

**Unit 1B, Barnsley Retail Park,
Barnsley, S71 1JE**

Planning Statement

McDonald's Restaurants Ltd

12 April 2024

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Lichfields on behalf of McDonald's Restaurants Ltd ("McDonald's"). It accompanies a full planning application for the change of use of Unit 1B, Barnsley Retail Park, Barnsley, S71 1JE ("the site") to facilitate the occupation of the unit as a restaurant/hot food takeaway.
- 1.2 This application seeks planning permission for the following:
- "Change of use from a restaurant (Use Class E) to restaurant/hot food takeaway use (Use Class E/sui generis), new shopfront, elevational changes, and associated works."*
- 1.3 The purpose of this statement is to assess the application proposals against the development plan for Barnsley Metropolitan District Council ("BMDC"), as well as other material considerations including national planning policy. This Statement should be read alongside the following documents which accompany the planning application:
- Highways Supporting Statement, prepared by AMA;
 - Economic Operator Statement, prepared by Lichfields;
 - Odour Control Assessment, prepared by CDM Partnership; and
 - Completed Health Impact Assessment pro-forma, prepared by Lichfields.
- 1.4 The structure of this statement is as follows:
- **Section 2.0** – summarises the site context and planning history;
 - **Section 3.0** – provides a summary of the application proposals;
 - **Section 4.0** – sets out the relevant national and local planning policy;
 - **Section 5.0** – assesses the development against the relevant planning policies;
 - **Section 6.0** – outlines how the dimensions of sustainable development have been considered; and
 - **Section 7.0** – provides conclusions on all of the above.

2.0 Site Context

Site and Surroundings

- 2.1 The premises (unit 1B) comprise 277 sqm and are located to the east of the A61 (Harborough Hill Road). The site was most recently occupied as a restaurant by Cow and Cream (Use Class E). The restaurant has ceased trading, and the unit is now vacant.
- 2.2 Unit 1B is the central unit in a building (known as Unit 1) that contains two other retail units, which are occupied by Halfords and Subway. The building is located at the western edge of Barnsley Retail Park, approximately 300m to the north-east of Barnsley Town Centre.
- 2.3 The site is bound to the north and east by Dryden Road, a single storey commercial building to the south and the A61 to the west.

Figure 2.1 Site Location



Source: Google Maps, 2024. N.B. Red line shown indicatively.

- 2.4 The site is relatively flat and lies within Flood Zone 1. The site is not located within a conservation area and there are no listed buildings nearby.
- 2.5 There are no public rights of way within or adjacent to the site. The site is not located within 400m of a secondary school or an Advanced Learning Centre (ALC).

Accessibility

- 2.6 The site is accessed via a priority-controlled T-junction connecting to Dryden Road to the north. Dryden Road provides access to Barnsley Retail Park to the north-east, as well as the A61 Harborough Hill Road to the north-west via a signal-controlled T-junction.
- 2.7 There are 18 shared parking spaces to the north of the site for use by customers visiting the three units. There is also a large car park for the wider retail park to the east.

- 2.8 The site is accessible for pedestrians with footpaths along Dryden Road and the A61, alongside footpaths within the retail park. The site is within a sustainable location which is easily accessible location on foot, bicycle and public transport.

Planning History

- 2.9 Planning permission was granted for Unit 1 (which contains Unit 1B) in 1988. Permission was granted for a car accessories store, including MOT testing, repairs and cleaning. No documentation relating to this permission is available on the Council's online planning register. Various other minor applications have been approved since then.
- 2.10 A S73 application was permitted in October 2016 (ref: 2015/0988) for the variation of condition 7 of B/88/0294/BA to allow additional retail goods to be sold. The condition was amended to *"Not more than 1,394 sq.m. of net sales area in total, across all of Units 1A, 1B and 1C, 2, 2A, 3A, 3B and 3C, 4, 5, 6 and 8, may be used for the retail sale of food and drink (in relation to Units 3C, 5 and 6 that being (if applicable) in addition to the 30% of the net sales area of the individual units previously approved), which shall not be taken into account in calculating the net sales area permitted by this paragraph)."*
- 2.11 The unit was previously occupied by Cow & Cream as a restaurant, and Bathstore prior to that. The approved use of the unit is therefore Use Class E and the principle of the use of the premises for the sale of food and drink is also well established.

