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By Planning Portal Only**Date:** 19 December 2024**Our ref:** 66375/01/JW/KJ/33252773v1

To Whom It May Concern

Land to the south of Lane End: Full planning application for erection of a drive-thru restaurant (Use Class E/Sui Generis)

We are pleased to submit a full planning application, on behalf of our client McDonald's Restaurants Ltd, for the proposed development of a drive-thru restaurant at land south of Lane End, Kirkby-in-Ashfield, NG17 8DB. The application seeks planning permission for the following development:

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

This application follows the withdrawal of a planning application earlier this year (reference: V/2024/0294) which sought permission for the development of a drive-through restaurant (Use Class E/Sui Generis) with associated access, servicing, car parking, hard and soft landscaping and other associated works.

The changes to the proposals can be summarised as follows:

- Following further discussions with Nottinghamshire County Council, vehicular access is now proposed to be taken directly from Lane End to the north.
- The position of the restaurant has been relocated to the south-west of the site to accommodate the new access road, whilst avoiding areas of flood risk and increasing the distance from residential properties on Erewash Street.
- The revised proposals include a bespoke design two-storey restaurant building which reflects the location of the site as a key gateway to Kirkby Town Centre.
- The restaurant building is proposed to be finished in red brick and stone, with bands of staffordshire blue brick in order to complement the local vernacular. Double storey glazing to the north and east elevations will ensure that the development offers active frontage along Lane End.
- A comprehensive landscaping scheme is proposed to contribute to the visual and ecological enhancement of the site including retention of existing woodland where possible, planting of new

advanced nursery stock trees, new hedgerow and shrub planting, as well as areas of wildflower grassland.

A revised layout and updated technical assessments have been submitted and the revised scheme is considered in further detail in the accompanying Planning Statement.

Application Submission

The application has been submitted via the Planning Portal (ref: PP-13631731) and comprises the following:

- 1 Completed application form;
- 2 Application drawings (see Annex 1), mostly prepared by AEW Architects;
- 3 Planning and Retail Statement (including Town Centre Sequential Assessment), prepared by Lichfields;
- 4 Heritage Impact Assessment, prepared by Lichfields;
- 5 Economic Statement, prepared by Lichfields;
- 6 Community Consultation Statement, prepared by Lichfields;
- 7 Design and Access Statement, prepared by Lichfields;
- 8 Transport Assessment, including vehicle tracking, prepared by Andrew Moseley Associates;
- 9 Travel Plan, prepared by Andrew Moseley Associates;
- 10 Ground Investigation, prepared by DTS Raeburn Limited;
- 11 Preliminary Risk Assessment, prepared by DTS Raeburn Limited;
- 12 Supplementary Ground Investigation, prepared by DTS Raeburn Limited;
- 13 Odour Control Assessment, prepared by CDM Partnership;
- 14 Landscape Management Plan, prepared by Econ Associates;
- 15 Tree Survey Report, prepared by Econ Associates;
- 16 Biodiversity Metric 4 Calculation Tool;
- 17 Ecological Appraisal, prepared by Econ Associates;
- 18 Lighting Impact Assessment Report, prepared by Lauk;
- 19 Flood Risk Sequential Assessment, prepared by Lichfields and Glanville;
- 20 Flood Risk Assessment and Drainage Strategy, prepared by Glanville;
- 21 Drainage Maintenance Plan, prepared by Glanville; and
- 22 Noise Assessment, prepared by NJD Environmental Associates Ltd.

Payment of the requisite planning application fee has been made via the Planning Portal.

For details of the application proposals, please refer to the Planning Statement and other application documents.

Summary

We trust that we have provided all information required for you to validate and progress the application and will call in due course to discuss timescales for determination. Should you have any queries or wish to discuss any of the above in the meantime, please do not hesitate to contact me or my colleague Jonathan Wallace, using the contact details above.

Yours faithfully



Lucy Sime
Senior Planner
BA (Hons) MSc MRTPI

Annex 1: Application drawings

Plan Title	Drawing Number	Revision	Scale
Location Plan	13010_AEW_2120_1001	A	1:1250
Block Plan	13010_AEW_2120_1002	B	1:500
Existing Site Plan	13010_AEW_2120_1003	A	1:200
Proposed Site Plan	13010_AEW_2120_1004	B	1:200
Proposed Building Elevations	13010_AEW_2120_1005	A	1:100
Proposed Building Floor and Roof Plan	13010_AEW_2120_1006	A	1:100
Proposed Roof Advertisement Plan	13010_AEW_2120_1007	-	1:100
Proposed Site Advertisement Plan	13010_AEW_2120_1008	B	1:200
Proposed Building Advertisement Elevations	13010_AEW_2120_1009	-	1:100
Landscaping Scheme	04	D	1:200
Proposed Drainage Layout	4230177-1200	P5	1:200
LiAS Design Notes & Luminaire Schedule Proposed Lighting Layout	DWG 00 and DWG 01		1:200