

Proposed Extension to Eton Business Park, Eton Hill Road, Radcliffe

784-B039064

Transport Note 1

Issue 1

May 2024

Hamilton Heath Estates Ltd



TETRA TECH

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1.0 Introduction

- 1.1.1 Tetra Tech has been commissioned by Hamilton Heath Estates Ltd to provide transport and highways advice in relation to an extension to the existing Eton Business Park, Eton Hill Road, Radcliffe.
- 1.1.2 The proposal is for 17 small starter industrial units with a total gross floor area of 608 sqm with 12 car parking spaces to be provided adjacent the proposed units. The site layout is shown in **Appendix A**.
- 1.1.3 Access to the new units will be through the existing Eton Business Park, via the access which serves the business park off Eton Hill Road.
- 1.1.4 The Local Highway Authority (LHA) and Local Planning Authority (LPA) is Bury Council.
- 1.1.5 Considering the very small scale of the development, no significant traffic implications are expected as a result of the development traffic.
- 1.1.6 The purpose of this Transport Note 1 (TN1) is to demonstrate to the LHA that the site layout is adequate in terms of vehicle tracking and proposed parking provision. Each of those matters are dealt with in the subsequent sections of this report.

2.0 Site Layout: Tracking

- 2.1.1 Each of the proposed unit is very small, they will be served by large vans.
- 2.1.2 A robust tracking assessment has been undertaken using a large box van, 8m long on the existing access junction off Eton Hill Road and the proposed site layout.
- 2.1.3 The tracking drawing for the existing site access junction is shown in **Appendix B**, which demonstrates that the existing junction can easily accommodate the 8m long box van.
- 2.1.4 The tracking drawing for the proposed site layout is shown in **Appendix C**, which demonstrates that the 8m box van can manoeuvre on-site without conflicting with any of the existing or proposed parking spaces or kerb lines within the wider site.

3.0 Site Layout: Parking

- 3.1.1 The proposed site layout contained in **Appendix A**, which shows that 12 car parking spaces will be provided as part of the proposals.
- 3.1.2 Bury Parking Standards have been reviewed and the relevant standard relating to B2 General Industry stipulates a maximum of 1 space per 60sqm, see **Extract 1**.

Extract 1: Bury Council Parking Standards

a) Type of Development	b) MAXIMUM Standards for car parking provision (excluding disabled parking)	c) MINIMUM Standards for car parking provision for those who are disabled	d) MINIMUM standards for cycle parking provision	e) MINIMUM standards for TWMVs parking	f) Additional Considerations
6. General Industry (B2)	1 per 60 sqm	Up to and including 200 bays – individual bays for each disabled employee plus 2 bays or 5% total capacity, <i>which ever is greater.</i> Over 200 bays – 6 bays <i>plus</i> 2% of total capacity	1 per 700 sqm – minimum of 2 spaces <i>Note:</i> 10% of cycle spaces should be allocated for customers (short-stay) and 90% for staff (long-stay).	1 per 2,800 sqm – minimum of 2 spaces	

