



now part of



Worton Grange, Reading

Delivery and Waste Plan for Burger King

On behalf of **Kier Reading LLP**



Project Ref: 32618 | Date: November 2018

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For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
1.2	22.11.18	Revised as per Client Comments	DW	JH	PB

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1 Introduction

1.1 Background

- 1.1.1 This delivery and waste plan has been prepared to discharging Condition 54 and 77 for Unit E at the consented Worton Grange, Reading (Ref 151944) development. The conditions states:

54 Car Park / Delivery Management Plan

Prior to occupation of each unit within the Detailed Element details of how and when deliveries, including out of hours deliveries, will be undertaken for that unit without compromising the use of the car park shall be submitted for approval in writing by the local planning authority. Thereafter deliveries will be carried out for that unit in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with eh Core Strategy Policy CS24 and Sites and Detailed Polices Document Policy DM12

77 Waste Management

Prior to occupation of the units hereby permitted within the Detailed Element a Waste Management Plan in relation to respective units shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be followed for each unit.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risk to occupiers of the site or surrounding areas. Sites and Detailed Polices Document policy DM4 (Safeguarding Amenity) Core Strategy Policy CS1 (Sustainable Development) Core Strategy Policy CS2 (Waste Minimisation).

1.2 Report Structure

- 1.2.1 This report will include the following chapters:

- Vehicle Type;
- Routing;
- Operational Times; and
- Site Management.

2 Vehicle Types

2.1 Delivery & Servicing

Burger King

- 2.1.1 Burger King servicing and delivery strategy (enclosed under **Appendix A**) utilises a rigid vehicle (10m).

2.2 Waste

Burger King

- 2.2.1 Burger King Showroom waste strategy (enclosed under **Appendix A**) states a refuse lorry (10m) would serve the site:

3 Routing & Management

3.1 Delivery Routing

Burger King

- 3.1.1 As shown on PBA drawing 32618/001/034 (enclosed under **Appendix B**) that the identified 10.0m rigid vehicle can successfully enter, route, manoeuvre and exit the retail park car park within the parking aisles. Therefore, no management (i.e. conning off) parking bays are required to accommodate this vehicle.
- 3.1.2 Vehicles will access the Burger King delivery bay from the south of the car park and will exit from the north of the car park due to the design of the servicing bay entry radius. Vehicles accessing from the north would require parking bays to be temporarily managed (i.e. coned off).

3.2 Waste Routing

Burger King

- 3.2.1 As shown on PBA drawing 32618/001/034 (enclosed under **Appendix B**) that a 10.0m large refuse vehicle can successfully enter, route, manoeuvre and exit the retail park car park within the parking aisles. Therefore, no management (i.e. conning off) parking bays are required to accommodate this vehicle.

3.3 Summary

- 3.3.1 As demonstrated all proposed vehicles can enter, route, manoeuvre and exit the retail park car park within the parking aisles. The layout has been designed to minimise the length of reversing in / out of designated loading bays.

4 Servicing & Delivery Times

4.1 Operators Policy

Burger King

- 4.1.1 Burger King have 3 frozen, fresh and dry deliveries from Best Food which come either Monday, Wednesday and Friday or Tuesday, Thursday and Saturday. Best Food contractual delivery window with Burger King is 06:00-11:30 and 14:00-18:00hrs Mon-Sat (plus occasional Sunday)

4.2 Reading Borough Council Review

- 4.2.1 On the advice from Reading Borough Council (RBC) deliveries and servicing to Burger King shall be restricted, to minimise conflict during projected busy hours and high customer parking demand in the retail park, to the following hours:
- Weekday
 - No deliveries or servicing shall take place between 12:00 to 14:00 hours and 17:00 to 19:00 hours.
 - Weekends
 - No deliveries or servicing shall take place between the hours of 11:00 to 17:00 hours

5 Management

5.1 Site Wide Management

- 5.1.1 The Worton Grange site has a site wide management plan which requires each occupier to be responsible for their own operations within their curtilage and parking areas.

