

Technical Note

Date: 30 July 2026

Project: 825 Manchester Road, Whitefield, Bury

Title: Change of Use Application

1. Introduction

Background

- 1.1 SK has been appointed to prepare a Technical Note that examines the introduction of a veterinary practice (Class E(e)) at 825 Manchester Road in the Whitefield area of Bury.
- 1.2 The site currently comprises of a building, with a floor area of 158.6sqm, and associated external parking. The building is currently in active use as a restaurant with take-away service. A recent certificate of lawfulness states that the larger unit is a mixed-use premises part of which falls within Class E(b) (the restaurant), with the remainder being Sui Generis (hot food takeaway). Therefore, the applicant has been advised that a change of use application is required for the site.

Purpose

- 1.3 This Technical Note sets out the background context to the site, including a qualitative review of the local transport network and information on current site access and parking associated with the site. Details of the proposed development area also set out, including the operation of the veterinary practice, parking arrangements, and vehicle access arrangements. An assessment is also made of the traffic flows currently associated with the existing and future use of the building. For completeness consideration is also given to the parking accumulation assessment has also been undertaken.
- 1.4 The report includes the following appendices:
 - Appendix A: Site Access Layout
 - Appendix B: Proposed Development Layout
 - Appendix C: Swept Path Analysis
 - Appendix D: TRICS Output

2. Baseline Site Context

Site Location

- 2.1 The location of the site is shown on Figure 2.1. The site is located to the east of Manchester Road (A56).



Figure 2.1: Site Location

[source: [ISO4app](#) and [OpenStreetMap Foundation](#) licensed under the [Open Database License](#)]

Existing Site Use

- 2.2 As noted earlier, the site is currently occupied by a restaurant with takeaway.
- 2.3 Vehicle access to the site is provided from a kerbed priority junction on Manchester Road with a width of 9m. The access is located on the outside of a bend on Manchester Road which affords good visibility in both directions. The existing access arrangement and visibility splays are shown in Appendix A.
- 2.4 The existing kerbs at the access are low upstand but no tactile paving is present.
- 2.5 16 parking spaces area provided within the site, with seven are located to the north of the restaurant and nine located to the south of the site.
- 2.6 Bins are currently stored at the southern end of the site. It is understood that refuse collection and other deliveries associated with the site occur from kerbside, which is permitted in the current Traffic Regulation Order controls.

Local Transport Network

- 2.7 The extent of adopted highway bounding the site is shown in Figure 2.2.



Figure 2.2: Adopted Highway Extents
[source: Bury Council]

- 2.8 Manchester Road routes north-south past the site providing access to Bury in the north and Whitefield in the south. In the vicinity of the site, the road is 11.5m wide. On the site side the footway is 2m wide on the north side of the site access, widening to 2.5m on the south side. The western footway is 2.8m wide.

Traffic Regulation Orders

- 2.9 Manchester Road has double yellow line Traffic Regulation Order (TRO) controls on both sides of the road, with no loading restrictions.

Sustainable Connectivity

- 2.10 As noted earlier, footways are provided on both sides of Manchester Road. Figure 2.3 shows that Manchester Road also has an on-road cycle route.



Figure 2.3: Active Travel Network
[source: Transport for Greater Manchester]

- 2.11 Manchester Road is a bus route corridor. The southbound bus stop is located just outside the site, and the northbound bus stop is circa 150m from the site. Figure 2.4 shows the bus routes serving the site.

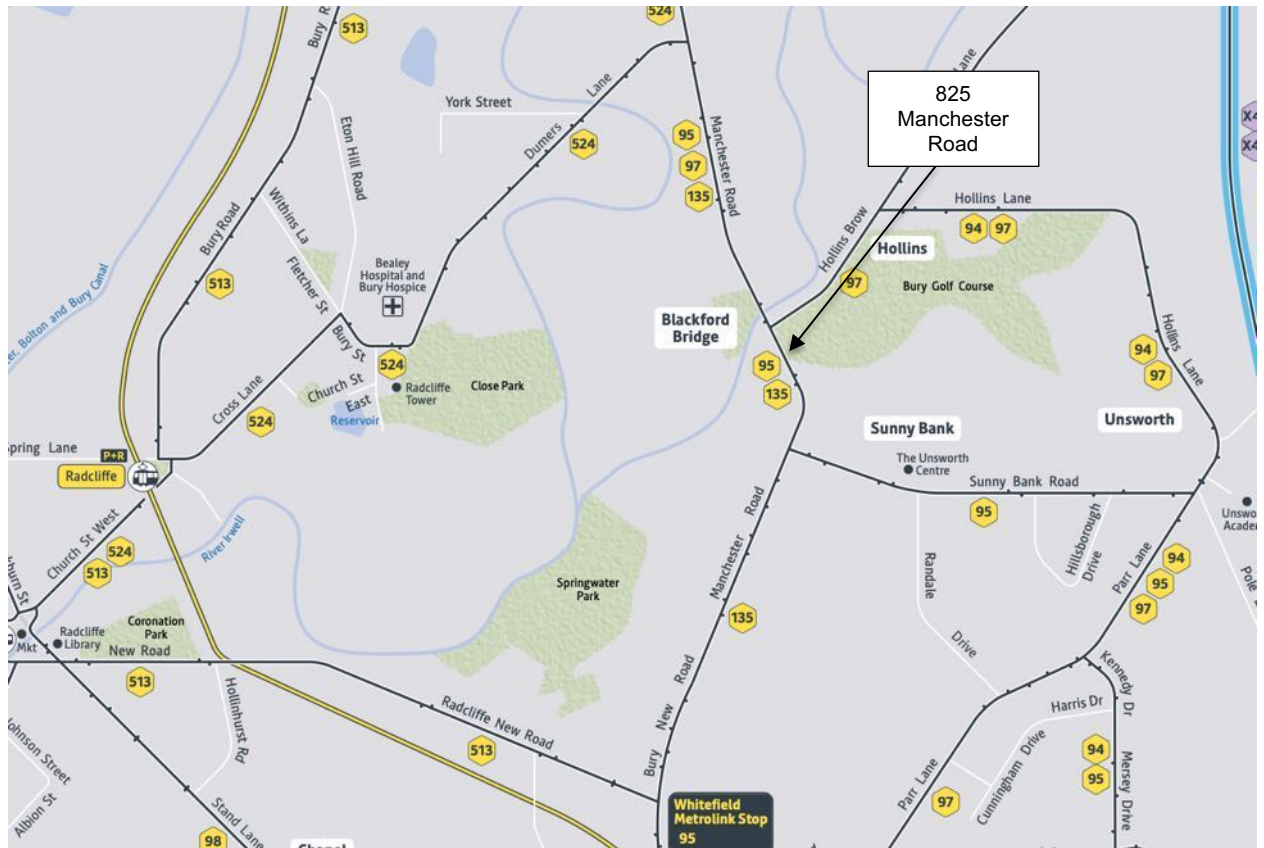


Figure 2.4: Public Transport Network
[source: Transport for Greater Manchester]

2.12 Figure 2.3 shows that the site is served by routes 95 and 135. Table 2.1 provides a summary of the routes and frequencies of service.

