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Planning Approval 2017/1094 - The Kay Group Petrol Filling Station, Shop and Drive-Thru Café, Dearne Valley, Parkway, Birdwell, Barnsley.

Discharge of Condition 11 - Service Management Plan

The development comprises of two operating businesses - The Petrol Service Station and a Costa Drive-Thru each development within their own demised areas.

The design of each unit shows the safe tracking and manoeuvring of the largest service vehicles on and off of each demised operating area. See the accompanying tracking layout drawing to view the detailed notes to the tracking.

Access is straightforward from Rockingham Roundabout, from leaving highways and travelling along the un-adopted no through road (in grey) as seen below in fig 1.



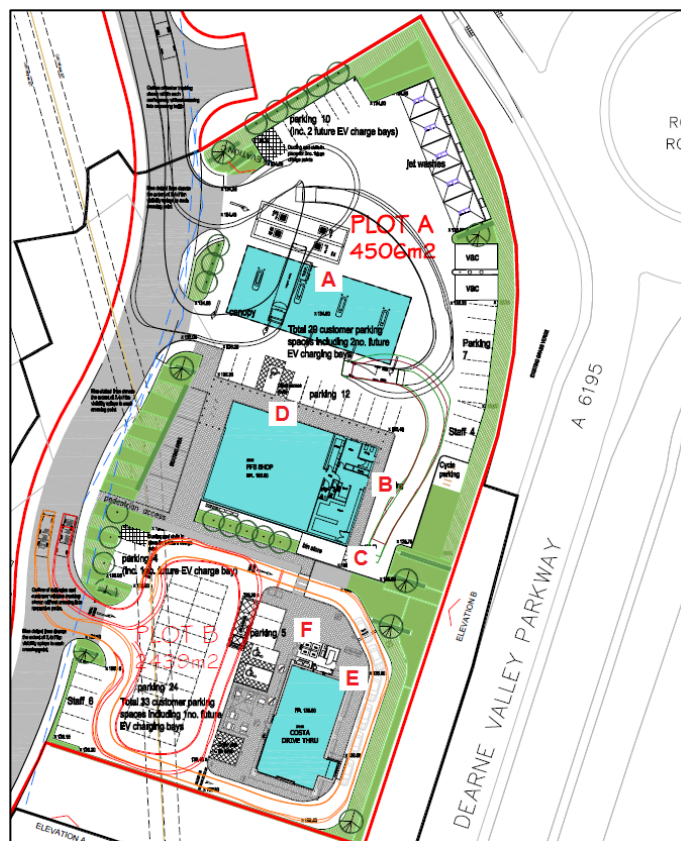
Both Architects are long term specialists in designing Petrol Stations and the Costa Drive-Thru layouts. The tracking and provision is fundamental to the layouts.

Also, The Kay Group (UK) Ltd and Costa are long established direct operators of their business activities, under modern developments who are also active in the safe design and layout for all of its activities.

Deliveries and Servicing Vehicles

The Petrol Service Station:

- Point **A** - All fuel deliveries – with tracking shown.
 - This complies with the petroleum regulation requirements.
 - The nominated fuel supplier will conduct its own safety delivery investigation prior to the first delivery when the development is built to ensure safe delivery.
- Point **B** - Bulk deliveries in cages or pallets to go direct in to the store room from the unloading bay – with tracking shown.
 - Again, the nominated main shop supplier will conduct its own safety delivery investigation prior to the first delivery when the development is built to ensure safe delivery.
- Point **C** - Service of trash removal – uses the same tracking as the larger bulk delivery vehicles and utilises the unloading bay. See Fig.3 last page for typical bulk refuse vehicle.
- Point **D** - Deliveries of small amounts to go directly on the shelves, such as newspapers, magazines, bread products, sandwiches, fresh food & pies to go straight on the shelves. This normally takes place during the quiet early mornings for freshness.
 - This activity is mainly done early in the morning when quiet by smaller vehicles who can readily park in the parking bays and hand deliver directly in to the shop front door.