3.0 Proposed Development

3.1 This application seeks planning permission for the change of use of the existing restaurant (Use Class E) to a restaurant/ hot food takeaway (Use Class E / Sui Generis) to be operated by McDonald's. The description of development is as follows:

“Change of use from a restaurant (Use Class E) to restaurant/hot food takeaway use (Use Class E/sui generis), new shopfront, elevational changes, and associated works.”

3.2 The following external works are proposed:

- New shopfront including glazing & sliding entrance doors with 1050mm clear opening. Frames decorated grey to match existing;
- Proposed cladding and low-level brick plinth infill to match existing; and
- A new back of house door to the north elevation, finished in grey RAL 7022.

3.3 This section of the Statement describes the design principles that have been applied in developing the proposed development, specifically in relation to the proposed restaurant's use, layout, scale, appearance, landscaping and access.

Use and Layout

3.4 The unit will operate as a restaurant/hot food takeaway (Use Class E/sui generis).

3.5 The application site has been identified as a suitable location for a bespoke concept, based on a similar principle to a typical McDonald's restaurant but with a reduced number of seats. The format is based on a significant proportion of sales being for delivery (which makes up an increasing share of McDonald's sales nationally), while also allowing customers to order in the restaurant for takeaway and for a limited number of customers to dine in.

3.6 No extensions are proposed, and the restaurant/hot food takeaway will operate from the existing unit. The customer entrance is located to the front of the store. A dedicated access for deliveries is located to the rear, north elevation. Main deliveries will be serviced to the front. The proposals will utilise existing drainage arrangements.

3.7 The wider site comprises car parking areas, along with a servicing area, pedestrian and vehicular accesses and associated landscaping.

3.8 The unit will be open between the hours of 06:00 and 00:00 (midnight).

Appearance

3.9 A new shopfront is proposed. New glazing & sliding entrance doors in RAL 7022 Umbra Grey are proposed, and frames will be grey to match existing.

Landscaping

3.10 No alterations to the existing landscaping on the wider site are proposed as part of this application. There is existing landscaping onsite, including trees and hedgerows to the

north and east which provide a green frontage to the retail park. The existing landscaping will be unaffected by the proposals.

Access

- 3.11 There are 18 shared parking spaces to the north for use of the site and the two adjacent units. There is also a large car park for the wider retail park to the east, as well as pedestrian and vehicular accesses and associated landscaping.
- 3.12 The site is accessible for pedestrians with footpaths along Dryden Road and the A61.
- 3.13 No changes are proposed to the site access or the parking provision. Patrons will be able to park in the existing car park to the front of the unit, or within the wider retail park to the east.
- 3.14 There is an existing service area to the south-west of the building complex where servicing can take place, as per the existing situation. Servicing is expected to occur 3 – 4 times per week, generally outside of busy operational periods. Refuse collection will take place from the servicing area to the west of the building complex.

Sustainability

- 3.15 Section 6.0 outlines the environmental sustainability measures that will be incorporated as part of the proposals.

4.0 Planning Policy Context

- 4.1 This section of the Planning Statement outlines the planning policy context against which the application should be assessed. The Planning and Compulsory Purchase Act 2004 at Section 38 (6) requires the determination of planning applications to take place in accordance with the development plan unless material considerations, such as the National Planning Policy Framework, indicate otherwise.