Route		Mon-Fri Frequency (buses per hour/each way)		First & Last Bus Times	
		Peak Hour	Daytime	First Bus	Last Bus
95	Bury – Whitefield – Prestwich – Pendleton	2	2	06:23	21:53
135	Bury – Whitefield – Cheetham Hill – Manchester	6	6	04:30	23:30

Table 2.1: Bus Services
[source: Transport for Greater Manchester]

Road Safety Patterns

- 2.13 The Transport for Greater Manchester (TfGM) Accident Database has been reviewed to establish road safety patterns in the vicinity of the site. Figure 2.5 shows collisions for a five-year period to 31 December 2025.
- 2.14 Figure 2.5 shows that there have been no collisions at the site access or on approach to the site during the five-year period assessed.
- 2.15 There has been a single collision in the area shown, this occurred 190m to the north of the site access. The collision was classified as slight and occurred in 2021.

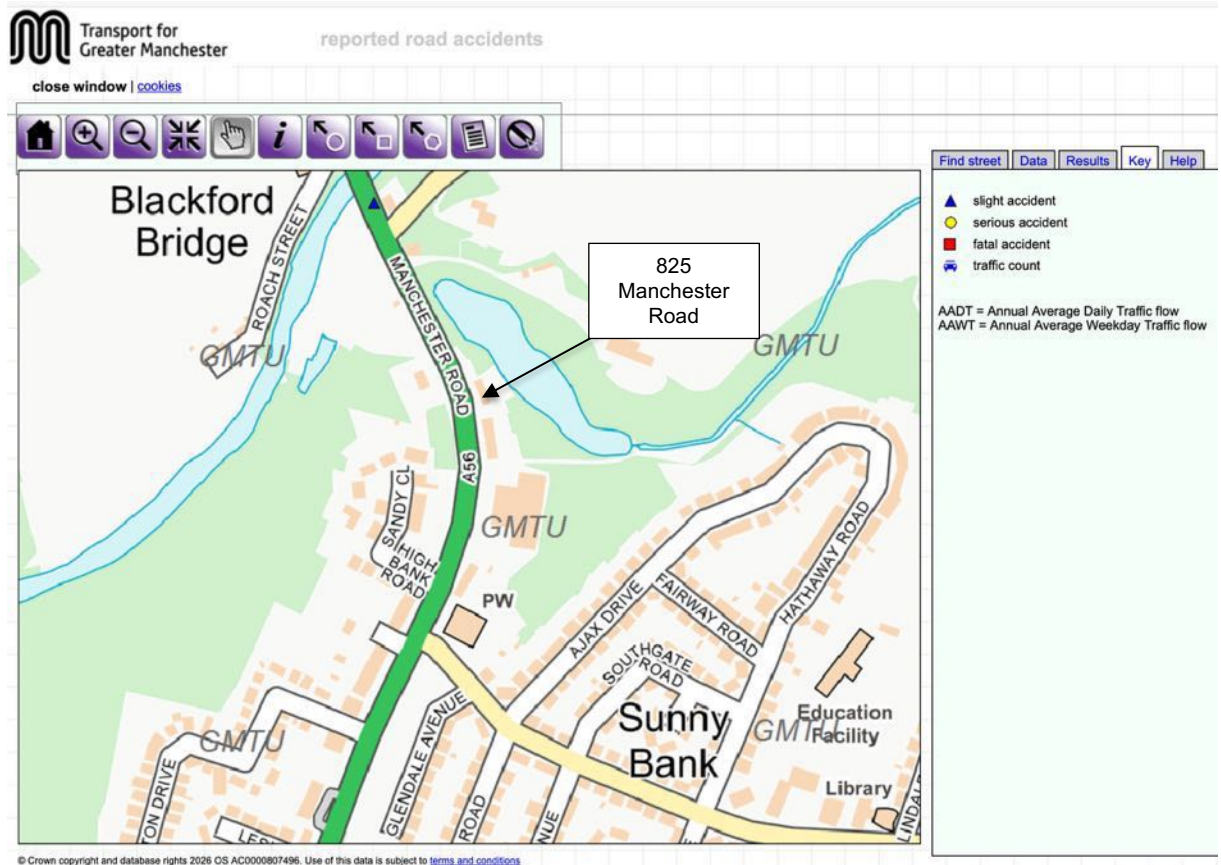


Figure 2.5: Road Safety Patterns
[source: Transport for Greater Manchester]

3. Development Proposal

- 3.1 The proposed layout is attached as Appendix B.
- 3.2 The change of use application seeks consent for use of the site as a veterinary practice (Class E(e)).
- 3.3 Internal modifications are proposed to the building, but no extensions are proposed to the total building floor area so this will remain 159.6sqm. There will be two consulting rooms.
- 3.4 The applicant has advised that there will be four staff on site at any one time
- 3.5 External modifications are proposed to the building, including new proposed ramped access with replacement entrance door, replacement external doors on the front elevation (x2), new external door opening to the side elevation, proposed walkway re-instated to the rear of the building, and rear elevation door replaced and new window formed.
- 3.6 It is proposed that tactile paving be provided at the access to assist pedestrian movement on Manchester Road.
- 3.7 BC's adopted parking standards for Class E(e) are as follows:
 - Standard Cars: 1 space per 2 staff + 4 spaces per consulting room
 - Disabled: 6% of total/minimum of 1 space (per paragraph 4.9)
 - Long Stay Cycles: 1 secure covered space and locker per 4 staff
 - Short Stay Cycles: 1 space per 50sqm
- 3.8 The above equates to the following, which is accommodated in the layout.
 - Cars: 10 car spaces, of which 1 disabled
 - Long Stay Cycles: 1 covered/secure cycle space and 1 locker
 - Short Stay Cycles: 3 uncovered cycle spaces

- 3.9 The bin store will be located to the rear of the site. The applicant has confirmed that bin collection will be undertaken by private contract and typically its premises attract one waste collection and one clinical waste collection movement per week. In line with existing arrangements and the TRO outside the site, refuse collection will occur from kerbside.
- 3.10 The applicant has advised that a small van will access the site every morning to undertake deliveries. A swept path has been undertaken and is shown in Appendix C.

4. Impact Assessment

Development Trip Generation

- 4.1 TRICS has been used to establish traffic flows associated with the development. The TRICS output is attached as Appendix D, with a summary provided below.

Trip Rate (per 100sqm)	Total Vehicle			OGV		
	In	Out	Total	In	Out	Total
AM Peak Hour	2.5	0.625	3.125	0	0	0
PM Peak Hour	2.5	2.75	5.25	0	0	0
Daily	20.625	20.741	41.366	0.375	0.375	0.75
Trips	Total Vehicle			OGV		
	In	Out	Total	In	Out	Total
AM Peak Hour	4	1	5	0	0	0
PM Peak Hour	4	4	8	0	0	0
Daily	33	33	66	1	1	2

Table 4.1: Development Trip Rates & Traffic Flows

- 4.2 Table 4.1 shows that the development will not be associated with a significant level of traffic, with total peak hour flows of five and eight. This level of traffic will not cause an impact on site access or highway operation.