The Costa Drive-Thru:

- Point **E** – A ten meter rigid vehicle is used for daily deliveries which usually take up to 10-15 minutes and are of all fresh goods – milk, pastries, sandwiches, cakes etc. The driver will park in the car park and out of hours has access key to deliver straight into the back of house and put milk etc. in fridges. If during trading hours, items are delivered to back of house for store team to put away.

Food waste, coffee grounds and takeaway cups for recycling are all taken back as part of this delivery daily. See next page for the delivery vehicle. Fig.2.

Costa own deliveries are once a week maximum depending on sales. This is for all bulky items – cleaning materials, toilet rolls, takeaway cups etc. This generally is within store core hours. Refuse collection – this is on a site by site needs basis in terms of how much rubbish they have versus storage containers. See Fig 1 below.

- Point **F** – Service of weekly trash removal follows the same tracking. See page over Fig.3.

Costa Drive Thru – Servicing Information

We service our Drive Thru units using a fleet of small ridged vehicles as shown in the photo below. This ability sets us apart from other operators, who typically require a full HGV to service their units.

The added benefit of using such a small vehicle, is that no upgrades works should be required to any access ways, as its lower weight is suitable for standard specification car park roads.

Vehicle Specification-

The following specification is for the largest vehicle in the Costa fleet, this is also what is shown on our tracking plans.

- DAF - FA LF55 18-19t Chassis/Body
- Length: 8.45m
- Wheelbase: 4.75m
- Weight: Max. Front 7500 kg
Max. Rear 11500 kg



