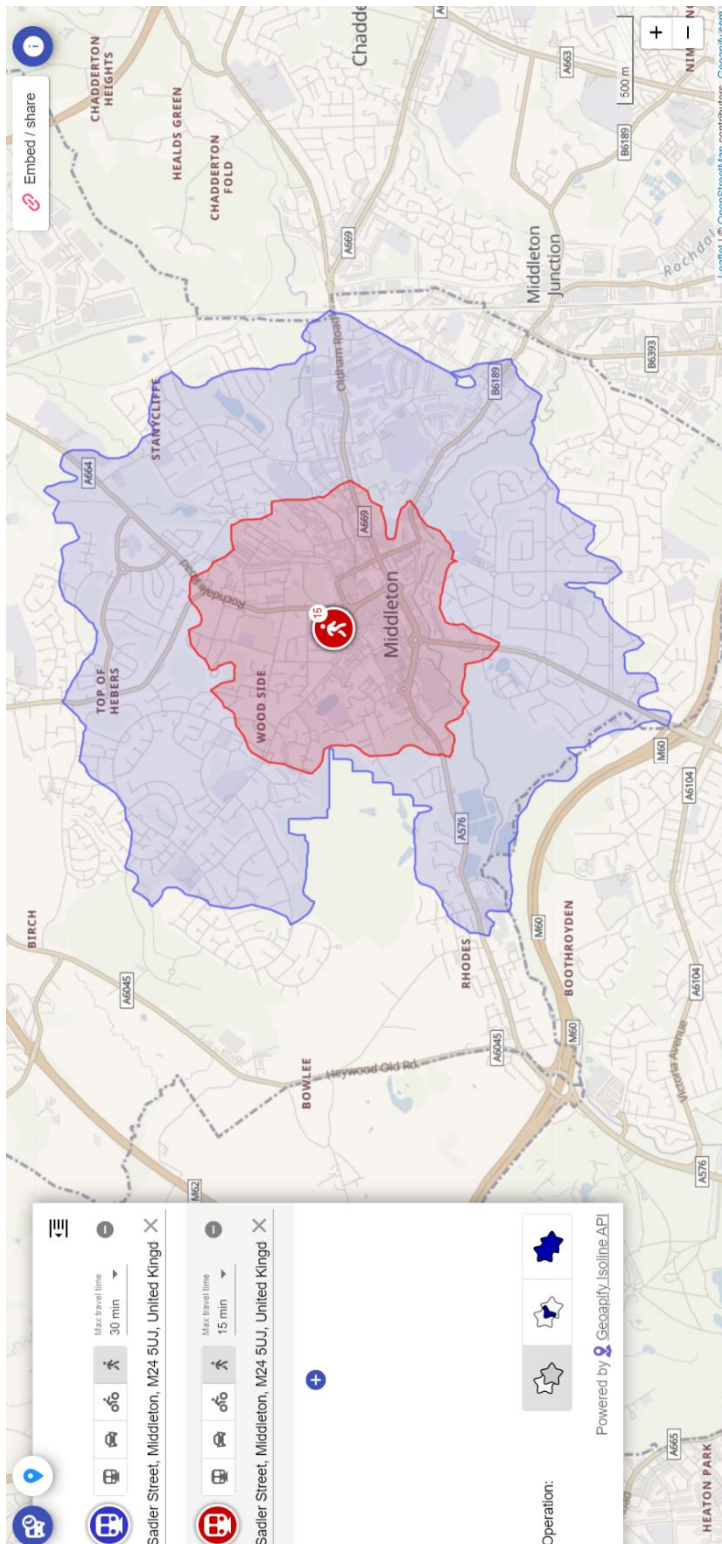
This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected 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.

**Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to
comprise 3 number offices and 15 number apartments.**

Transport Statement

Appendix 4 – 15 and 30 Minute Sustainable Transport Isochrones

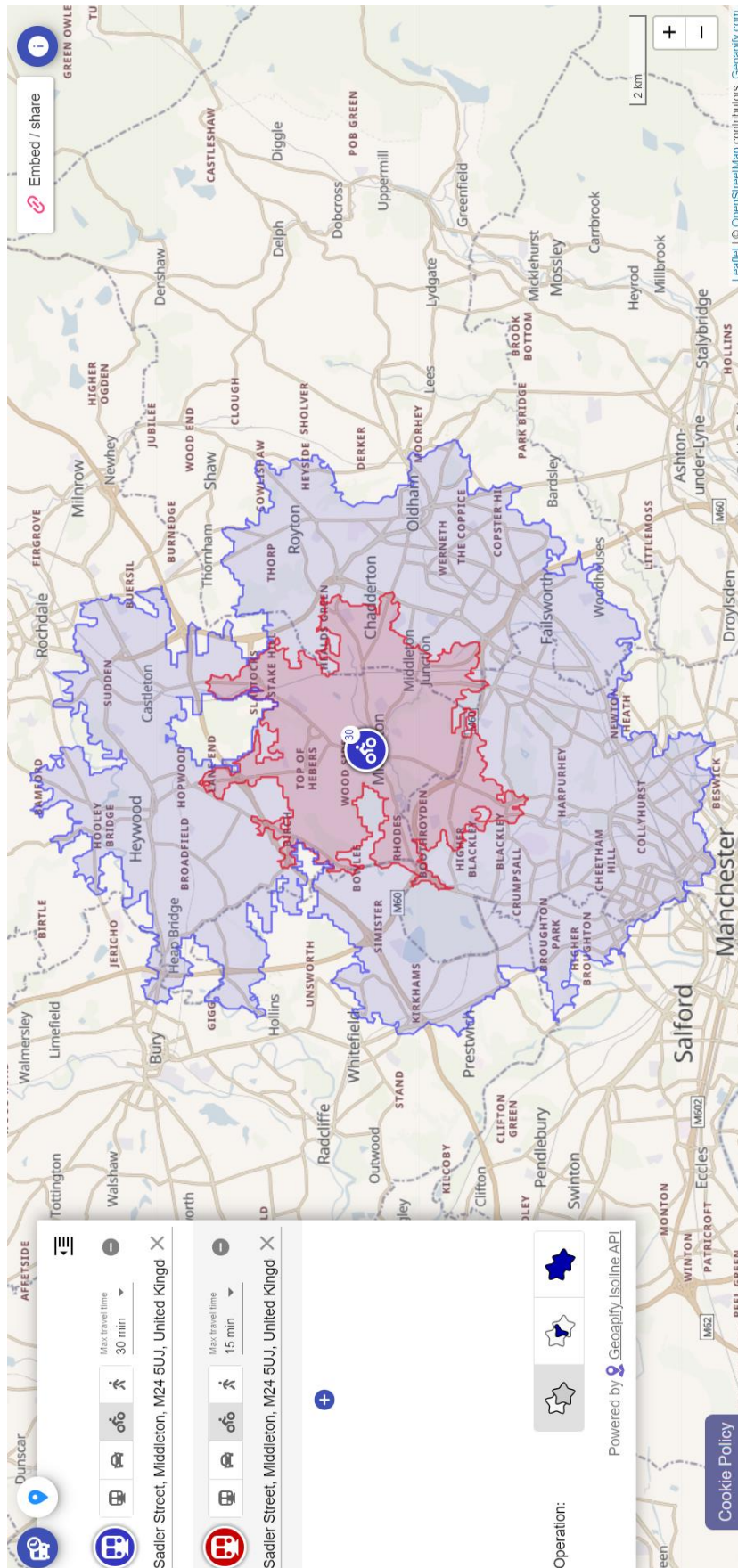
Walking



Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to comprise 3 number offices and 15 number apartments.

Transport Statement

Cycling



**Redevelopment of 18 Sadler St, Middleton, Manchester M24 5UG to
comprise 3 number offices and 15 number apartments.**

Transport Statement

Public Transport