Traffic Impact

- 4.3 The site is currently a restaurant with takeaway facility; a review has been made of TRICS to establish typical flows associated with this use. The TRICS output is attached as Appendix D, with a summary provided below.

Trip Rate (per 100sqm)	Total Vehicle			OGV		
	In	Out	Total	In	Out	Total
AM Peak Hour	0	0	0	0	0	0
PM Peak Hour	5.693	5.446	11.139	0	0	0
Daily	56.387	56.074	112.461	3.704	3.704	7.408
Trips	Total Vehicle			OGV		
	In	Out	Total	In	Out	Total
AM Peak Hour	0	0	0	0	0	0
PM Peak Hour	9	9	18	0	0	0
Daily	90	89	179	6	6	12

Table 4.2: Existing Trip Rates & Traffic Flows

- 4.4 Table 4.2 shows that other than in the AM peak hour, the existing restaurant use is associated with more traffic than a veterinary practice. As shown earlier, even though AM peak hour flows will increase as a result of the development this is only five vehicles, which is lower than the existing use PM peak (18 vehicles) and is not a significant flow level. Over the course of a day the existing use potentially generates almost three times as many movements as can be expected for the proposed use. Based on this, the development is not considered to result in an intensification of use of the vehicle access junction. It is further noted that there have been no recorded collisions at the site access junction and that it currently provides sufficient visibility.

Parking Accumulation

- 4.5 A parking accumulation has been undertaken to review the level of parking demand associated with the development. This shows a maximum demand for eight spaces, which aligns well with the parking standard requirements.

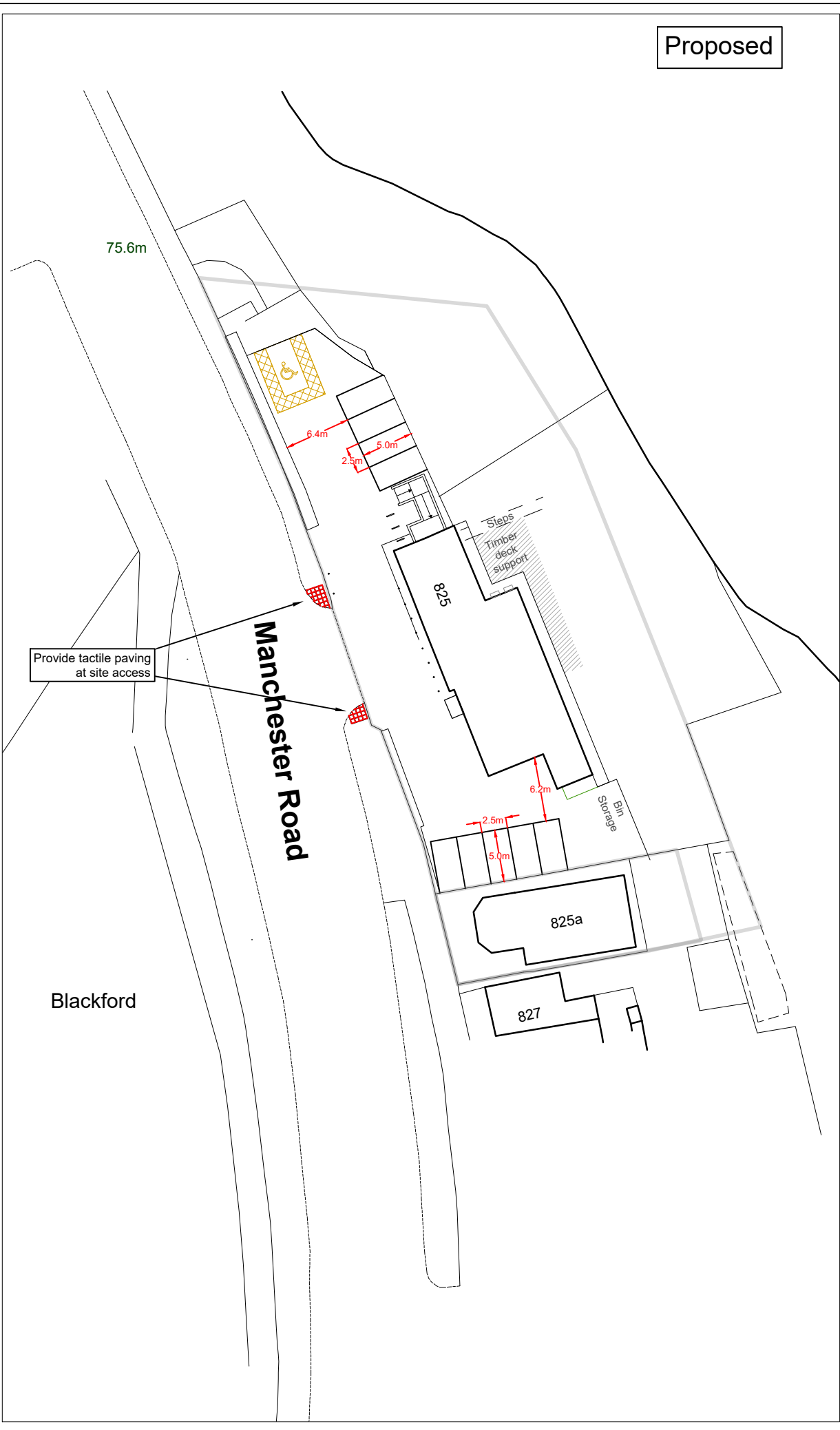
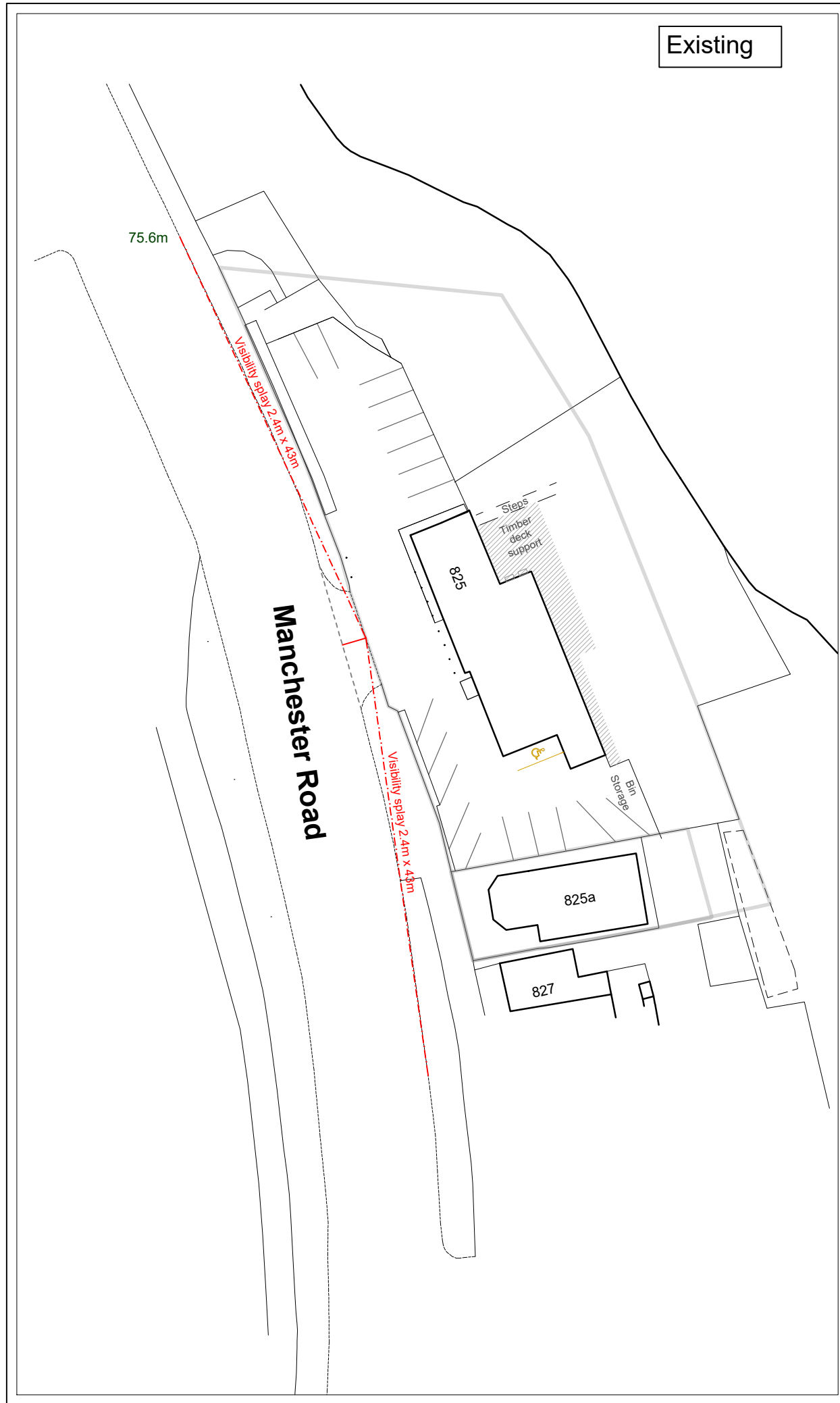
	In	Out	Total	Parking
07:00-08:00	3	0	3	3
08:00-09:00	6	2	8	7
09:00-10:00	4	4	9	7
10:00-11:00	3	4	8	6
11:00-12:00	3	3	6	7
12:00-13:00	3	3	6	6
13:00-14:00	5	4	9	8
14:00-15:00	7	8	15	7
15:00-16:00	5	7	12	5
16:00-17:00	6	7	13	4
17:00-18:00	3	3	6	4
18:00-19:00	3	5	7	2
19:00-20:00	0	2	2	0