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Fig. 1

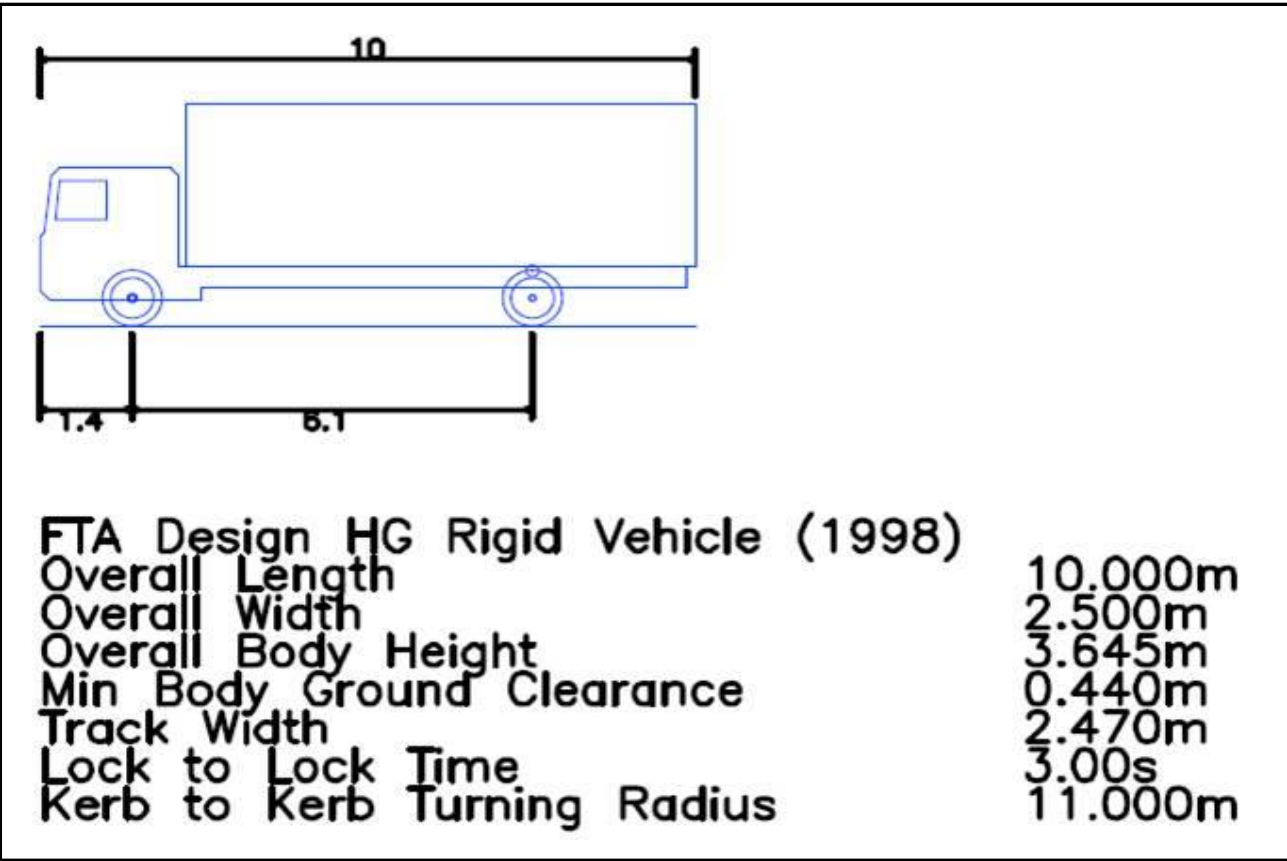


Fig. 2

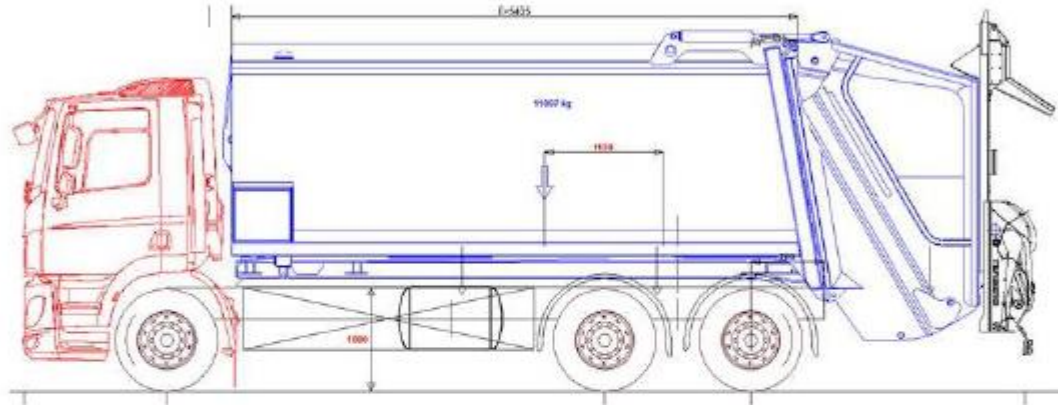
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Vehicle Specification Document

Chassis: DAF CF 290 FAN 6x2 Rear Steer Prepared for:
Body: Dennis Olympus OL23W
Bin Lift: Terberg OmniTrade Lift



Commercial Specification.

Vehicle Details

GVW	26,000kg
Wheelbase	5600mm (CL Front Axle to CL Rearmost Axle)
Turning Circle	15.9m (Wall to Wall)
Engine	MX-11 210 KW/286hp
Gearbox	AS Tronic 12 Speed
Fuel Tank	340 litre aluminium LHS
Rear Axle Ratio	3.7:1
Body Effective Volume	23.2m ³
Hopper Volume	2.8m ³ Sweep Volume
Front Axle Plated Weight	8000kg
Rear Bogie Plated Weight	19000kg (11500kg + 7500kg)

Dimensions

Overall Length	9600mm (Including Binlift)
Overall Width	2530mm
Overall Height	3550mm
Front Overhang	1370mm
Rear Overhang	2630mm (Including Binlift)

Fig. 3