National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) (December 2023)

- 4.2 National planning policy for England is set out in the Government's National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The overarching aim of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver the development the country needs.
- 4.3 Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, broadly defined as *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*.
- 4.4 Paragraph 8 sets out the following three interdependent dimensions of sustainable development which are to be pursued in mutually supportive ways:
- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.5 Paragraph 11 of the NPPF states that there should be:
- "...a presumption in favour of sustainable development...for decision-taking, this means:*
- c *approving development proposals that accord with an up-to-date development plan without delay; or*
 - d *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

4.6 Paragraph 115 of the NPPF sets out that “*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*”.

4.7 Paragraph 131 of the NPPF confirms that good design is a key aspect of sustainable development; and further to this paragraph 135 highlights that planning decisions should ensure that developments:

- a *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development;*
- b *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
[...]
- f *create places that are safe, inclusive and accessible...”*

The Development Plan

4.8 The Statutory Development Plan for Barnsley Metropolitan District Council comprises the Barnsley Local Plan 2014-2033 (adopted January 2019) and associated policies map.

4.9 The entirety of the retail park (including Unit 1B) is identified as the Peel Centre Retail Park which is defined as suitable for retail warehouses. Policy TC4 sets out that other uses will be allowed where the role, character and function of the retail park will not be adversely affected.

4.10 The site is located within the Barnsley urban area where there will be a focus for growth, in line with Policy LG2. Barnsley Retail Park is the closest retail park to the town centre, and is well connected to the town centre, with linkage opportunities, including on foot. In NPPF terms, the site lies 300m outside of Barnsley Town Centre and is therefore ‘out-of-centre’ in planning policy terms.

4.11 Policy BTC1 sets out that the Council will work with developers and operators to diversify the daytime and evening economies. Preference will be given to a range of uses including restaurants, which cater for a range of customers and are family friendly; are open throughout the day and evening; maintain an active street frontage throughout the day and evening; serve food; and complement other leisure activities.

4.12 Policy Poll1 requires development to demonstrate that it is not likely to result in an increase in air, noise, smell, or vibration pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate.

Other Material Considerations

Hot Food Takeaways SPD and PAN

4.13

Barnsley has a Hot Food Takeaways Supplementary Planning Document and Planning Advice Note (adopted May 2019). The Hot Food Takeaways Guidance Note sets out a number of additional considerations, including:

- 1 **Over Proliferation** – When assessing applications for A5 uses, consideration will be given to the number already present in each ward, as shown within Table 1 of the advice note.
- 2 **Proximity to Schools** – Outside District or Local Centres, proposals for hot food takeaways within 400m of a secondary school or Advanced Learning Centre, will have regard to guidance from Public Health England on the link between childhood obesity and proximity to hot food takeaways.
- 3 **Location where there are high levels of obesity** – When assessing proposals for A5 uses, consideration will be given to levels of obesity. Proposals for hot food takeaways within a ward where more than 32% of 10-11 year old pupils are classed as having excess weight are more likely to be in conflict with the NPPF which requires planning decisions to achieve healthy, inclusive and safe places (paragraph 96).
- 4 **Health Impact Assessment** – Applications for A5 uses will be required to include a Health Impact Assessment (HIA).

