

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B4215/W/22/3304464

DETAILS OF THE CASE

Appeal Reference APP/B4215/W/22/3304464

Appeal By MCDONALD'S RESTAURANTS LTD

Site Address
10 Queens Road
Manchester
M8 8UF

SENDER DETAILS

Name MR JAMES WITHELD

Address
25 Queens Road
MANCHESTER
M8 8UQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I strongly object to a variation of the planning condition to allow 24 hour trading.

This residential area at the crossroads of two major routes, with a primary school nearby, has exceptionally high levels of air pollution from vehicles. Currently the only respite from this, and the only time windows can safely be opened, is late at night. An all-night venue will attract customers from a very wide area and 24 hour trading will bring a significant increase in traffic during this otherwise quiet period, extending severe pollution over 24 hours.

The commercial property overlooks residential property and McDonalds' customers and staff can see into resident's bedrooms. When the venue is open for business there can be no guarantee of privacy.

Noise and anti-social behaviour late at night already cause disturbance and this will worsen as all-night opening would provide a new focus for gatherings. I understand McDonalds claims this site has a good record in this respect but I have personally witnessed numerous events of anti-social behaviour and significant disturbance that involved all staff having to deal with it. I have also witnessed the police having to attend some incidents. The blowing of car horns to attract staff attention at the drive-through, and loud music here and in the car park, is especially disturbing and prevents sleep. I have had to complain to the site manager on three separate occasions regarding horn-blowing late at night. The Noise Impact Assessment (attached to the original planning application) failed to consider the increased audibility of noise during the very quiet overnight period, when road traffic is minimal and so does not drown out the site's operational noise. Any extension to the opening hours cannot fail to attract additional (and unnecessary) noise and disturbance and would shatter the only brief peace residents can expect.

Litter is a major problem and the litter bins provided are clearly inadequate, overflowing frequently. Litter patrols are conducted but these never adequately alleviate the problem. I have noticed that there has been a significant increase in litter more recently but McDonalds has not taken any extra measures to tackle this. With the addition of food waste there has been a noticeable increase in vermin attracted to this, including rats. Litter blows on the wind to a much wider area, including residential gardens, and McDonalds makes no effort to control its own litter beyond the site perimeter.

I accept that living in a busy city area requires some compromises regarding noise, pollution, disturbance, and anti-social behaviour during normal working/waking hours, but if trading is extended over 24 hours (or even any later than currently permitted) then there will be no respite from this. 24 hour trading brings nothing positive to the area and is significantly detrimental to the community.

I hope you will give my views due consideration, for which I thank you.