Table 4.3: Development Parking Demand

5. Conclusions

- 5.1 SK has been appointed to review the transport implications of a change of use application at 825 Manchester Road. The application proposes the change of use of an existing restaurant with takeaway service (Class E(b) and Sui Generis) to a veterinary surgery (Use Class E(e)).
- 5.2 The assessment confirms that the site is well located for access by all modes, including for access to walking, cycling and public transport routes. The site access junction is an existing arrangement that provides sufficient visibility for the posted speed limit and has no road safety issues.
- 5.3 The proposal will modify the building internals and will modify the external areas but does not propose any changes to the total building floor area, which will remain 159.6sqm. External modifications include changes to the site parking arrangements, the provision of cycle parking and the introduction of tactile paving at the site access junction. Service access arrangements will continue in line with existing provision.
- 5.4 Other than the tactile paving, no other modifications are proposed to the site access junction as this report confirms that sufficient visibility is available at the junction, there are no road safety issues and that the proposal will not intensify use of the access junction.

Appendix A



THIS DRAWING MAY BE USED ONLY FOR
THE PURPOSE INTENDED AND ONLY
WRITTEN DIMENSIONS SHALL BE USED

NOTES
Layout subject to detailed design
and confirmation of statutory
undertakers' equipment.

Revision Details	By	Date	Suffix
	Check		

Drawing Number
SK22668-003

825 Manchester Rd, Bury

Drawing Title
**Existing & Proposed Site Layout
with Access Visibility Splay &
Proposed Access Works**