5.0 **Planning Assessment**

Principle of Development

- 5.1 The site is located within the Barnsley urban area where there will be a focus for growth housing, employment, shopping, health, leisure, business and public services in the region, in line with Policy LG2.
- 5.2 The unit is located within an existing commercial development within Peel Centre Retail Park. Policy TC4 sets out that within retail parks, retail warehouses will be allowed. Other uses will be allowed where the role, character and function of the retail park will not be adversely affected. The unit was previously occupied by Cow and Cream, therefore the principle of a restaurant operating from the unit has already been established. Moreover, takeaway sales also previously took place from the unit, with takeaway delivery services being offered via both Uber Eats and Deliveroo.
- 5.3 A S73 application was permitted in October 2016 (ref: 2015/0988) for the variation of condition 7 of B/88/0294/BA to allow additional retail goods to be sold. This demonstrates the greater flexibility afforded to occupiers within the retail park to diversify their offering. This is actively supported by national planning policy which seeks to create the conditions in which businesses can invest, expand and adapt (paragraph 85).
- 5.4 There are a variety of uses within the retail park, including Halfords, Subway, The Range, Pets at Home, Argos, Quality Save, Everlast and Currys PC World. The creation of a restaurant/hot food takeaway will provide a complementary use which will diversify the daytime and evening offer at the retail park, in accordance with Policy BTC1. This sets out that preference will be given to a range of uses including restaurants, which cater for a range of customers and are family friendly; are open throughout the day and evening; maintain an active street frontage throughout the day and evening; serve food; and complement other leisure activities.
- 5.5 There is not an over proliferation of takeaways within the retail park, with Use Class E remaining the dominant use. The site is not within 400m of a secondary school or Advanced Learning Centre and the surrounding area is commercial in character. The application is accompanied by a Health Impact Assessment pro-forma which confirms what impact the proposal may have with regard to noise, odour, air quality, litter, anti-social behaviour, healthy eating, working conditions etc, and sets out recommendations to maximise positive impacts and minimise negative impacts.
- 5.6 The application is also accompanied by an Odour Control Assessment which confirms that appropriate odour mitigation can be achieved to meet the requirements of the 'High' classification control band. McDonald's has a long and extremely successful history of operating in sensitive settings, and consequently any noise, odour, amenity considerations that do arise will be appropriately mitigated. The proposal will not result in an increase in air, noise, smell, or vibration pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people and is in accordance with Policy Poll1.
- 5.7 The site is within an established retail park and is well connected to the town centre and accessible by a range of modes of transport. The proposal will result in the reoccupation of a vacant unit in a prominent position to the entrance of the Park. The site is in a sustainable

location and is accessible by walking, cycling and public transport. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist, in accordance with NPPF paragraph 89.

- 5.8 As such, the proposed development is in accordance with Policies LG2, TC4, BTC1 and Poll1, as well as the NPPF.

Design

- 5.9 The proposed restaurant / hot food takeaway will be contained wholly within the existing unit and no extensions are proposed. There will be no change to the unit's form and scale. Limited external alterations are required, including the provision of an external bin store and a delivery door to the south-west.
- 5.10 A new shopfront is proposed. The shopfront will be similar to the existing shopfront, with RAL 7022 Umbra Grey coatings. The proposal will make the best use of high-quality materials in line with Policy D1.
- 5.11 McDonald's would occupy a vacant unit in a prominent position to the retail park and restore activity to the street frontage throughout the day and evening in accordance with Policy BTC1.
- 5.12 Sustainability measures utilising renewable energy resources and providing efficient use of energy, water and other resources, as set out in more detail within Section 6.0, have been incorporated into the proposed development in accordance with Policy D1.
- 5.13 Therefore, the proposed development is in accordance with Policies BTC1 and D1.

Highways & Access

- 5.14 The site is served by an existing access and communal parking associated with the retail park. Access is provided via Dryden Road to the north-west of the park which provides access to the A61. The site already has safe, secure and convenient access and movement, in accordance with Policy T4. It is not intended to make any changes to the current access and parking arrangements.
- 5.15 The A61 is part of the Local Strategic Highway Network and is classified by the local highways authority as having more than local importance.
- 5.16 The submitted 'Highways Supporting Statement' prepared by AMA outlines that the site is located in a sustainable location, with easy access via walking, cycling, and modes of public transport. It also demonstrates that the site can be safely accessed by customers and delivery drivers and be safely serviced. Given the site's location within the central area of Barnsley, a proportion of delivery drivers picking up customer food orders will arrive on cycle/motorcycle.
- 5.17 The accompanying Statement confirms that the proposals would not result in any detrimental highways impact on capacity or road safety and therefore there are no traffic or transportation reasons preventing the granting of planning permission for the development proposals.
- 5.18 Therefore, the proposed development is in accordance with Policies T3 and BTC9.

