

**Technical Note****Project: Two Drive Thru Units, Green Oaks, Widnes****Application Number: 24/00097/FUL****Date: 19<sup>th</sup> August 2024**

- 1.1.1 This technical note provides additional information to assist Halton Borough Council (HBC) to address a range of transport and highways matters following the Council's decision to defer a decision at Planning Committee in August.

**Loss of Parking**

- 1.1.1 Green Oaks Shopping Centre's consists of two car parks with 251 spaces in the southern car park and 444 car park spaces within the northern car park. It follows that there are currently 695 parking spaces available.
- 1.1.2 The Council's Highways Officer has incorrectly concluded that there is a loss of 207 spaces as a result of the proposed development. It should be noted that the newly arranged parking spaces adjacent to the proposed drive-thrus will not be restricted to drive-thru customers only, therefore, would form part of the overall car parking provisions for the proposed development and existing Green Oaks Shopping Centre.
- 1.1.3 The proposed development results in a net loss of 125 car parking spaces, which will reduce the total car parking available to the proposed development to 570 spaces from 695 spaces.
- 1.1.4 It is important to note that the existing Outline Permission for the Site results in the net loss of 67 parking spaces. The current application will therefore only result in the net loss of an additional 58 parking spaces, beyond that which the Council has already confirmed is acceptable. Any decision to refuse this application would amount to a suggestion that the additional loss of 58 parking spaces is so significant that it warrants refusal of the application. The data presented with the planning application (and expanded below) demonstrates that is not justified.
- 1.1.5 Car park occupancy survey data has been obtained at the Green Oaks Shopping Centre's car park for the period 1<sup>st</sup> May 2024 to 1<sup>st</sup> August 2024 as provided in **Appendix A**. The data has been obtained directly from Euro Car Parks' ANPR system, and is therefore 100% accurate.
- 1.1.6 The data shows that the peak car parking accumulation of 204 spaces occurred on Sunday 5<sup>th</sup> May 2024. As there are a total of 695 available parking spaces within the two areas of the Green Oaks car park (i.e. excluding Morrisons), it follows that the car park is only 30% occupied during its busiest periods (and significantly less occupied at most other times).
- 1.1.7 **Table 1** provides the car parking accumulation for the proposed development during the weekend, which shows that the maximum car parking accumulation is 26 spaces.
- 1.1.8 By adding the 26 spaces required for the proposed development with the existing peak car parking demand of 204, this gives a maximum car parking demand of 230 spaces, once the proposed development is in operation.
- 1.1.9 As there will remain a total of 570 parking spaces available for customer use, the post-development peak parking demand will mean that the car park is 40% occupied, during the peak weekend hour of operation.

- 1.1.10 The data shows that the weekday peak car parking accumulation was of 176 spaces which occurred on Wednesday 10<sup>th</sup> July 2024.
- 1.1.11 **Table 2** provides the car parking accumulation for the proposed development during the weekday which shows that the maximum car parking accumulation is 16 spaces.
- 1.1.12 By adding the 16 spaces required for the proposed development with the peak weekday car parking demand of 176, this gives a maximum car parking demand of 192 spaces once the proposed development is in operation.
- 1.1.13 It follows that the post-development peak parking demand will mean that the car park is 34% occupied, for the weekday peak hour. It is therefore concluded that the car parking provisions for the proposed development can be accommodated within the site with significant spare capacity at all times of the week.

