

Mr Scott Jackson
North Lincolnshire Council
Church Square House
High Street
Scunthorpe
North Lincolnshire
DN15 6NL

Date: 8 July 2025

Our ref: 66612/01/JW/ET/33609083v1

Dear Scott

Application for Full Planning Permission: Land north of Glebe Road, Scunthorpe

On behalf of McDonald's Restaurants Ltd ('McDonald's'), we are pleased to submit a full planning application for the proposed development at land north of Glebe Road and east of Normanby Road, Scunthorpe.

Planning permission is sought for the following:

"Development of a drive-thru restaurant (Use Class E/ Sui Generis) with associated access, servicing, car parking, landscaping and other associated works".

The Proposed Development

The proposed development comprises a drive-thru restaurant (Class E/sui generis hot food take away) with a floorspace area of 310 sqm GEA, to be operated by McDonald's.

The restaurant will be located in the west of the site to provide active frontage onto Normanby Road and Glebe Road.

A total of 35 parking spaces will be provided on site. This includes 2 accessible bays, 2 electric vehicle charging bays and 2 dedicated grill bays for customers waiting for orders, to reduce congestion within the site. In addition, 8 cycle spaces in the form of 4 Sheffield stands will be provided.

It is proposed that vehicular access to the site will be taken via a new T junction, via the unnamed road from Glebe Road. A new internal access road will be constructed to facilitate access and egress to the site. The entrance to the site would be from the eastern boundary and vehicles would be guided to the drive thru lane along the southern boundary of the site, around the restaurant building, exiting the site to the east.

Pedestrian links and crossings are provided for customers, connecting to the established footways along the south western and eastern boundaries of the site.

The proposed landscaping scheme includes a range of soft landscaping features, including the planting of new trees, species rich grassland and ornamental, shrubs, perennial and hedge planting.

Planning Policy Context

The adopted Development Plan for North Lincolnshire comprises the Local Plan 2003 (saved policies), Core Strategy (2011) and Housing and Employment Land Allocations (HELA) DPD (2016).

The adopted development plan identifies the site as part of a wider area for new housing development under Policy SCHUH-3 of the HELA DPD. The wider site is an area anticipated to deliver 302 dwellings on the former Glebe Pit site. However, this housing allocation was not proposed to be carried forward in the emerging (albeit now withdrawn) new Local Plan, due to identified environmental constraints associated with ground conditions. The housing site was also not included within the Council's Five Year Housing Land Supply Statement, published in July 2023.

While the future planning status of the allocated housing site remains unclear, the release of the subject application site for the development of a new drive-thru restaurant would result in the loss of only a very small part of this allocation (which comprises 10.25 ha in total). As the application site is 0.46ha in total, this would result in less than 5% loss of the wider site. On this basis, and given that the site appears unlikely to come forward for housing development in any event, the proposed development would not significantly impact upon delivery of the development plan strategy.

Policy S7 states that proposals for the development of main town centre uses outside the defined centres will be subject to the sequential test. The submitted sequential site assessment demonstrates that there are no sequentially preferable sites that could accommodate the proposed development.

Policy S9 requires premises for Hot Food Takeaway and Restaurants do not have an adverse impact on nearby residential properties or create a road safety hazard or congestion. The accompanying Noise Assessment prepared by NJD Environmental concludes the proposed development would have negligible impact on nearby residential uses, when taking into consideration the site context, nor do the proposals impact the local highway network, as set out in the accompanying Transport Assessment prepared by AMA.

McDonald's does not currently operate a restaurant in this part of Scunthorpe and the proposals will provide a new local restaurant for residents living in north Scunthorpe, including the residential area of Frodingham and other residential communities surrounding Glebe Road and Normanby Road. Given the position of the site in relation to the highway network, the McDonald's restaurant will also cater for some passing trade on Glebe Road/Normanby Road and those working in the surrounding commercial area.

The proposals also include proposed trees to soften the perimeter of the development and include appropriate mitigation which seeks to minimise any concerns in relation to noise, odour and light pollution.

The proposed development will provide a range of economic opportunities, creating around 60 full-time equivalent jobs on-site. The development will also attract additional expenditure and provide greater consumer choice within this area of Scunthorpe. In addition, 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 proposed scheme would deliver a range of social, economic and environmental benefits.

Application Submission

The application has been submitted via the Planning Portal (ref. PP-13888421) and comprises the following:

- Completed application forms and certificates;
- Application drawings, prepared by AEW:
 - Location Plan ref. 13334 AEW 2199 1001 Rev A
 - Existing Site Plan ref. 13334 AEW 2199 1003 Rev A
 - Proposed Site Plan ref. 13334 AEW 2199 1004 Rev A
 - Proposed Floor and Roof Plan ref. 13334 AEW 2199 1006
 - Proposed Elevations ref. 13334 AEW 2199 1005
 - Proposed Site Landscape Plan ref. 13334 AEW 2199 1015 Rev A
 - Block Plan ref. 13334 AEW 2199 1002 Rev A
- Planning Statement, prepared by Lichfields;
- Design and Access Statement, prepared by Lichfields;
- Economic Operator Statement, prepared by Lichfields;
- Community Consultation Statement, prepared by Lichfields;
- Foul and Surface Water Drainage Assessment, prepared by Glanville;
- Contaminated Land Investigation Report, prepared by Glanville;
- Biodiversity Net Gain Assessment and Statutory Metric, prepared by Brooks Ecological;
- Landscaping Details ref. R/2873/1A, prepared by One Environments;
- Transport Assessment, prepared by AMA;
- Travel Plan, prepared by AMA;
- Noise Assessment, prepared by NJD Environmental Associates;
- Air Quality Assessment (including consideration of Odour), prepared by NJD Environmental Associates;
- External Lighting Assessment, prepared by LAUK / Signify;
- Ventilation, Extraction and Air Conditioning Statement, prepared by DDA; and
- Arboricultural Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by Elliot Consultancy Ltd.

Summary

We trust that we have provided all information required for you to validate the application and progress it towards determination at the earliest opportunity. However, should you have any queries or wish to discuss any of the above, please do not hesitate to contact me or my colleague Emily Thomson.

Yours faithfully

Tom Willshaw

Associate Director

BA (Hons) MSc MRTPI