Amenity

- 5.19 Barnsley Retail Park is commercial in character. The site is approximately 65m from the nearest residential properties to the west, which are separated by the A61, and approximately 100m to the south, separated by a commercial unit and associated parking. As such, there is not expected to be any adverse impacts on neighbouring properties. Notwithstanding this, McDonald's has a long and extremely successful history of operating in sensitive settings, and consequently any noise, odour, amenity considerations that do arise will be appropriately mitigated. The accompanying Odour Report confirms appropriate odour mitigation can be achieved.

Conclusion

- 5.20 In summary, and in accordance with Section 36(8) of The Planning and Compulsory Purchase Act 2004, it is considered that the proposed change of use is in accordance with the development plan and NPPF.

6.0 Other Material Considerations

6.1 The National Planning Policy Framework explains at paragraph 8 that there are three dimensions to sustainable development:

- An economic objective;
- A social objective; and
- An environmental objective.

Economic Sustainability

6.2 The economic benefits of the proposed development are considerable and outlined in the accompanying Economic Operator Statement. In addition to the commercial opportunities presented by the site, they include:

- Supporting 120 direct FTE construction jobs, as well as supporting a further 145 indirect FTE jobs during the construction phase;
- Generating an additional £3.1 million of Gross Value Added during construction;
- Creation of 50 direct headcount jobs (40 direct FTE jobs) on-site, once the proposals are completed and operational. This could support a further 20 indirect and induced FTE jobs in the wider region;
- Generation of an additional £1.6 million of GVA per annum through direct operational employment; and
- Delivering an uplift in business rates.

Social Sustainability

6.3 The proposal will result in the reoccupation of a vacant unit which will provide a complementary use within the retail park. The proposed use would create 50 direct headcount jobs (40 full-time equivalent jobs) in the area. The development will also attract additional expenditure within the area and provide greater consumer choice within this area of Barnsley.

6.4 The reoccupation of a vacant unit will result in the best use of previously developed land which aligns with the NPPF of promoting sustainable development. It will also complement the retail offer of the retail park, provide greater customer choice, increase footfall and facilitate linked trips.

6.5 The proposals will bring social benefits. The operator is committed to being a valued and responsible member of the communities in which it operates. Alongside strong staff training programmes and environmental initiatives, the operator also supports local and national charities and encourages young people to lead more active lives.

Training

6.6 McDonald's commitment to staff education incorporates both internal training programmes and externally recognised qualifications. The McDonald's training philosophy centres on career long learning – *"from the crew room to the boardroom"*. McDonald's is

recognised as a “heavy lifter” by the Work Foundation as it recruits on the qualities not the qualifications of applicants. Crew members receive ongoing training of which regular assessment forms a part. The ratings from these assessments are then discussed at each employee’s Performance Review. McDonald’s invest more than £43 million in training each year and those employed at the proposed restaurant would be given the chance to undertake structured training including the opportunity to gain nationally recognised qualifications in hospitality, literacy and numeracy all the way up to full business degrees.

House Charities

- 6.7 Ronald McDonald House Charities UK (RMHC) is an independently registered charity which helps support families while their children are in hospital or a hospice. RMHC provide free ‘home away from home’ accommodation to allow families to stay close to their ill children. They operate 12 Houses from NHS hospitals across the UK and give families a warm and comfortable place to rest, eat and relax, just moments away from their child’s hospital ward. Since 1989, RMHC have supported over 50,000 families and now support 6,000 families each year.
- 6.8 RMHC has been McDonald’s charity of choice since it was founded in the UK in 1989. Since then, McDonald’s and its Franchisees have raised over £85 million for the charity.
- 6.9 As well as donating part of their profits, McDonald’s and its franchisees also hold annual fundraising days, provide free office space, business resources and advertising.
- 6.10 The charity’s biggest source of income comes from the collection boxes in McDonald’s restaurants, through which customers give millions of pounds each year. In 2017, these boxes provided over £3 million donated by McDonald’s generous customers. In 2019, the option of donating to RMHC via the cashless in-store kiosks was introduced, which has significantly increased the amount donated by customers. This allows customers to round up to the nearest pound or give set donations of 1p, 10p or 20p of which 100% is given to RMHC.