Scale at A3
1:500

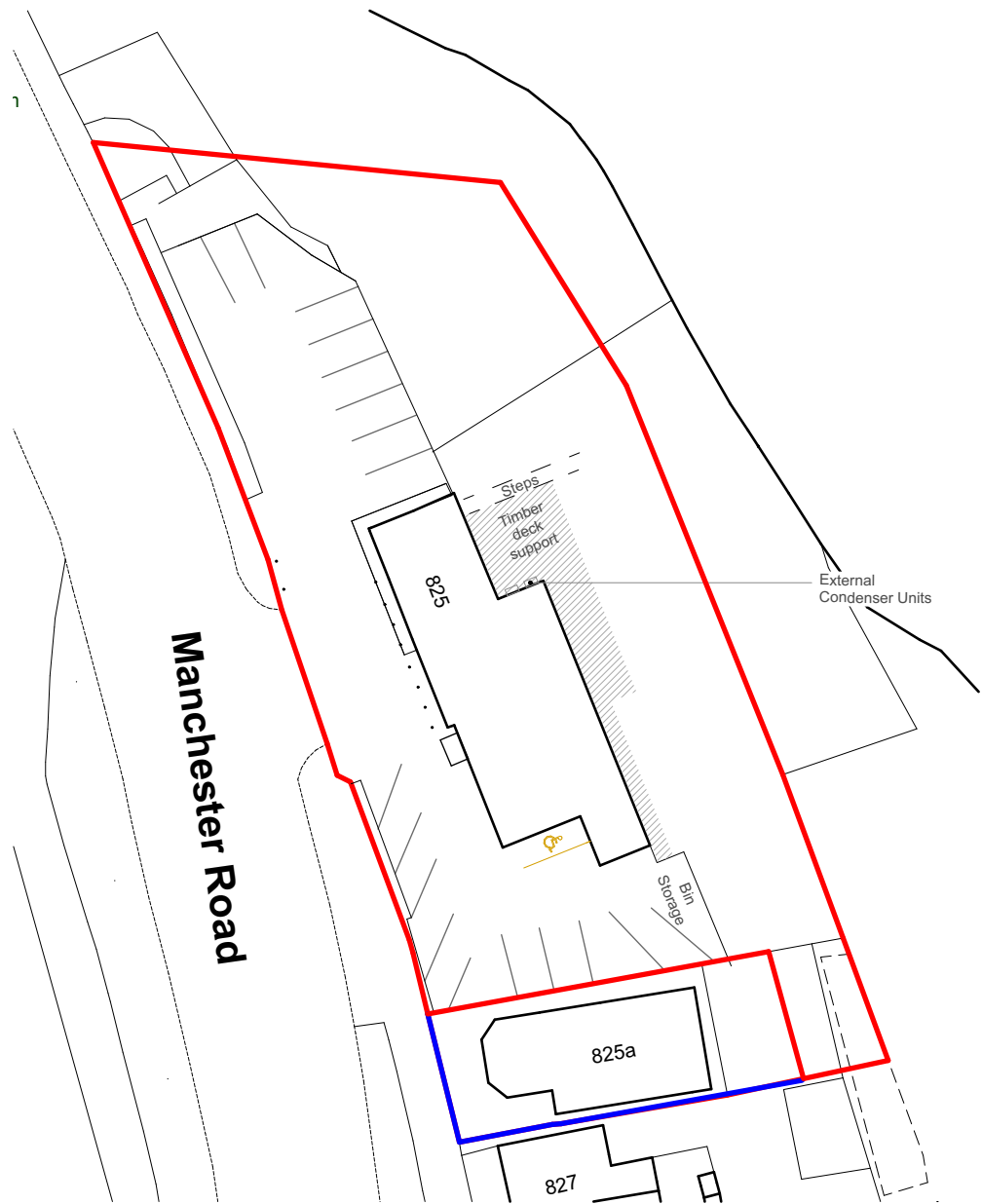
Drawn JAT	Approved LGS
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Check LGS	Date 30.07.26
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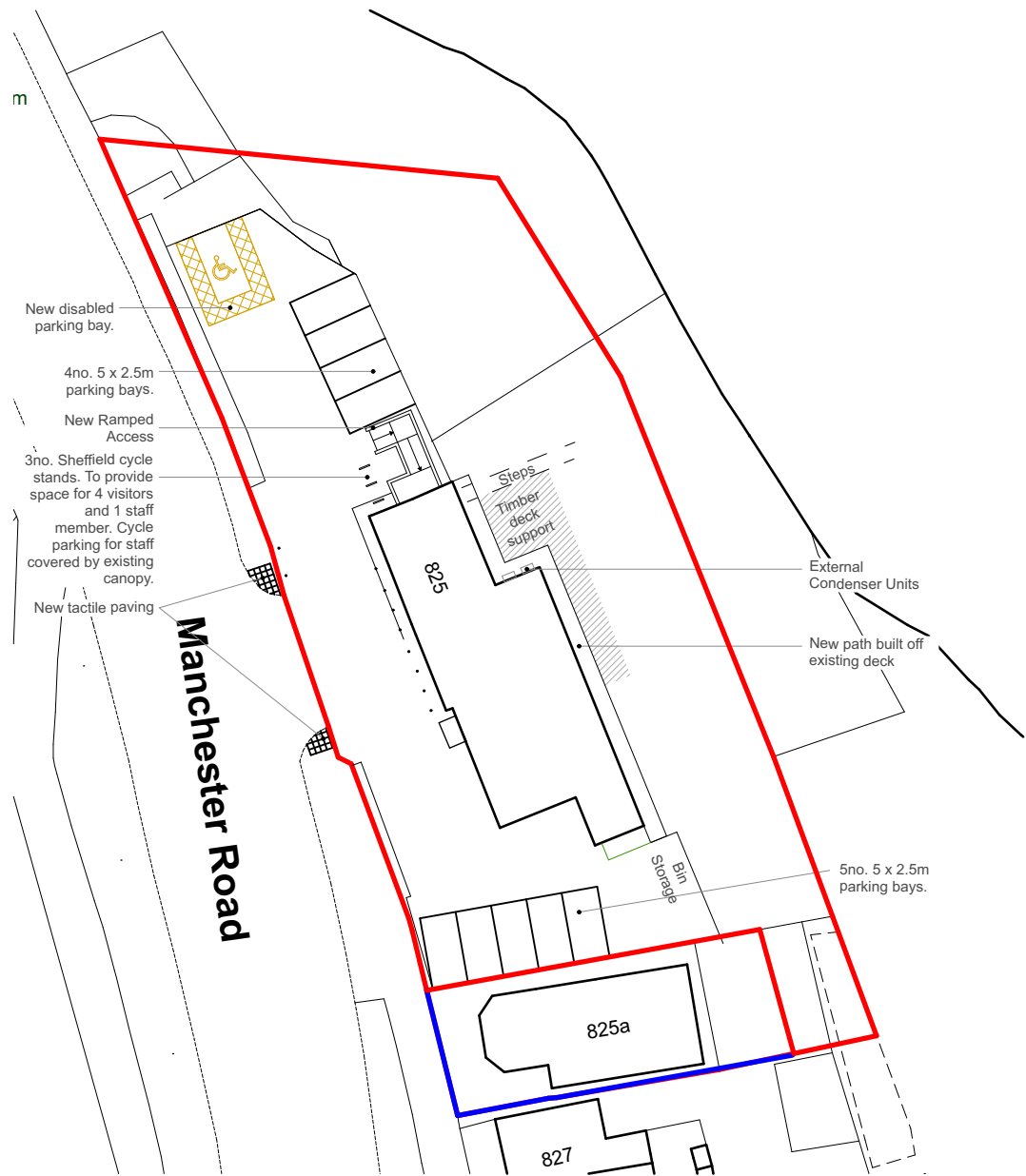
Appendix B

General notes
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Drawings based off OS survey data (Mapping contents © Crown copyright and database rights 2026 Ordnance Survey 100035207). Existing car parking layout taken from google mapping imagery. Full topographical survey not undertaken.

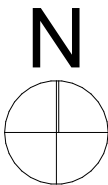
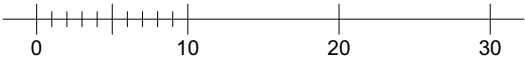


Existing Site Plan 1:500



Proposed Site Plan 1:500

— Site Boundary
— Land under the same ownership



B	29/07/26	Carpark layout updated.	OF	OF
A	26/07/26	Site boundary line amended.	OF	OF
-	21/07/26	First Issue	OF	OF