**Table 1: Proposed Development Car Parking Accumulation for Weekend**

| Weekend            | Trip Rates    |               | Trip Generations |            | Car Parking  |
|--------------------|---------------|---------------|------------------|------------|--------------|
|                    | ARRIVALS      | DEPARTURES    | ARRIVALS         | DEPARTURES | Accumulation |
|                    |               |               |                  |            | 0            |
| <b>Time Range</b>  |               |               |                  |            | 0            |
| <b>00:00-01:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>01:00-02:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>02:00-03:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>03:00-04:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>04:00-05:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>05:00-06:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>06:00-07:00</b> | 14.706        | 12.941        | 50               | 44         | 6            |
| <b>07:00-08:00</b> | 18.161        | 17.657        | 61               | 60         | 8            |
| <b>08:00-09:00</b> | 22.197        | 20.684        | 75               | 70         | 13           |
| <b>09:00-10:00</b> | 27.803        | 26.626        | 94               | 90         | 17           |
| <b>10:00-11:00</b> | 23.412        | 23.412        | 79               | 79         | 17           |
| <b>11:00-12:00</b> | 24.093        | 22.686        | 81               | 77         | 22           |
| <b>12:00-13:00</b> | 32.668        | 31.67         | 110              | 107        | 25           |
| <b>13:00-14:00</b> | <b>32.985</b> | <b>32.532</b> | <b>111</b>       | <b>110</b> | <b>26</b>    |
| <b>14:00-15:00</b> | 30.309        | 31.579        | 102              | 107        | 22           |
| <b>15:00-16:00</b> | 25.499        | 26.724        | 86               | 90         | 18           |
| <b>16:00-17:00</b> | 24.637        | 24.637        | 83               | 83         | 18           |
| <b>17:00-18:00</b> | 26.86         | 25.953        | 91               | 88         | 21           |
| <b>18:00-19:00</b> | 27.586        | 27.586        | 93               | 93         | 21           |
| <b>19:00-20:00</b> | 22.005        | 23.548        | 74               | 80         | 16           |
| <b>20:00-21:00</b> | 17.74         | 19.51         | 60               | 66         | 10           |
| <b>21:00-22:00</b> | 14.746        | 14.927        | 50               | 50         | 9            |
| <b>22:00-23:00</b> | 11.13         | 10.849        | 38               | 37         | 10           |
| <b>23:00-24:00</b> | 8.094         | 8.825         | 27               | 30         | 8            |

**Table 2: Proposed Development Car Parking Accumulation for Weekday**

| Weekday            | Trip Rates    |               | Trip Generations |            | Car Parking  |
|--------------------|---------------|---------------|------------------|------------|--------------|
|                    | ARRIVALS      | DEPARTURES    | ARRIVALS         | DEPARTURES | Accumulation |
|                    |               |               |                  |            | 0            |
| <b>Time Range</b>  |               |               |                  |            | 0            |
| <b>00:00-01:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>01:00-02:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>02:00-03:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>03:00-04:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>04:00-05:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>05:00-06:00</b> | 0             | 0             | 0                | 0          | 0            |
| <b>06:00-07:00</b> | 9.39          | 8.451         | 32               | 29         | 3            |
| <b>07:00-08:00</b> | 14.145        | 12.22         | 48               | 41         | 10           |
| <b>08:00-09:00</b> | 17.005        | 16.641        | 57               | 56         | 11           |
| <b>09:00-10:00</b> | 17.525        | 17.681        | 59               | 60         | 10           |
| <b>10:00-11:00</b> | 15.497        | 15.104        | 52               | 51         | 12           |
| <b>11:00-12:00</b> | 15.927        | 15.569        | 54               | 53         | 13           |
| <b>12:00-13:00</b> | <b>21.367</b> | <b>20.365</b> | <b>72</b>        | <b>69</b>  | <b>16</b>    |
| <b>13:00-14:00</b> | 18.719        | 19.936        | 63               | 67         | 12           |
| <b>14:00-15:00</b> | 15.104        | 15.14         | 51               | 51         | 12           |
| <b>15:00-16:00</b> | 18.182        | 17.287        | 61               | 58         | 15           |
| <b>16:00-17:00</b> | 19.291        | 19.22         | 65               | 65         | 15           |
| <b>17:00-18:00</b> | 20.401        | 20.974        | 69               | 71         | 13           |
| <b>18:00-19:00</b> | 19.936        | 21.152        | 67               | 71         | 9            |
| <b>19:00-20:00</b> | 17.072        | 17.645        | 58               | 60         | 7            |
| <b>20:00-21:00</b> | 14.853        | 16.07         | 50               | 54         | 3            |
| <b>21:00-22:00</b> | 12.777        | 12.67         | 43               | 43         | 4            |
| <b>22:00-23:00</b> | 11.866        | 11.773        | 40               | 40         | 4            |
| <b>23:00-24:00</b> | 6.096         | 7.259         | 21               | 25         | 0            |

1.1.14 Observations as to any connection between the availability of parking and the imposition of a paid parking system are not relevant to the determination of this planning application. The simple point is that there will remain parking spaces at the Green Oaks centre, following the development of the site, which are available for customer use. The proposed development, therefore, will not result in any impact upon the ability for customers to find appropriate parking at the site.

**Trip Generation**

- 1.1.15 The Transport Statement and assessment methodology and trip rates used follows the same criterion as used for the existing Outline Permission at the site. It follows that the assessment has been undertaken in accordance with a methodology that the Council has previously confirmed is acceptable.
- 1.1.16 The assessment includes consideration of an unrealistic, “worst-case” scenario whereby all of the trade for the drive-thrus are the result of “new” vehicular trips to the site. Even in this extremely unrealistic scenario, the proposal would not result in an impact on highway operations within the local highway network including the traffic impact along Green Oaks Way in both directions.
- 1.1.17 For robustness, sensitivity junction capacity assessments were carried out at the site access junction with all trips being new, which confirms that the access junction would operate with spare capacity.