5.2 Waste Management

- 5.2.1 Burger King (**Appendix A**) have included details of their waste policy and management of materials both on and off site.

5.3 Burger King Management

- 5.3.1 As to the management of the site can be summarised as per below.

	Commitment	Burger King
1	Each operator has their own delivery bay area to manage, as such delivery's will need to be allocated time slots to prevent multiple vehicles seeking access to the bays simultaneously	✓
2	As a reinforcement to the time slot operation, inevitably there are risks of delay due to offsite incidents, therefore any delivery which is likely to miss their slot, will be required to call in and confirm if the bay will be free, when they are due to arrive or be given a new slot, which will require them to wait off site until the bay is available.	✓
3	Each of the delivery's will be welcomed by a member of staff where possible and if required areas will be coned off or managed to allow safe access to the premises seeking to minimise conflict with pedestrians in the area.	✓
4	Any vehicles that are parked up will seek to maintain access through the site and the drive through, if this is not possible, then localised management of the road system will be implemented as required for the minimal time required.	✓
5	The current defined bays and possible waste collection points are designed to offer a direct route into the premises. If the delivery routes cross walkways or other entrances to the building, then this will be managed on site as appropriate.	✓
6	As required the delivery operators will be aided by staff on site as appropriate to facilitate the deliveries as required and to aid in the safe movement of goods between the vehicles and the premises as required.	✓

Appendix A Burger King Delivery, Servicing and Waste Information



Proposed Burger King
Site Of Worton Grange Imperial Way Reading
Planning Application 151944.

Information to discharge Planning Conditions:

Waste management.

- **Waste oil** - stored on site in drums in refuse yard. Collected by specialist contractor every two weeks for recycling. Vehicles park in loading bay adjacent to the building.
- **General waste and mixed recycling** - stored in 1100 litre wheeled and covered eurobins in refuse yard, these are collected by contractor three or four times weekly. Refuse vehicles park in loading bay adjacent to the building.

Food & dry goods delivery

- Frozen and fresh produce as well as dry goods are delivered by Bidfood three times each week within a specified time slot. 'Bidfood' delivery vehicles park in loading bay adjacent to the building.
- Product is unloaded and placed straight into the Walk in chiller, freezer or dry store. The goods are caged and wheeled into the unit.