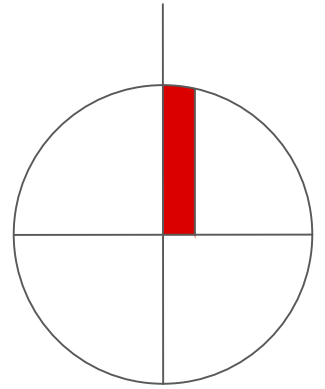
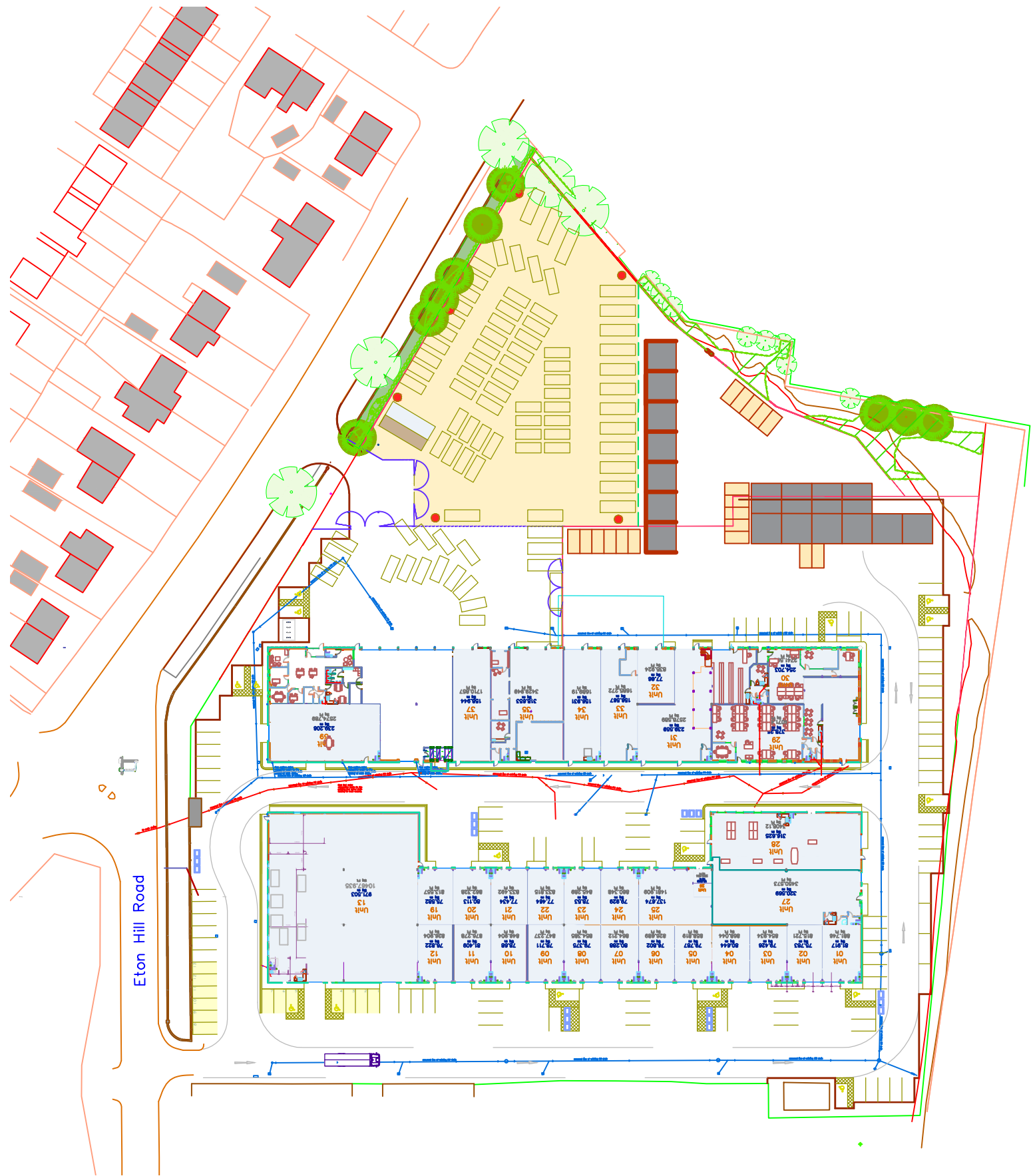
- 3.1.3 The total gross floor area of the 17 units will be 608 sqm, based on this area the parking standards stipulate a maximum of 11 spaces (rounding up to the nearest whole number).
- 3.1.4 The proposed provision of 12 spaces is only marginally higher than the maximum permitted by the parking standards. On this basis it can be stated that the parking provision broadly accords with the parking standards.
- 3.1.5 The parking standards set out that 5% of the car parking capacity should be designated for disabled users. One space will be designated for disabled users, which represents 8% of the total car parking provision.

4.0 Conclusions

- 4.1.1 Tetra Tech has been commissioned by Hamilton Heath Estates Ltd to provide transport and highways advice in relation to an extension to the existing Eton Business Park, Eton Hill Road, Radcliffe.
- 4.1.2 The proposal is for 17 industrial units with a total gross floor area of 608 sqm with 12 Car parking spaces to be provided near the proposed units.
- 4.1.3 The site layout provides for an 8m Box Van vehicle, as demonstrated by tracking.
- 4.1.4 The parking will be provided broadly in line with the latest parking standards of the LHA.
- 4.1.5 There are no highways or transport reasons why the planning application should not be approved.

