

# Addendum

## LA01/2020/1200/F

### 1.0 Update

1.1 Two representations of objection were received on 22<sup>nd</sup> April 2020. These representations of objections raised the following points:

- The proposal would lead to a major increase in traffic on the already congested Lodge Road roundabout and the A29 Ring Road would could create access concerns to the Lodge Hotel.
- The Transport Assessment does not allow for real life data for the operation of a McDonald's complex which can be seen through the other McDonald's at Riverside.
- Concern that existing infrastructure will not be sufficient to cope with the influx of additional traffic.
- Layout Plan does not show the context of the neighbouring hotel.
- Landscape Plan provides insufficient detail to allow assessment of the environment surrounding the proposal.
- A greater separation distance is requested from the Drive Thru to the common site boundary with landscaping to screen the proposal.
- Queries whether the Council has seen any evidence that McDonald's has requested an alternative location within the Asda car park.
- Street lighting and glare from vehicles using the drive thru will impact on the Lodge Hotel through light nuisance and pollution.
- Concerns regarding noise pollution from plant and refrigeration, increased vehicle movements, car park, noise from cars playing music and revving cars is a great concern especially in summer nights when windows may be open. This will also disturb guests sleeping at the Lodge Hotel.
- Concerns regarding potential impacts of odour and the proximity to the existing Hotel.
- There will be an increase in the amount of litter which will impact on visual amenity and attract vermin.

- Provided details of what is put forward as a more appropriate location for the store within Asda car park.
- Concern regarding the siting of the car park adjacent to the Hotel boundary.
- Potential for opening on a 24 hour basis.
- Lodge Hotel car park could be used as an overspill car park for McDonald's as there is a right of way to Asda.
- The schools in the vicinity need to be considered as part of the proposal.

## **2.0 Assessment**

- 2.1 A Traffic Assessment was provided and DfI Roads was consulted on the application. DfI Roads had no concerns with the proposal subject to conditions. DfI Roads are content with the Transport Assessment. Similar concerns were raised under the LA01/2019/0281/F application and DfI Roads was made aware of these concerns. DfI Roads stated that the Transport Assessment provided demonstrated that the surrounding road network would continue to operate within capacity. See paragraph 8.17 of the Planning Committee report which considers traffic impacts.
- 2.2 Although the site layout plan does not show the Lodge Hotel, the site location and block plans do show the outline of the Lodge Hotel and these are considered to be sufficient to consider impacts and separation distances.
- 2.3 The proposed landscaping plan does show a mix of finishes to include concrete, paving, paving slabs and turf and low level shrubs. These will help to reduce the visual impact of the tarmac. The separation distance with the Lodge Hotel is considered to be acceptable. In regard to this, Environmental Health was consulted and are content subject to conditions which restrict noise and odour impacts.
- 2.4 A letter was submitted with this application from Asda who stated that the only available area within the car park for the proposed restaurant is that sited to the front of the site, as indicated on the site location plan. It was also stated that other sections of the car park would not be a viable option for Asda and were not available.

- 2.5 Environmental Health has considered the impacts of the proposed lighting and recommended conditions which restrict light levels at the closest receptors. A condition requesting a post verification assessment of the proposed lighting has been requested. These conditions have been included in the Planning Committee report. Please see paragraph 8.28 of the Planning Committee report which considers lighting.
- 2.6 Paragraphs 8.11 to 8.16 of the Planning Committee report considers noise and odour impacts. Environmental Health was consulted in regard to noise and odour and are content subject to conditions.
- 2.7 In terms of littering, bins are likely to be provided as is the case at other outlets. Within a supporting statement it is stated that McDonald's is committed to tackling litter in as many ways as possible including three daily litter patrols and the provision of bins. An Optimum Corral area will be provided for bin storage and this will be an enclosed area which will limit the impact of smells on neighbouring receptors.
- 2.8 In regard to the alternative site layout, if the proposed restaurant was to be moved to another section of the Asda car park, a new application would be required which would require a new assessment. Given this, any relocation cannot be considered under this application.
- 2.9 In terms of the concern raised in regard to 24 hour opening, a condition is proposed to ensure the business is only open between the hours of 6am and 11pm Monday to Sunday.
- 2.10 In regard to the Lodge Hotel car park being used for overspill parking, parking provision within the application site has been considered. DFI Roads are content with the provision of parking and it is considered that overspill can parking is unlikely to be required.

### **3.0 Recommendation**

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve the proposed development in accordance with paragraph 1.1 of the Planning Committee report.