



Trent Furniture, Regent Street, Narborough
Our Ref: 23620-08-TN-01
Highways Technical Note – November 2023

Introduction

This Technical Note (TN) has been prepared to discharge Condition 5 of the planning consent for application reference 23/0385/FUL, which was the subject of:

'The erection of a storage, showroom and office building following the removal of the existing storage containers.'

Condition 5 states:

'The development hereby permitted shall not be first occupied until such time as secure and under cover cycle parking has been provided in accordance with details that have first been submitted to and agreed in writing by the District Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.'

The site is located at the southern end of Regent Street, which is a cul-de-sac, on the eastern side of Narborough which can be considered a suburb of the City of Leicester. The site is within the district under the control of Blaby District Council, in terms of planning, and Leicestershire County Council (LCC) is the Highway Authority for the area.

Cycle Parking Standards

The site is under the control of Leicestershire County Council, which publishes appropriate cycle parking guidance within their document 'Leicestershire Highway Design Guide' (LHDG). Table DG14: Minimum provision for cycle parking, within LHDG provides parking standards for a variety of land use classes, as shown below in **Figure 1**.

Figure 1: LCC Minimum Cycle Parking Standards (Table DG14 of LHDG)

| Table DG14: Minimum provision for cycle parking^(a) | | |
|--|---|--|
| Use class | Description of land use | Provision |
| A1 and A3 | Shops and restaurants, pubs and clubs | One space per 500m ² up to 4000m ² gross floor area (GFA) for staff and operational use. Parking to be secure and under cover. One space for every 1000m ² GFA for customer use to be in the form as shown in Figure DG16. Parking to be located in a prominent and convenient location. |
| A2 and B1 | Financial and professional services, and research and development and offices | One space per 400m ² GFA for staff and operational use. Parking to be secure and under cover. Customer parking to be assessed on a site-by-site basis. |
| B2 to B8 | General industry and storage and distribution | One space per 400m ² GFA. Parking to be secure and under cover. |
| C3 | Dwelling houses ^{(b)(c)} | For developments with common facilities, such as flats, one space for every five dwellings. Parking to be under cover and secure. Where spaces are allocated, there should be one space for each dwelling. |
| D1 and D2 | Non-residential institutions, assembly and leisure | Staff parking to be assessed on a site-by-site basis. Sufficient cycle racks to accommodate five percent of the maximum number of visitors expected to use the facility at any one time. Racks to be in the form as shown in Figure DG16 and to be located in a prominent and convenient location. |

Report Structure

Cycle Parking Provision

The proposed development falls within the B2 to B8 category, which requires a cycle parking provision of one space per 400m². The proposed building provides a Gross Floor Area (GFA) of 309m², which would require a minimum of 1 cycle parking space that should be secure and under cover.

However, it is considered appropriate to provide to provide 4 spaces within a secure covered structure at the rear of the proposed building, as shown on drawing number 23620_08_020_01 shown in **Appendix A**.

Summary and Conclusions

The above investigations have demonstrated that a minimum a 1 cycle parking space should be provided, although it is proposed to provide a total of 4 space to further encourage employees to travel via sustainable modes of transport.

The design of the cycle parking / secure storage facility will be carried out following the approval by BDC that the proposed provision is acceptable.

REGISTRATION OF AMENDMENTS

| Date | Rev | Comment | Prepared By | Checked By | Approved By |
|---------------|-----|-------------|--|--|--|
| November 2023 | - | First issue | Dave Godber MCIHT Senior Transport Planner | James Wright BSc (Hons) Graduate Transport Planner | Tim Rose BA (Hons), MTPS, MCIHT Director |

