

15882 file 1-02

Our ref 115822/RB
File ref 1-02
Date 31st May 2005

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DC/04/42934

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ARUP

For the attention of Mr L Smith

Dear Sir

**PROPOSED INFILLING OPERATIONS
APOLLO LAGOON, OLDBURY
TRANSPORT STATEMENT ADDENDUM**

Ove Arup and Partners Limited was commissioned by Mintworth Ltd to advise on traffic issues relating to the proposed infilling of Apollo Lagoon at Oldbury. A Transport Statement was completed in June 2004 having undertaken preliminary discussions with Sandwell Metropolitan Borough Council (MBC). More recently comments on the Transport Statement (Ref: DC/04/42934 dated 4th March 2005) have been received from Sandwell MBC, and subsequently discussed with their transportation officer. This report responds to the issues raised by Sandwell MBC.

For ease of reference we have addressed the comments in the order they are raised by Sandwell MBC:

1. Site Access

The comment is noted. It is proposed that construction traffic will enter and exit the lagoon site through a new left in/right out access located 40m west of the Percy Business Park entrance on Round's Green Road. The proposed access arrangement is shown on the attached drawing. A visibility splay of 2.4m x 90m is achievable, and considered adequate given the relatively low volume of traffic that will be using the access. As previously stated in the Transport Statement dated 29th June 2005, construction vehicles will be directed to Round's Green Road from the Oldbury Ringway, and construction vehicles will not therefore use Shidas Lane. Vehicle swept paths for a large tipper entering and exiting the site are also shown on the attached plan. It is understood that the site entrance will need to be gated at a location set back into the site by at least one vehicle length to prevent the vehicle blocking the highway and footway. This has not been shown on the attached plans as the location of the gate will depend on how the vehicles will be routed within the site, which will only be determined at construction planning stage.

Although, it is no longer proposed that access to Apollo Lagoon would be shared with the Percy Business Park access, a traffic survey was undertaken as requested at the access to Percy Business Park on Thursday 21st

April 2005 to establish the existing arrival and departure patterns to the business park. The results of the survey have been included below for your information.

At the time of the survey the Aquatic Centre on the Percy Business Park had closed down, and the TRICS database has been interrogated to establish trip rates and generations for the retail land use (Aquatic centre). The survey results and calculation of trip generation for the retail land use is attached. The results of the traffic survey were added to the trip generation predicted for the retail land use to determine the total trip generation to the Percy Business Park and a summary of the results is shown below:

Time	Trips to Percy Business Park (including Aquatic Centre)		
	Arrivals	Departures	Total
07:00 – 08:00	33	9	42
08:00 – 09:00	34	29	63
09:00 – 10:00	42	31	73
10:00 – 11:00	47	33	80
11:00 – 12:00	53	48	101
12:00 – 13:00	50	46	96
13:00 – 14:00	59	39	98
14:00 – 15:00	47	44	91
15:00 – 16:00	46	37	83
16:00 – 17:00	27	41	68

The above table shows that the total number of generated trips ranges from 42 trips between 07:00 and 08:00 hours to a peak of 101 trips between 11:00 and 12:00 hours. Since there are less than two vehicles per minute using the access in the peak operational hour, it can be concluded that the access would be lightly trafficked throughout the hours when the infilling site was operational (07:00 – 17:00 hours). It is worth noting that the present operation of the Percy Business Park has a lower trip generation than estimated above, due to the closure of the retail facility. The peak trip generation recorded in the traffic survey was 73 trips between 11:00 and 12:00 hours.

2. Construction Traffic Signage

The comment is noted. The Transport Statement has proposed construction traffic routing that avoids Shidas Lane. From our recent discussions with Sandwell MBC it is understood that the routing of vehicles as proposed is acceptable, and that the signage strategy can be agreed post planning permission.

3. Storage of Delivery Vehicles

The applicant recognises the need to provide adequate storage for construction vehicles on site. It has been agreed with Sandwell MBC, that the provision of adequate vehicle storage facilities on site will be a condition of the planning permission.

4. Maintenance of the Highway

The comment is noted. It has been agreed with Sandwell MBC that the maintenance surveys of the highway can be a condition of the planning permission.