Revision	Date	Description	By	Ck
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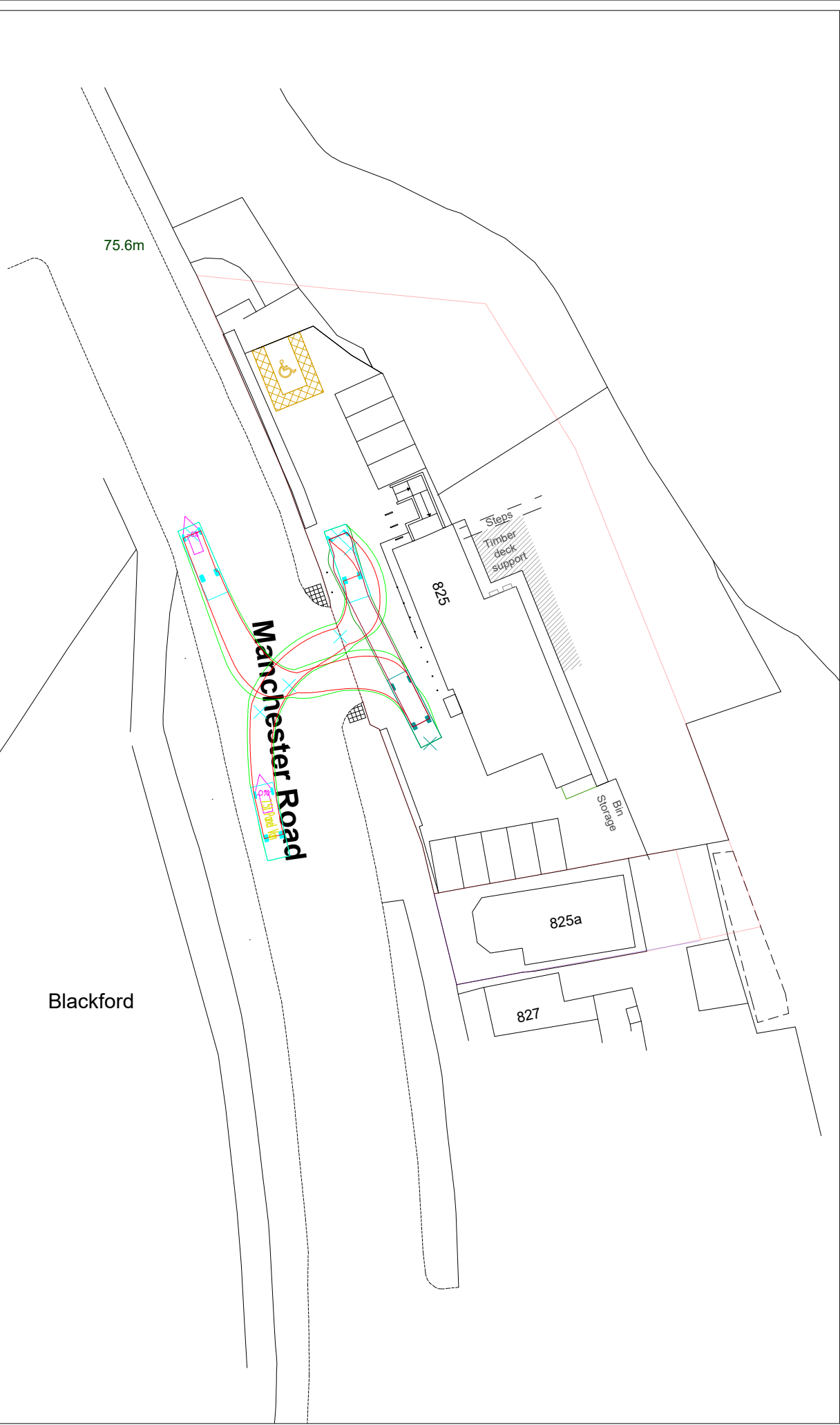
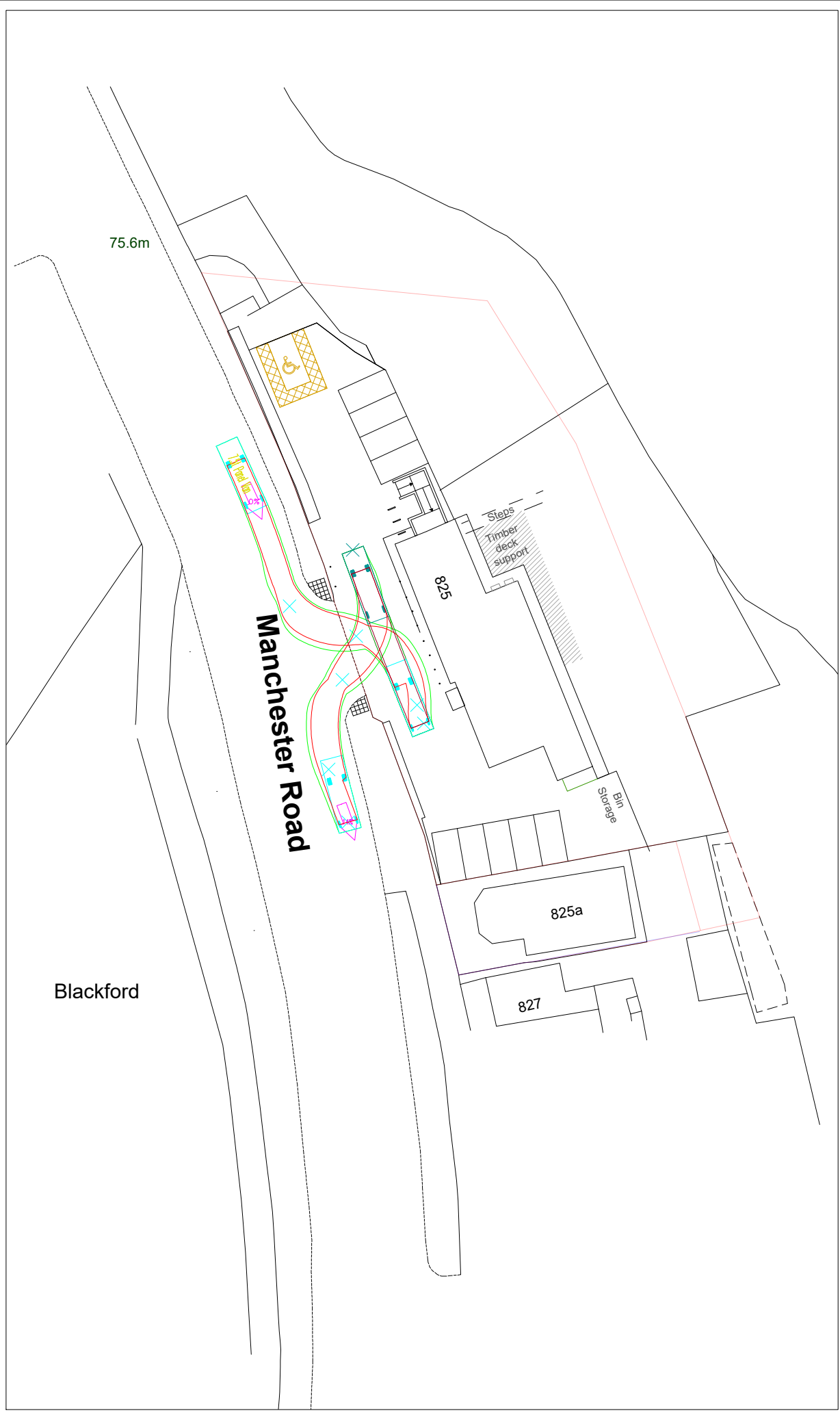
olivia@wagtail-architects.co.uk
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arb Architects Registration Board
REG NO: 0974707

RIBA Chartered Architect

Client	Prima Vets Ltd		
Project	825 Manchester Rd		
Layout Title	Site Plans		
Scale(s)	Purpose of Issue		
1:500 / A3	PLANNING		
Drawing Number	Revision		
825 Manchester Road-02	B		

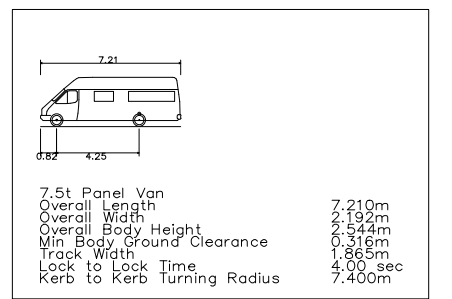
Appendix C



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WRITTEN DIMENSIONS SHALL BE USED

NOTES

Vehicle Profile



Revision Details	By	Date	Suffix
	Check		

Drawing Number
SK22668-004

825 Manchester Rd, Bury

Drawing Title
**Swept Path Analysis
Long Wheelbase Van 7.5T**

Scale at A3
1:500

Drawn JAT	Approved LGS
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Check LGS	Date 30.07.26
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Appendix D