Anti-Social Behaviour

- 6.11 Tackling Anti-Social Behaviour is a key part of delivering the best possible customer experience for McDonald’s customers, and providing a great place to work where employees feel energised, safe and valued.
- 6.12 McDonald’s is committed to tackling litter in as many different ways as possible. It is company policy to conduct a minimum of three daily litter patrols, whereby employees pick up not only McDonald’s packaging, but also any other litter that may have been discarded in a 150m vicinity of a restaurant. This may be expanded to suit local needs. Litter bins are provided outside all restaurants and packaging carries anti-littering symbols to encourage customers to dispose of litter responsibly. Anti-littering signage is displayed within restaurants and car parks, and support is given to Keep Britain Tidy.

Environmental Sustainability

Re-occupation of an Existing Building

- 6.13 The re-occupation of an existing vacant unit will reduce the climate impacts from the proposed development. Through retaining the existing structure, fewer materials will be required compared to a new-build development and therefore the existing embodied carbon emissions will be retained. This will reduce the amount of new carbon emissions from the development.
- 6.14 Where new materials will be required as part of the refurbishment, they have been selected to provide the required aesthetics combined with maximum durability and robustness. The requirement for replacement, maintenance and repair will be minimal during the building lifecycles, thus providing a good low level of energy input over the whole lifecycle. From 2023, furniture used in all new build and refurbished restaurants will be sourced from recycled or certified materials and designed to be recycled or reused at end of life, as part of the McDonald's Plan to Change.

Locational Benefits

- 6.15 The site is located within a central location with Barnsley Retail Park. As outlined in the 'Highways Supporting Statement', it is highly accessible by public transport – and on foot and by bicycle – and is in an urban setting, with residential properties surrounding the retail park. The site is surrounded by similar uses and services in Barnsley which make the site an ideal location to promote the use of public transport and active travel. The location of the proposed development will encourage linked trips with other uses / facilities in the retail park and surrounding retail uses, which will help to minimise the need for travel and associated transport emissions.

Minimising Transport Impacts and Reducing Carbon Dioxide Emissions

- 6.16 Cooking oil from restaurants is recycled into biodiesel using local collectors. The biodiesel is then used as fuel by McDonald's vehicles. Biodiesel is now being used in all delivery trucks and results in a significant carbon saving.

Recycling Strategy and use of Recycled Materials.

- 6.17 Within the supply chain, McDonald's vision is one where all food and packaging is sourced sustainably. They have undertaken a number of measures in recent years to try to promote better environmental standards through the whole supply chain.
- 6.18 McDonald's is committed to using recycled materials wherever possible, throughout the business and have stepped up their commitment to recycling further, setting UK goals, including 100% of McDonald's customer packaging will be made from renewable, recycled or certified sources and will be designed to be recycled or reused at end of life, by 2024.
- 6.19 The business has taken a number of steps to continue to lead when it comes to sustainable packaging and further address the issue of reducing plastic across the supply chain:
- 6.20 The removal of plastic lids from McFlurry will see 385 tonnes of plastic removed from the supply chain each year, and the introduction of fibre-based salad boxes will also see 105

tonnes of plastic removed annually, and the new salad boxes can be recycled with any other paper. Indeed, McDonald's are a member of the National Cup Recycling Scheme which brings together major retailers waste management companies and UK paper mills with the shared aim of growing the infrastructure needed to increase the number of paper cups being collected and recycled across the UK. McFlurry cups can be recycled along with other paper cups in one of the many recycling points that has been established across the country through the collaboration of retailers including Pret a Manger, Costa and McDonald's restaurants.