5. Road Sweeping and Cleaning

The comment is noted. It has been agreed with Sandwell MBC that keeping the public highway clean can be a condition of the planning permission

6. Conclusion

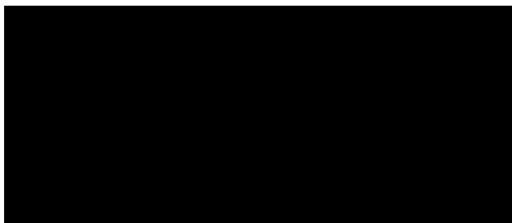
It is proposed that access to the Apollo Lagoon site will be from a new access on Round's Green Road located approximately 40m to the west of the Percy Business Park access. The entrance to the site will be gated with the gates set back to accommodate one construction vehicle without blocking the public highway or associated footway.

The traffic survey undertaken at the Percy Business Park access has shown that the existing access is lightly trafficked between 07:00 and 17:00 hours.

The issues relating to construction traffic signage; storage of delivery vehicles; maintenance of the highway; road sweeping and cleaning have not been addressed as it has been agreed that these issues can be a condition of the planning permission, and complied with at a later date.

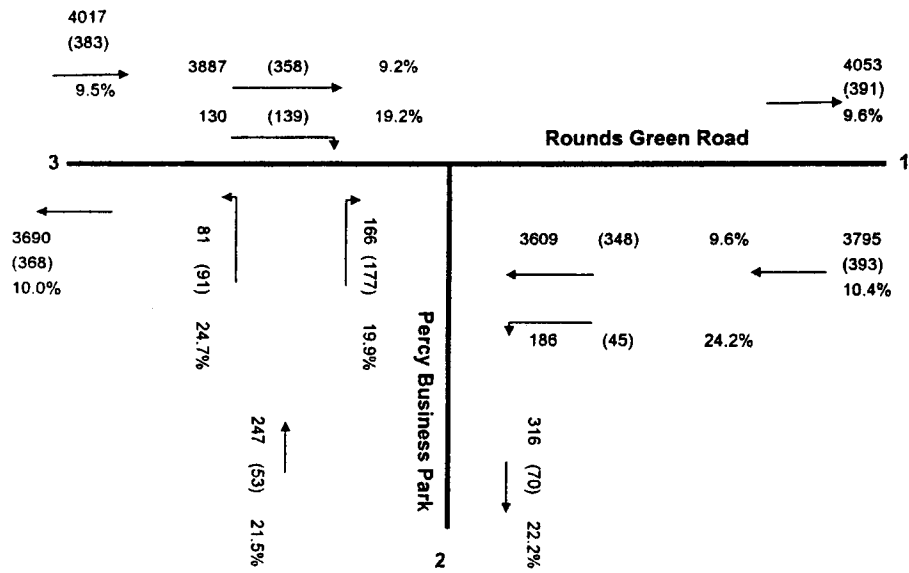
We therefore conclude that on traffic/transportation grounds this application should be granted planning permission.