Audit Code: ba8b1ad2-3e7a-4443-a903-8404b0e603de

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 06 - HOTEL, FOOD & DRINK
Category: G - TAKE-AWAY SHOPS (eg. fish bars etc)

Selected Vehicle Type: Total Vehicles

**BOLD print indicates peak (busiest) period*

Selected regions and areas:

06	WEST MIDLANDS	
	HE	HEREFORDSHIRE
	ST	STAFFORDSHIRE
	TE	TELFORD & WREKIN
	WM	WEST MIDLANDS
09	NORTH	
	TW	TYNE & WEAR
11	SCOTLAND	
	FA	FALKIRK
	GC	GLASGOW CITY
17	ULSTER (NORTHERN IRELAND)	
	AN	ANTRIM

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

Audit Code: ba8b1ad2-3e7a-4443-a903-8404b0e603de

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:	GFA
Actual Range:	27 to 500 (units:sqm)
Range Selected by User:	27 to 500 (units:sqm)
Parking Spaces Range:	0 - 16

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	01/01/07 to 24/11/25

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	1 days
Tuesday	1 days
Wednesday	4 days
Thursday	1 days
Friday	2 days

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

Selected survey types:

Manual count	9
Direction ATC Count	0

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	8 days
Edge of Town	1 days

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	1 days
High Street	1 days
Residential Zone	7 days

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 Vehicle Counts:

Servicing vehicles Included	2 days
Servicing vehicles Unknown	7 days

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Secondary Filtering Selection:

Use Class:

Sui Generis

9 surveys

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:

1500 - 5753

Population within 1 mile:

5,001 to 10,000	1 surveys
10,001 to 15,000	2 surveys
15,001 to 20,000	1 surveys
20,001 to 25,000	1 surveys
25,001 to 50,000	4 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

50,001 to 75,000	1 surveys
75,001 to 100,000	2 surveys
100,001 to 125,000	1 surveys
125,001 to 250,000	2 surveys
250,001 to 500,000	2 surveys
500,001 or More	1 surveys

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	6 surveys
1.1 to 1.5	3 surveys

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.

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Petrol filling station:

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 9 surveys

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 9 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: ba8b1ad2-3e7a-4443-a903-8404b0e603de

LIST OF SITES relevant to selection parameters:

Site 1:	AN-06-G-01	Gross floor area:	170.00 sqm
Development Name:	CHINESE	Survey Date:	18/05/2022
Location:	NEWTOWNABBEY	Survey Day:	Wednesday
Postcode:	BT36 6AB		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 2:	FA-06-G-01	Gross floor area:	200.00 sqm
Development Name:	DOMINO'S PIZZA	Survey Date:	26/04/2007
Location:	FALKIRK	Survey Day:	Thursday
Postcode:	FK1 5SY		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 3:	GC-06-G-01	Gross floor area:	250.00 sqm
Development Name:	PIZZA HUT	Survey Date:	17/06/2008
Location:	GLASGOW	Survey Day:	Tuesday
Postcode:	G41 2AA		
Main Location Type:	Suburban Area		
Sub Location Type:	High Street		
PTAL:	n/a		
Site 4:	HE-06-G-01	Gross floor area:	375.00 sqm
Development Name:	DOMINO'S PIZZA	Survey Date:	18/06/2025
Location:	HEREFORD	Survey Day:	Wednesday
Postcode:	HR2 7JR		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 5:	ST-06-G-01	Gross floor area:	53.00 sqm
Development Name:	CHINESE	Survey Date:	22/11/2017
Location:	STAFFORD	Survey Day:	Wednesday
Postcode:	ST16 1TQ		
Main Location Type:	Edge of Town		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 6:	TE-06-G-01	Gross floor area:	220.00 sqm
Development Name:	DOMINO'S PIZZA	Survey Date:	13/09/2024
Location:	TELFORD	Survey Day:	Friday
Postcode:	TF2 6DW		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 7:	TW-06-G-01	Gross floor area:	223.00 sqm
Development Name:	INDIAN	Survey Date:	29/03/2017
Location:	SUNDERLAND	Survey Day:	Wednesday
Postcode:	SR5 3BE		
Main Location Type:	Suburban Area		
Sub Location Type:	Development Zone		
PTAL:	n/a		
Site 8:	TW-06-G-02	Gross floor area:	60.00 sqm
Development Name:	FISH BAR	Survey Date:	13/06/2016
Location:	NEWCASTLE UPON TYNE	Survey Day:	Monday
Postcode:	NE5 3JQ		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		

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Site 9:	WM-06-G-01	Gross floor area:	65.00 sqm
Development Name:	FISH SALOON	Survey Date:	28/09/2007
Location:	COVENTRY	Survey Day:	Friday
Postcode:	CV5 8LH		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		

Audit Code: ba8b1ad2-3e7a-4443-a903-8404b0e603de

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/G - TAKE-AWAY SHOPS (eg. fish bars etc)

Total Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
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					
08:00-09:00					
09:00-10:00	1	60	3.333	3.333	6.666
10:00-11:00	5	194	1.340	0.309	1.649
11:00-12:00	5	194	2.577	2.577	5.154
12:00-13:00	5	194	4.845	5.052	9.897
13:00-14:00	5	194	5.155	5.155	10.310
14:00-15:00	5	194	2.990	3.299	6.289
15:00-16:00	6	195	3.077	2.906	5.983
16:00-17:00	9	180	3.403	3.094	6.497
17:00-18:00	9	180	5.693	5.446	11.139
18:00-19:00	9	180	6.621	6.374	12.995
19:00-20:00	9	180	6.621	6.931	13.552
20:00-21:00	9	180	5.322	6.002	11.324
21:00-22:00	9	180	3.032	3.218	6.250
22:00-23:00	8	194	2.378	2.378	4.756
23:00-00:00	7	194	1.106	1.254	2.360
Total Rates:			57.493	57.328	114.821

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: $COUNT/TRP \times FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter Summary:

Trip rate parameter range selected:	27 - 500 (units: sqm)
Survey date date range:	26/04/2007 - 18/06/2025
Number of weekdays (Monday-Friday):	9
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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Audit Code: ba8b1ad2-3e7a-4443-a903-8404b0e603de

TRIP RATE for Land Use 06 - HOTEL, FOOD & DRINK/G - TAKE-AWAY SHOPS (eg. fish bars etc)

OGVs

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
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					
08:00-09:00					
09:00-10:00	1	60	3.333	3.333	6.666
10:00-11:00	5	194	0.103	0.103	0.206
11:00-12:00	5	194	0.000	0.000	0.000
12:00-13:00	5	194	0.103	0.103	0.206
13:00-14:00	5	194	0.103	0.103	0.206
14:00-15:00	5	194	0.000	0.000	0.000
15:00-16:00	6	195	0.000	0.000	0.000
16:00-17:00	9	180	0.000	0.000	0.000
17:00-18:00	9	180	0.000	0.000	0.000
18:00-19:00	9	180	0.000	0.000	0.000
19:00-20:00	9	180	0.000	0.000	0.000
20:00-21:00	9	180	0.000	0.000	0.000
21:00-22:00	9	180	0.062	0.062	0.124
22:00-23:00	8	194	0.000	0.000	0.000
23:00-00:00	7	194	0.000	0.000	0.000
Total Rates:			3.704	3.704	7.408

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: $COUNT/TRP \times FACT$. Trip rates are then rounded to 3 decimal places.