**Servicing**

- 1.1.18 When comparing the site to existing similar premises in the area it is considered that servicing can be readily achievable as proposed. For example, the KFC and McDonald’s drive-thrus within the vicinity.
- 1.1.19 The KFC located to the south of this site has no dedicated service bay, and deliveries are able to be managed effectively.
- 1.1.20 The drive-thru McDonald’s at Earle Street was similarly built in the car park of an existing retail location, with narrow internal carriageways, and no dedicated service bay.
- 1.1.21 Each of these sites operate successfully and without notable incidents – it is simply the case that delivery drivers, staff and customers manage the potential for vehicle conflicts. In addition, the extant outline planning permission for this site similarly contains no restrictions on servicing hours.
- 1.1.22 Cora IHT act for Lidl across a number of stores across the country. You’ll be aware that the majority of Lidl stores are serviced via a loading dock at the front of the store, through the customer car park. As a result, those car parks are accessed by much larger HGVs than is proposed here. Service vehicles routing within the car park would give way to oncoming traffic and vice-versa which is typical of such a car park layout. Lidl make in the region of 730,000 deliveries are made per year with no recorded accidents or near misses over the past three years.

**Conclusion**

- 1.1.23 It is concluded that the proposed development satisfies all outstanding matters in relation to car parking, traffic impact and servicing. The keys highlights are as follow:
- With the proposed development in place, the maximum demand for parking including the existing Green Oaks Shopping Centre quate to 40% and 34% respectively for the Weekend and Weekday peaks. Even with the development in place there is significant spare capacity within the car park at all times.

- Junction capacity assessment for the worstcase scenario where all trips to the proposed development would be new shows that the access junction would operate with spare capacity.
- Servicing within the car park has already been accepted as part of the extant outline planning permission for this site where there are no restrictions on servicing hours. The servicing for the proposed development can be satisfactorily accommodated.

1.1.24 With reference to the Local Plan policies CSR15, GR1, C1 and C2 and the relevant NPPF Paragraphs, as well as the lack of objection from any statutory consultee, it can be concluded that there is no basis to refuse the application on grounds of traffic impact, highways safety or parking.



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## Appendix A – Car Park Survey