Hurstwood Design Group

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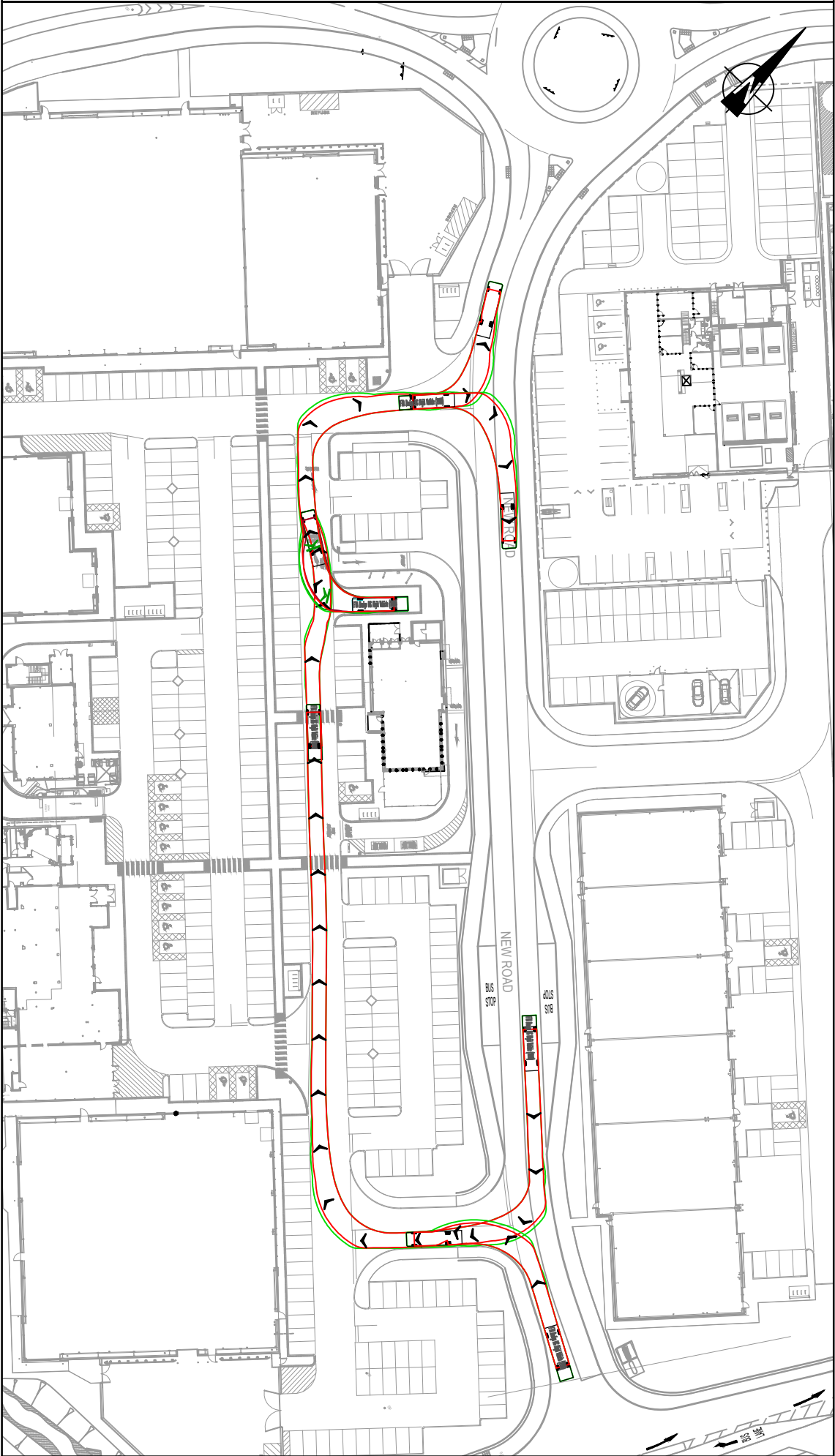
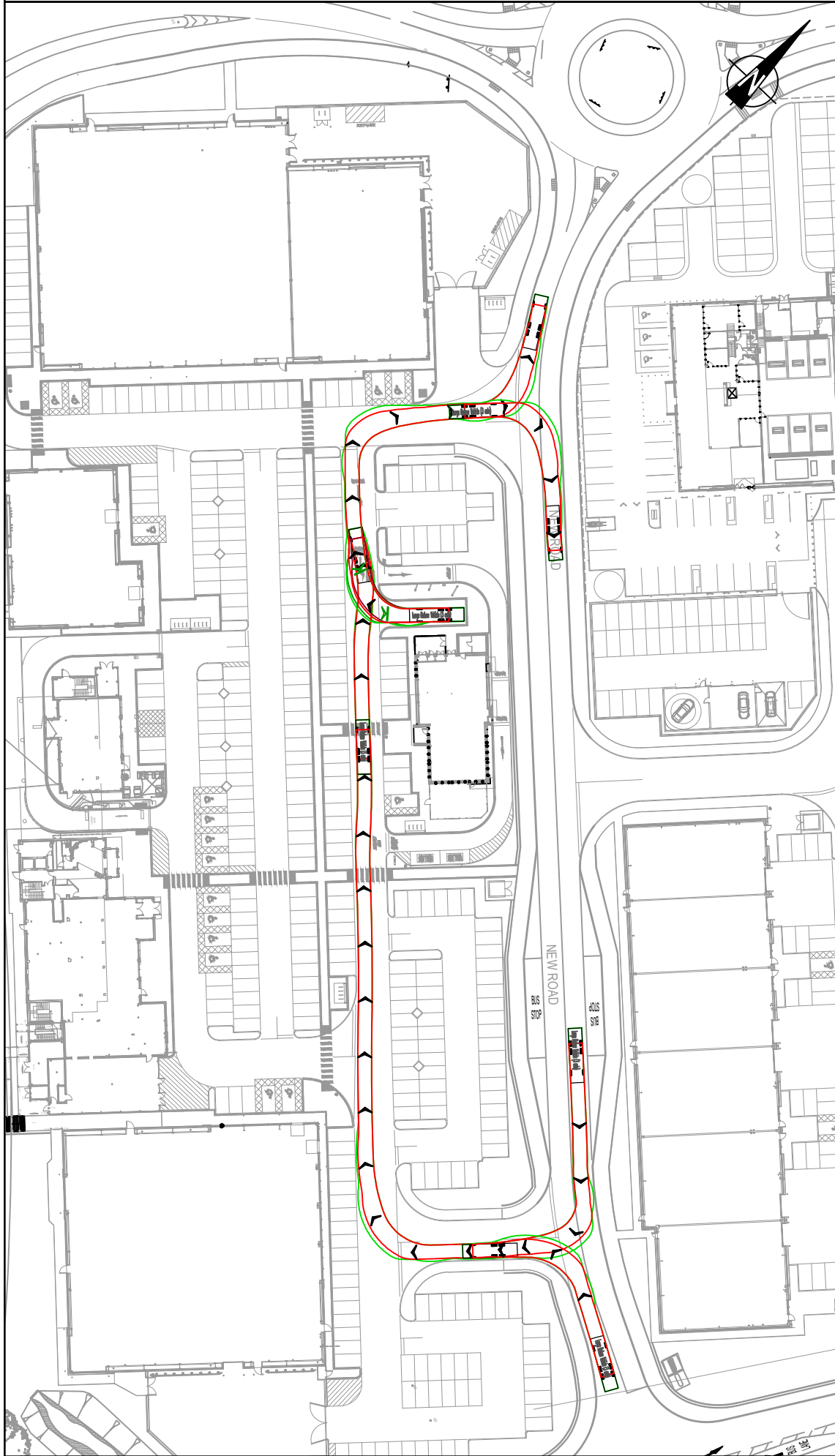
BURGER KING UNIT E: DELIVERIES AND WASTE MANAGEMENT FURTHER INFORMATION