Yours faithfully



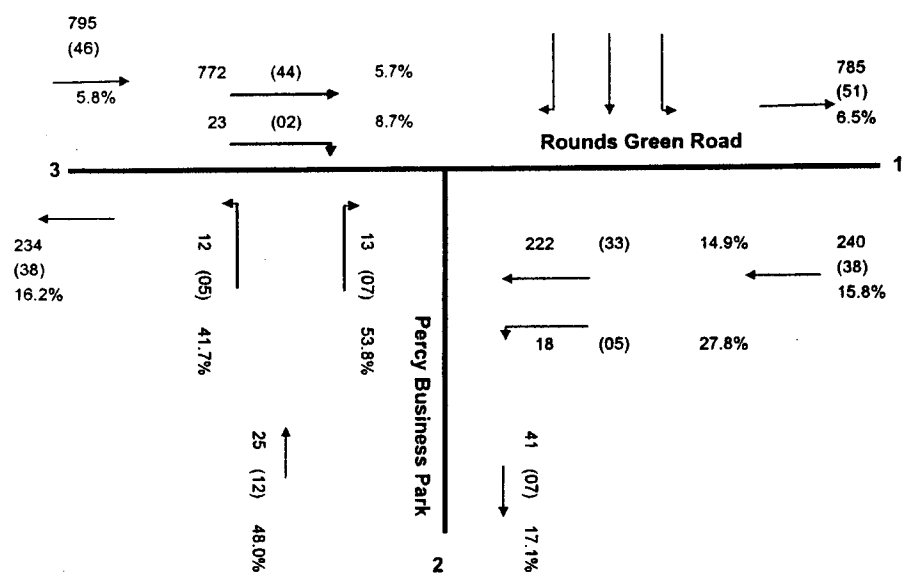
Robert Blair

cc John Hurst – Mintworth Ltd



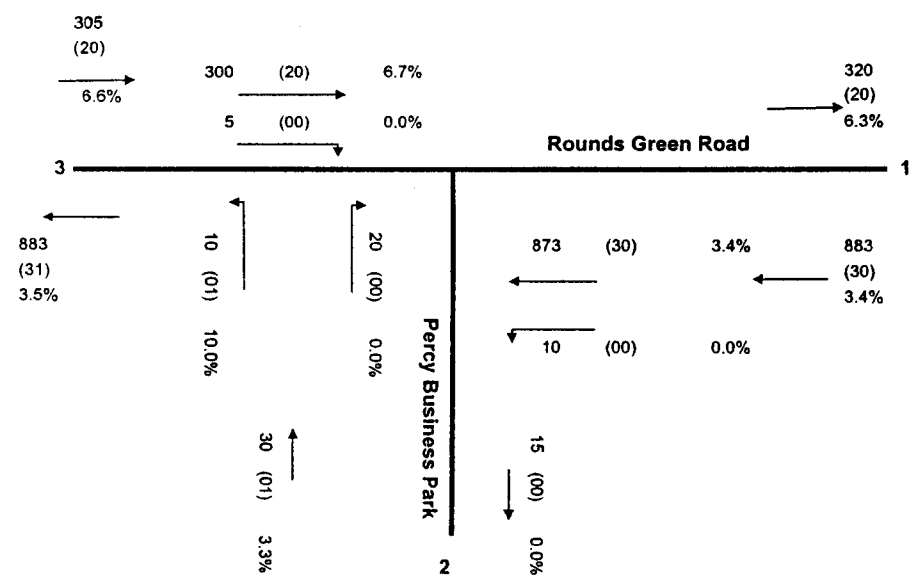
Survey Period
0700-1700 hours

DRAWN	BY	DATE	 SURVEY STAFF TRAFFIC DATA COLLECTION	TRAFFIC SURVEY: Percy Business Park Oldbury 21st April 2005 ARM 1: Rounds Green Rd East ARM 2: Percy Business Park ARM 3: Rounds Green Rd West	DRAWING NUMBER 10104410.1.am/sp
	JR	Apr-04			
CHECKED					



**AM Actual Peak
0745-0845**

DRAWN	BY	DATE	 SURVEY STAFF TRAFFIC DATA COLLECTION	TRAFFIC SURVEY: Percy Business Park Oldbury 21st April 2005 ARM 1: Rounds Green Rd East ARM 2: Percy Business Park ARM 3: Rounds Green Rd West	DRAWING NUMBER 10104410.1.am/np
	JR	Apr-04			
CHECKED					



PM Actual Peak
1600-1700

DRAWN	BY	DATE	 SURVEY STAFF TRAFFIC DATA COLLECTION	TRAFFIC SURVEY: Percy Business Park Oldbury 21st April 2005 ARM 1: Rounds Green Rd East ARM 2: Percy Business Park ARM 3: Rounds Green Rd West	DRAWING NUMBER 10104410.1.pm/sp
	JR	Oct-04			
CHECKED	AH	Oct-04			

Aquatic Centre - Estimate of Trip Generation

GFA

741 sqm (measured off OS plan)

Time	ARRIVALS		DEPARTURES	
	Trip rate/100sqm	Trip generation	Trip rate/100sqm	Trip generation
8-9	0.31	2	0.08	1
9-10	0.95	7	0.56	4
10-11	1.81	13	1.57	12
11-12	1.87	14	1.94	14
12-13	2.52	19	2.21	16
13-14	2.48	18	2.45	18
14-15	2.69	20	2.5	19
15-16	2.28	17	1.96	15
16-17	1.57	12	1.46	11
17-18	1.27	9	1.56	12
18-19	1.5	11	1.96	15
19-20	1.21	9	1.57	12

Apollo Lagoon Infilling Site

115882

	Percy Bus Park		Aquatic Centre		Total	Total
	In	Out	In	Out	In	Out
7-8	33	9			33	9
8-9	32	28	2	1	34	29
9-10	35	27	7	4	42	31
10-11	34	21	13	12	47	33
11-12	39	34	14	14	53	48
12-13	31	30	19	16	50	46
13-14	41	21	18	18	59	39
14-15	27	25	20	19	47	44
15-16	29	22	17	15	46	37
16-17	15	30	12	11	27	41