Appendices

A. Drawing Number23620_08_020_01

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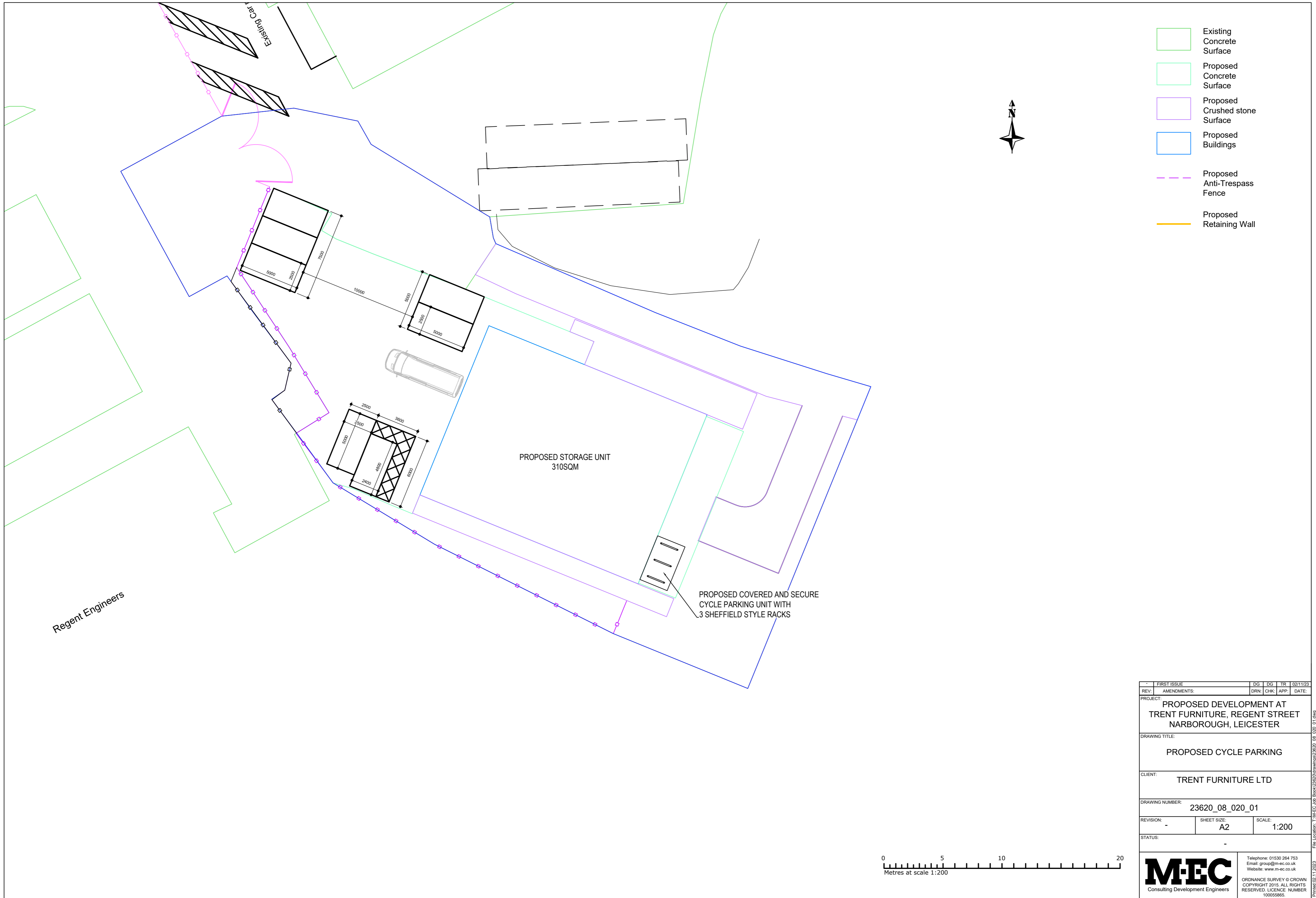
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APPENDICES

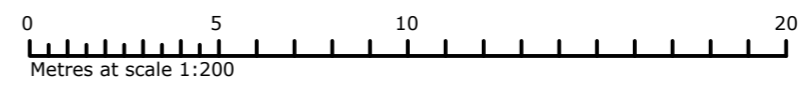


APPENDIX A



Regent Engineers

- Existing Concrete Surface
- Proposed Concrete Surface
- Proposed Crushed stone Surface
- Proposed Buildings
- Proposed Anti-Trespass Fence
- Proposed Retaining Wall



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|---|-------------|--|-----|-------|----------|
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| AMENDMENTS: | DRN | CHK | APP | DATE: | |
| PROJECT: PROPOSED DEVELOPMENT AT TRENT FURNITURE, REGENT STREET NARBOROUGH, LEICESTER | | | | | |
| DRAWING TITLE: PROPOSED CYCLE PARKING | | | | | |
| CLIENT: TRENT FURNITURE LTD | | | | | |
| DRAWING NUMBER: 23620_08_020_01 | | | | | |
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