Appendices

Appendix A: Proposed Site Layout



Hamilton Heath Estates
Eton Business Park
Radcliffe
Eton Hill Road
Bury

Site Plan as Proposed SK01
work to figured dimensions
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contract no
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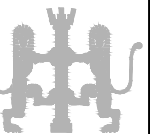
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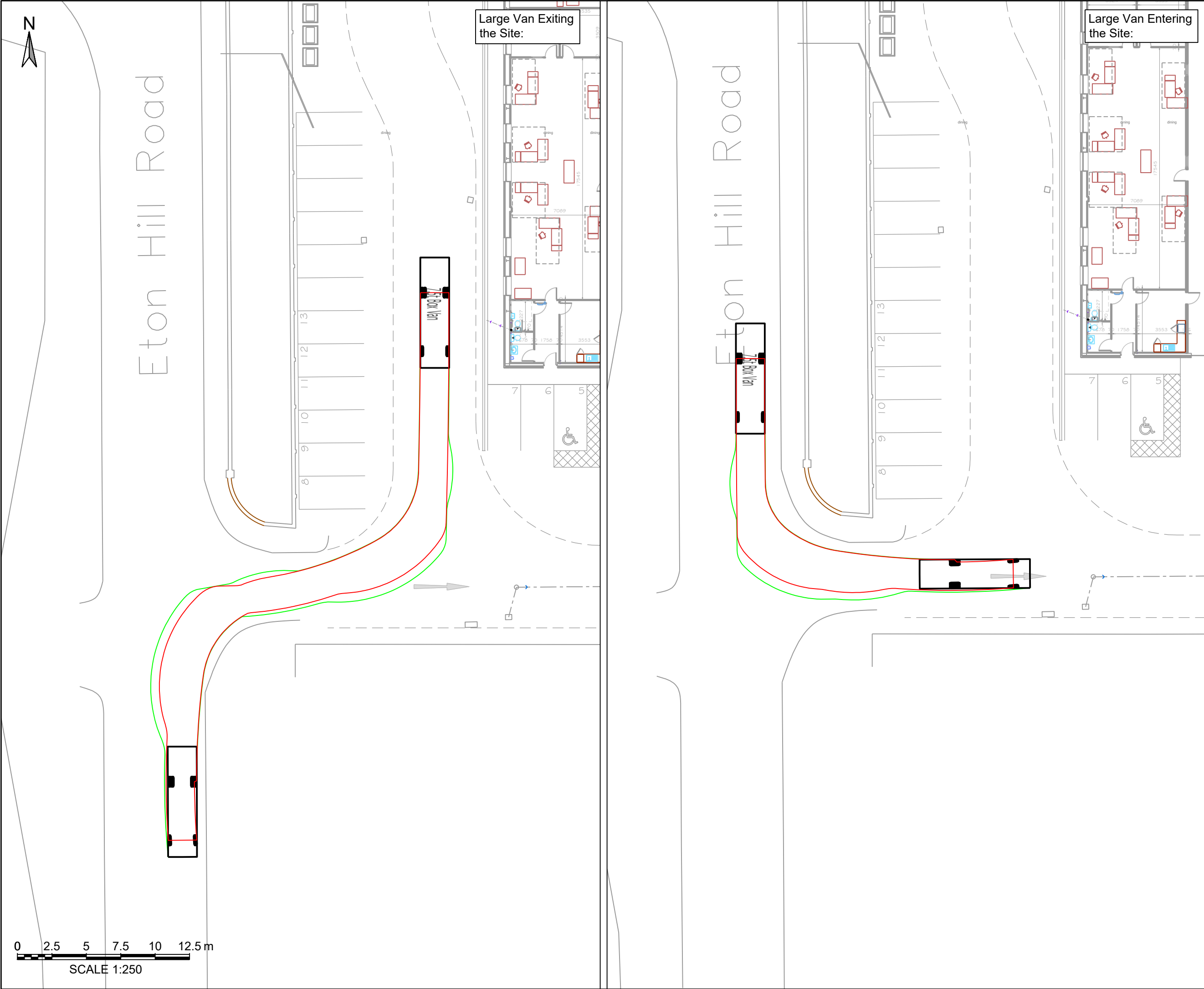
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Appendix B: Swept Path Analysis of Existing Site Access Junction



Notes:

- This drawing should be read in relation to the subject of the title only. Other information shown on the drawing is to be considered indicative only. Reference should be made to appropriate drawing series/specifications for other information.
- All dimensions are in metres unless specified otherwise.
- This drawing is based on Site Layout drawing 3672-02 Rev A provided by CJ Partnership. Tetra Tech does not take responsibility for any discrepancies.

Large Van Vehicle Profile:

7.5t Box Van
Overall Length 8.010m
Overall Width 2.100m
Overall Body Height 3.556m
Min Body Ground Clearance 0.351m
Track Width 2.064m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.400m
Wheel Track
Body Track