6.21 22k tonnes of outer packaging cardboard is now recycled from restaurants every year, with zero waste to landfill. Only 8% of the packaging used for McDonald's products is made from plastic, with the majority already being made from fully certified fibre. McDonald's reuses delivery packaging wherever possible, in accordance with food safety laws. The vast majority of kitchen waste is recycled. Staff separate corrugated cardboard, used cooking oil, food waste, clean plastic paper and tin from all back of house areas for recycling.

6.22 All restaurants aim to recycle 100% of their corrugated cardboard, which in itself accounts for 15% of a restaurant's average total waste. In addition, the delivery trays and crates are returned to suppliers for reuse. Delivery vehicles also carry recyclable materials on return trips, backhauling over 80% of all cardboard.

6.23 McDonald's UK has a long-term goal to send zero waste to landfill by reducing operational waste, recycling as much as possible, and diverting the remainder to a more sustainable solution. To further minimise waste, McDonald's has joined the Valpak distributor take back scheme, which ensures that redundant equipment is recycled with accredited companies.

6.24 Customer recycling stations are installed in all new restaurants, to allow customers to separate paper cups, plastic bottles and cups, and decant liquids. The cups will be sent to a specialist paper cup recycler and the plastic will be recycled along with the plastic from the kitchens.

Summary

6.25 Taking all relevant considerations of the NPPF into account, this section has demonstrated that the application proposals comprise sustainable development in the context of the NPPF and will have a positive impact on the local economy and employment generation. As such, taking all relevant considerations from the NPPF into account, and in line with Barnsley Metropolitan District Council's planning policies relating to energy and sustainability, there should be a presumption in favour of the application proposals.

7.0 Conclusions

- 7.1 This Planning Statement has been prepared by Lichfields on behalf of McDonald's Restaurants Limited. It accompanies a planning application in relation to the change of use of Unit 1B of to provide a restaurant/takeaway.
- 7.2 Unit 1B has most recently been used as a restaurant and the principle of its use for the sale of food and drink is long established; the current application simply relates to the extension of the use to include the take away sales associated with McDonald's use of the premise – and to secure permission for other related alterations to the building to facilitate that use.
- 7.3 The application seeks planning permission for the following development:
“Change of use from a restaurant (Use Class E) to restaurant/hot food takeaway use (Use Class E/sui generis), new shopfront, elevational changes, and associated works.”
- 7.4 This statement has assessed the application proposals against the statutory development plan, as well as other material considerations, including relevant national planning policy.
- 7.5 The proposal will bring a vacant unit back into active use. In accordance with paragraph 89 of the NPPF, the application will make best use of previously developed land, and of a site that is physically well-related to existing settlements.
- 7.6 The application proposals are considered to accord with relevant policies within the adopted development plan when read as a whole. In particular, in the context of Policies LG2, TC4, T4, BTC1 and Poll1, it is considered that the principle of the proposed development is acceptable.
- 7.7 The proposed development will bring a vacant site into active use and create 50 direct jobs (40 full-time equivalent jobs) in the area. The development will also attract additional expenditure within the area and provide greater consumer choice within this area of Seacroft.
- 7.8 In terms of other benefits of the scheme, McDonald's is a strong advocate of sustainability, with almost all restaurants powered by 100% renewable energy, and 80% of their packaging is recyclable. As a result, the proposal would deliver social, economic, and environmental benefits to the local area.
- 7.9 The scheme will therefore deliver a range of socio-economic benefits and there is an absence of any other significant technical, amenity or policy conflicts.
- 7.10 In the context of all of the above and given that the proposed development accords with the statutory development plan when considered as a whole and represents sustainable as defined in the NPPF, the planning application should be approved without delay.

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