- 3 frozen, fresh and Dry deliveries from Bestfood which come on Monday, Wednesday and Friday or Tuesday, Thursday and Saturday
- Waste oil is collected every two week by what was A&B oil
- Securicor collect our banking's and deliver change twice a week
- Waste collections for general waste 3 times a week with the cardboard normally once a week.
- Sanitary bins are collected weekly and the door mats are changed at the same time
- Delta deliver marketing displays at least once a month.
- Pest control inspectors come every other month
- The extraction cleaning company visit to clean the ducts at least every quarter depending on sales.
- The air conditioning company service every quarter
- The restaurant has an audit from an external company every quarter.

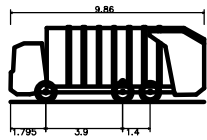
Appendix B Burger King Routing

UNIT E (BURGER KING) REFUSE SERVICING

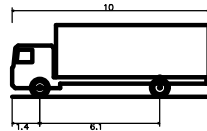
UNIT E (BURGER KING) 10.0m RIGID DELIVERY



VEHICLE PROFILE:



Large Refuse Vehicle (3 axle)	
Overall Length	9.860m
Overall Width	3.900m
Overall Body Height	3.814m
Min Body Ground Clearance	0.366m
Track Width	2.450m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m



FTA Design HG Rigid Vehicle (1998)	
Overall Length	10.000m
Overall Width	3.610m
Overall Body Height	3.645m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	11.000m

Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status
FOR INFORMATION

WORTON GRANGE, READING
SITE MASTERPLAN
UNIT E DELIVERY & SERVICING
SWEPT PATH ANALYSIS

Client



Date of 1st Issue
20.11.18

Designed
-

Drawn
RC

A3 Scale
1:1000

Checked
JH

Approved
PB

Drawing Number
32618/001/034

Revision
-


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