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Client

Hamilton Heath Estates Ltd

Project Name

Proposed New Industrial Units: Eton
Business Park, Eton Hill Road, Radcliffe

Sheet Title

Proposed Site Layout - Large Van Swept
Path Analysis of Site Access

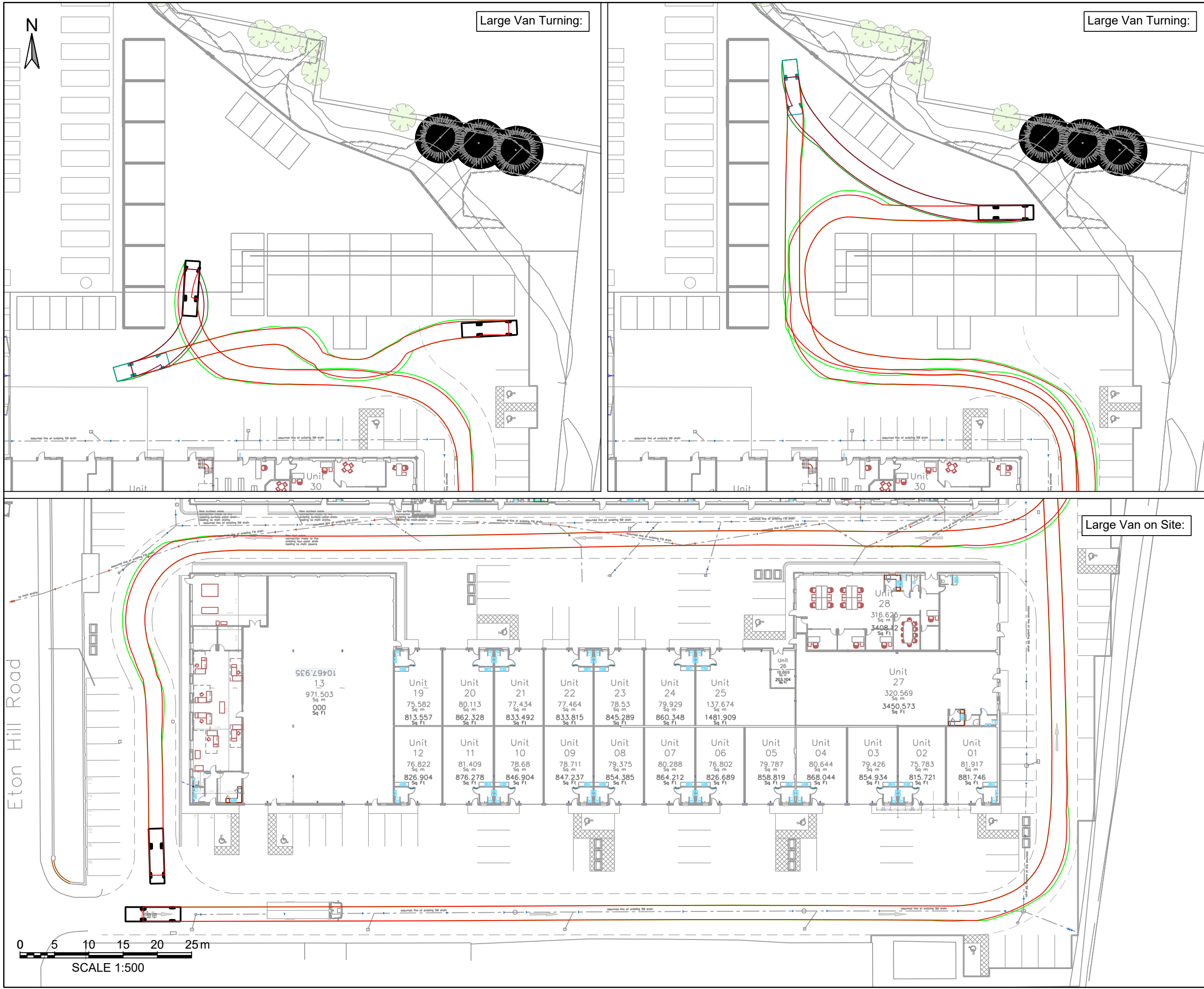
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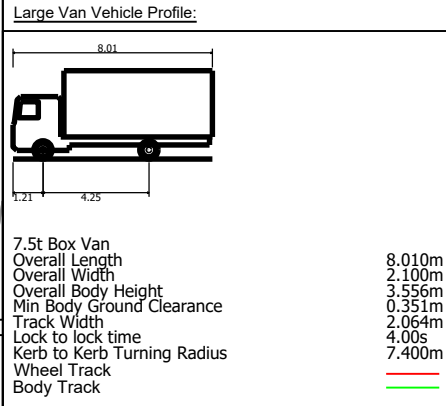
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Appendix C: Proposed Site Layout Swept Path Analysis



- Notes:
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 2. All dimensions are in metres unless specified otherwise.
 3. This drawing is based on Site Layout drawing 3672-02 Rev A provided by CJ Partnership. Tetra Tech does not take responsibility for any discrepancies.



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Client
Hamilton Heath Estates Ltd

Project Name
**Proposed New Industrial Units: Eton
Business Park, Eton Hill Road, Radcliffe**

Sheet Title
**Proposed Site Layout - Large Van Swept
Path Analysis**

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