

Welcome



Thank you for attending today!

McDonald's are keen to hear your views on proposals for a new restaurant at Yarm Road, Stockton.

This consultation event is part of a series of consultation activities we are undertaking to gather views on the proposals, before a planning application is submitted to Stockton-on-Tees Borough Council.



McDonald's hope that this consultation event is helpful in providing more information on the proposals.



Scan me to visit our website



Contact details

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The Site



Aerial image of the site

The subject site is located to the north-east of the existing Lidl supermarket on Yarm Road, Stockton.

The site is bounded by Yarm Road to the east of the site and the railway line to the north-west. Mature trees bound the site to the east and north-west.

The site extends to approximately 0.6ha and comprises previously developed land that has been vacant for several years.



What are we proposing?



The proposed development comprises:

- Redevelopment of an underutilised vacant site
- A drive-thru restaurant comprising 377 sqm
- 47 parking spaces including 2 electric vehicle and 2 accessible spaces
- Access from an existing bell-mouth junction into the site, from Yarm Road
- Pedestrian links connecting to established footways and surrounding uses
- Hard and soft landscaping, including retention of existing trees



Proposed site plan



Image of similar drive thru facility

Responding to Feedback



Please see below response to comments received from Low Hartburn Resident's Association in March 2024.

Traffic

A Transport Assessment and Travel Plan will accompany the planning application.

The Transport Assessment considers the impact of the proposed development on the local highway network. It demonstrates:

- traffic generated by the proposed development would have a negligible impact on queuing and delays in the surrounding area;
- the proposals could be accommodated without resulting in any significant impact upon existing road safety or the capacity of the highway network.

In addition, the proposals provide:

- Appropriate levels of parking provision, including two electric vehicle parking spaces
- Good public transport access
- Pedestrian links connecting with existing footways and surrounding uses
- Appropriate levels of cycle parking



Noise

The planning application will be accompanied by a Noise Assessment.

The Assessment has been undertaken and considers the potential noise impact associated with the proposed drive-thru and associated car park on nearby residential properties. This includes the potential impact from deliveries, external plant and idling vehicle engines using the drive-thru lane.

The Assessment concludes that the proposed development would have a negligible impact, particularly given the existing background noise levels in the surrounding area from the busy Yarm Road, and railway line, as well as the existing Lidl store.

Lighting

Careful consideration has been given to the need to minimise light nuisance from the site, with particular thought for the adjacent railway line. In this context, McDonald's have chosen a lighting design for this site which avoid any potential impact on the adjacent railway line and result in minimal light overspill from the boundary of the site.

Notwithstanding this, the site is adjacent to an existing, illuminated Lidl store as well as Yarm Road, which has various forms of street lighting and traffic lights.



Responding to Feedback



Anti-Social Behaviour

McDonald's enjoys a good relationship with local police forces and works in partnership with them to mitigate any issues of anti-social behaviour in the communities we operate in. We provide comprehensive training for staff in how to manage the behaviour of customers, where appropriate.



The Proposed Location

McDonald's have identified a requirement for a drive-thru restaurant to the south of Stockton Town Centre.

The subject site provides a good opportunity to utilise a previously developed site, in a prominent location on Yarm Road, which is McDonald's preferred location.

The site will capture passing trade along Yarm Road and be located within an area to the south of Stockton Town Centre where there is currently no McDonald's representation.

As part of the planning application, a Sequential Site Assessment will be submitted. It will consider whether there are any suitable and available sites within (and on the edge of) existing centres to accommodate the proposed development.

Environmental Impact

Littering is an offence. McDonald's do not condone littering and take steps to reduce its likelihood, whilst taking action to respond to it where it does happen.

There is generous bin provision both inside and outside restaurants, providing no excuse for littering on or around our sites.

McDonald's staff also undertake three litter picks every day within a 150m radius of our restaurants. The litter picks remove all litter, not just that which has originated from McDonald's.

The site will be continuously monitored for any vermin, and immediate action will be taken if appropriate.



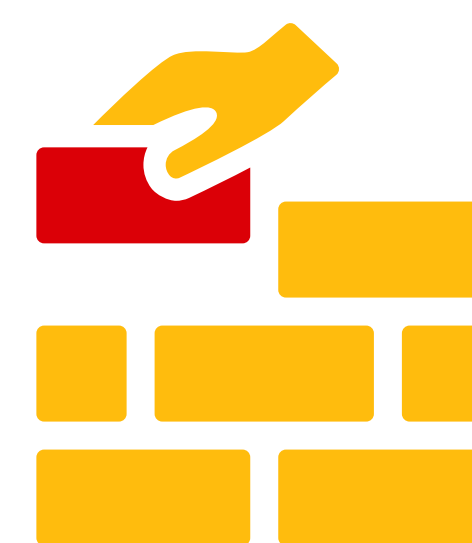
Economic Benefits



McDonald's delivers significant economic value to the communities in which they operate. The proposals will deliver the following benefits:



Redevelopment of an underutilised vacant site



190 direct full time equivalent (FTE) construction jobs and a further 230 indirect FTE jobs during the construction phase



Generate an additional £7.2 million of Gross Value Added during construction



120 new, local jobs when the restaurant is operational



£2.3 million Gross Value Added per year through direct operational employment



More than £55,000 in business rates to fund local services

What happens next?



This event forms part of the public consultation in advance of the submission of a formal planning application. Any comments received will be carefully considered before the proposals are finalised.

We hope to submit a full planning application to Stockton-on-Tees Borough Council in April 2024. If you have any questions, please speak to a representative from McDonald's or the project team.