## E1006 Occupancy by Hour

| Site Name                 | Date       | Hour<br>Spaces | Peak<br>Occupancy | Peak<br>Occupancy<br>Percent |
|---------------------------|------------|----------------|-------------------|------------------------------|
| Green Oaks SC<br>- Widnes | 2024-05-01 | 695            | 168               | 24%                          |
|                           | 2024-05-02 | 695            | 122               | 17%                          |
|                           | 2024-05-03 | 695            | 139               | 20%                          |
|                           | 2024-05-04 | 695            | 189               | 27%                          |
|                           | 2024-05-05 | 695            | 32                | 4%                           |
|                           | 2024-05-06 | 695            | 44                | 6%                           |
|                           | 2024-05-07 | 695            | 71                | 10%                          |
|                           | 2024-05-08 | 695            | 204               | 29%                          |
|                           | 2024-05-09 | 695            | 109               | 15%                          |
|                           | 2024-05-10 | 695            | 128               | 18%                          |
|                           | 2024-05-11 | 695            | 143               | 20%                          |
|                           | 2024-05-12 | 695            | 23                | 3%                           |
|                           | 2024-05-13 | 695            | 96                | 13%                          |
|                           | 2024-05-14 | 695            | 61                | 8%                           |
|                           | 2024-05-15 | 695            | 176               | 25%                          |
|                           | 2024-05-16 | 695            | 102               | 14%                          |
|                           | 2024-05-17 | 695            | 138               | 19%                          |
|                           | 2024-05-18 | 695            | 175               | 25%                          |
|                           | 2024-05-19 | 695            | 25                | 3%                           |
|                           | 2024-05-20 | 695            | 87                | 12%                          |
|                           | 2024-05-21 | 695            | 60                | 8%                           |
|                           | 2024-05-22 | 695            | 145               | 20%                          |
|                           | 2024-05-23 | 695            | 94                | 13%                          |
|                           | 2024-05-24 | 695            | 155               | 22%                          |
|                           | 2024-05-25 | 695            | 188               | 27%                          |
|                           | 2024-05-26 | 695            | 24                | 3%                           |
|                           | 2024-05-27 | 695            | 43                | 6%                           |
|                           | 2024-05-28 | 695            | 66                | 9%                           |
|                           | 2024-05-29 | 695            | 166               | 23%                          |
|                           | 2024-05-30 | 695            | 102               | 14%                          |
|                           | 2024-05-31 | 695            | 157               | 22%                          |
|                           | 2024-06-01 | 695            | 177               | 25%                          |
|                           | 2024-06-02 | 695            | 35                | 5%                           |
|                           | 2024-06-03 | 695            | 100               | 14%                          |
|                           | 2024-06-04 | 695            | 60                | 8%                           |
|                           | 2024-06-05 | 695            | 164               | 23%                          |
|                           | 2024-06-06 | 695            | 110               | 15%                          |
|                           | 2024-06-07 | 695            | 131               | 18%                          |
|                           | 2024-06-08 | 695            | 167               | 24%                          |
|                           | 2024-06-09 | 695            | 24                | 3%                           |
|                           | 2024-06-10 | 695            | 84                | 12%                          |
|                           | 2024-06-11 | 695            | 60                | 8%                           |
|                           | 2024-06-12 | 695            | 161               | 23%                          |
|                           | 2024-06-13 | 695            | 113               | 16%                          |
|                           | 2024-06-14 | 695            | 173               | 24%                          |
|                           | 2024-06-15 | 695            | 168               | 24%                          |
|                           | 2024-06-16 | 695            | 23                | 3%                           |
|                           | 2024-06-17 | 695            | 93                | 13%                          |
|                           | 2024-06-18 | 695            | 61                | 8%                           |
|                           | 2024-06-19 | 695            | 170               | 24%                          |
|                           | 2024-06-20 | 695            | 87                | 12%                          |
|                           | 2024-06-21 | 695            | 131               | 18%                          |
| 2024-06-22                | 695        | 145            | 20%               |                              |
| 2024-06-23                | 695        | 26             | 3%                |                              |
| 2024-06-24                | 695        | 83             | 11%               |                              |
| 2024-06-25                | 695        | 63             | 9%                |                              |
| 2024-06-26                | 695        | 155            | 22%               |                              |
| 2024-06-27                | 695        | 90             | 12%               |                              |
| 2024-06-28                | 695        | 144            | 20%               |                              |
| 2024-06-29                | 695        | 163            | 23%               |                              |
| 2024-06-30                | 695        | 31             | 4%                |                              |
| 2024-07-01                | 695        | 81             | 11%               |                              |
| 2024-07-02                | 695        | 57             | 8%                |                              |
| 2024-07-03                | 695        | 172            | 24%               |                              |
| 2024-07-04                | 695        | 86             | 12%               |                              |
| 2024-07-05                | 695        | 131            | 18%               |                              |
| 2024-07-06                | 695        | 147            | 21%               |                              |
| 2024-07-07                | 695        | 27             | 3%                |                              |
| 2024-07-08                | 695        | 89             | 12%               |                              |
| 2024-07-09                | 695        | 54             | 7%                |                              |
| 2024-07-10                | 695        | 174            | 25%               |                              |
| 2024-07-11                | 695        | 97             | 13%               |                              |
| 2024-07-12                | 695        | 114            | 16%               |                              |
| 2024-07-13                | 695        | 142            | 20%               |                              |
| 2024-07-14                | 695        | 30             | 4%                |                              |
| 2024-07-15                | 695        | 102            | 14%               |                              |
| 2024-07-16                | 695        | 65             | 9%                |                              |
| 2024-07-17                | 695        | 153            | 22%               |                              |
| 2024-07-18                | 695        | 104            | 14%               |                              |
| 2024-07-19                | 695        | 123            | 17%               |                              |
| 2024-07-20                | 695        | 176            | 25%               |                              |
| 2024-07-21                | 695        | 36             | 5%                |                              |
| 2024-07-22                | 695        | 103            | 14%               |                              |
| 2024-07-23                | 695        | 55             | 7%                |                              |
| 2024-07-24                | 695        | 168            | 24%               |                              |
| 2024-07-25                | 695        | 101            | 14%               |                              |
| 2024-07-26                | 695        | 152            | 21%               |                              |
| 2024-07-27                | 695        | 157            | 22%               |                              |
| 2024-07-28                | 695        | 24             | 3%                |                              |
| 2024-07-29                | 695        | 79             | 11%               |                              |
| 2024-07-30                | 695        | 59             | 8%                |                              |
| 2024-07-31                | 695        | 165            | 23%               |                              |
| 2024-08-01                | 695        | 98             | 14%               |                              |

Please note:  
 1. Occupancy values are reset at midnight  
 2. Occupancy by hour is in UTC