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Audit Code: ba8b1ad2-3e7a-4443-a903-8404b0e603de

Parameter Summary:

Trip rate parameter range selected:	27 - 500 (units: sqm)
Survey date date range:	26/04/2007 - 13/09/2024
Number of weekdays (Monday-Friday):	4
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 show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use: 05 - HEALTH
Category: M - VETERINARY SURGERY
Selected Vehicle Type: Total Vehicles

**BOLD print indicates peak (busiest) period*

Selected regions and areas:

03	SOUTH WEST		
	GS	GLOUCESTERSHIRE	1 day
	WL	WILTSHIRE	1 day
04	EAST ANGLIA		
	CA	CAMBRIDGESHIRE	1 day

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

Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

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:	GFA
Actual Range:	250 to 450 (units:sqm)
Range Selected by User:	125 to 500 (units:sqm)
Parking Spaces Range:	0 - 33

Public Transport Provision:	
Selection by:	All Surveys Included
Date Range:	01/01/10 to 19/11/21

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:	
Wednesday	2 days
Friday	1 days

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

Selected survey types:	
Manual count	3
Direction ATC Count	0

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	1 days
Edge of Town	2 days

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	3 days

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 Vehicle Counts:	
Servicing vehicles Included	1 days
Servicing vehicles Unknown	2 days

Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

Secondary Filtering Selection:

Use Class:

E(e)	3 surveys
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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:

900 - 2703

Population within 1 mile:

5,001 to 10,000	1 surveys
15,001 to 20,000	1 surveys
20,001 to 25,000	1 surveys

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

50,001 to 75,000	1 surveys
100,001 to 125,000	1 surveys
125,001 to 250,000	1 surveys

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	1 surveys
1.1 to 1.5	2 surveys

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.

Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

Petrol filling station:

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 3 surveys

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 3 surveys

This data displays the number of surveys within the selected set by PTAL rating category.

COVID-19 Restrictions:

No

Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

LIST OF SITES relevant to selection parameters:

Site 1:	CA-05-M-01	Gross floor area:	270.00 sqm
Development Name:	VETERINARY SURGERY	Survey Date:	12/07/2013
Location:	CAMBRIDGE	Survey Day:	Friday
Postcode:	CB1 7BS		
Main Location Type:	Suburban Area		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 2:	GS-05-M-01	Gross floor area:	250.00 sqm
Development Name:	ANIMAL HOSPITAL	Survey Date:	28/04/2010
Location:	CHELTENHAM	Survey Day:	Wednesday
Postcode:	GL51 6RY		
Main Location Type:	Edge of Town		
Sub Location Type:	Residential Zone		
PTAL:	n/a		
Site 3:	WL-05-M-01	Gross floor area:	280.00 sqm
Development Name:	VETERINARY SURGERY	Survey Date:	17/11/2021
Location:	SALISBURY	Survey Day:	Wednesday
Postcode:	SP1 3JN		
Main Location Type:	Edge of Town		
Sub Location Type:	Residential Zone		
PTAL:	n/a		

DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
LO-05-M-01	08-06-2021	covid

Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

TRIP RATE for Land Use 05 - HEALTH/M - VETERINARY SURGERY

Total Vehicles

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	3	267	1.125	0.125	1.250
08:00-09:00	3	267	2.500	0.625	3.125
09:00-10:00	3	267	1.750	1.750	3.500
10:00-11:00	3	267	1.375	1.750	3.125
11:00-12:00	3	267	1.250	1.125	2.375
12:00-13:00	3	267	1.125	1.250	2.375
13:00-14:00	3	267	2.000	1.500	3.500
14:00-15:00	3	267	2.750	3.125	5.875
15:00-16:00	3	267	2.125	2.750	4.875
16:00-17:00	3	267	2.500	2.750	5.250
17:00-18:00	3	267	1.125	1.375	2.500
18:00-19:00	3	267	1.000	1.875	2.875
19:00-20:00	1	270	0.000	0.741	0.741
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			20.625	20.741	41.366

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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Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

Parameter Summary:

Trip rate parameter range selected:	125 - 500 (units: sqm)
Survey date date range:	28/04/2010 - 17/11/2021
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

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Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

TRIP RATE for Land Use 05 - HEALTH/M - VETERINARY SURGERY

OGVs

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	3	267	0.000	0.000	0.000
08:00-09:00	3	267	0.000	0.000	0.000
09:00-10:00	3	267	0.125	0.125	0.250
10:00-11:00	3	267	0.000	0.000	0.000
11:00-12:00	3	267	0.000	0.000	0.000
12:00-13:00	3	267	0.125	0.125	0.250
13:00-14:00	3	267	0.125	0.125	0.250
14:00-15:00	3	267	0.000	0.000	0.000
15:00-16:00	3	267	0.000	0.000	0.000
16:00-17:00	3	267	0.000	0.000	0.000
17:00-18:00	3	267	0.000	0.000	0.000
18:00-19:00	3	267	0.000	0.000	0.000
19:00-20:00	1	270	0.000	0.000	0.000
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.375	0.375	0.750

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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Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

Parameter Summary:

Trip rate parameter range selected:	125 - 500 (units: sqm)
Survey date date range:	12/07/2013 - 17/11/2021
Number of weekdays (Monday-Friday):	2
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

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Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

TRIP RATE for Land Use 05 - HEALTH/M - VETERINARY SURGERY

Taxis

Calculation factor: 100 sqm

*BOLD print indicates peak (busiest) period

Time Range	No. Days	Ave. GFA	Arrivals	Departures	Totals
00:00-01:00					
01:00-02:00					
02:00-03:00					
03:00-04:00					
04:00-05:00					
05:00-06:00					
06:00-07:00					
07:00-08:00	3	267	0.000	0.000	0.000
08:00-09:00	3	267	0.000	0.000	0.000
09:00-10:00	3	267	0.000	0.000	0.000
10:00-11:00	3	267	0.000	0.000	0.000
11:00-12:00	3	267	0.000	0.000	0.000
12:00-13:00	3	267	0.000	0.000	0.000
13:00-14:00	3	267	0.000	0.000	0.000
14:00-15:00	3	267	0.000	0.000	0.000
15:00-16:00	3	267	0.000	0.000	0.000
16:00-17:00	3	267	0.000	0.000	0.000
17:00-18:00	3	267	0.000	0.000	0.000
18:00-19:00	3	267	0.000	0.000	0.000
19:00-20:00	1	270	0.000	0.000	0.000
20:00-21:00					
21:00-22:00					
22:00-23:00					
23:00-00:00					
Total Rates:			0.000	0.000	0.000

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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Audit Code: 5622270c-4ba6-406c-b08a-9ed1a2f3a963

Parameter Summary:

Trip rate parameter range selected:	125 - 500 (units: sqm)
Survey date date range:	N/A - N/A
Number of weekdays (Monday-Friday):	0
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

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