

DRIVE THRU, GALLERIES RETAIL PARK, WASHINGTON

OVERVIEW

CLIENT
Tim Hortons

SECTORS
Retail

LOCATION
Washington

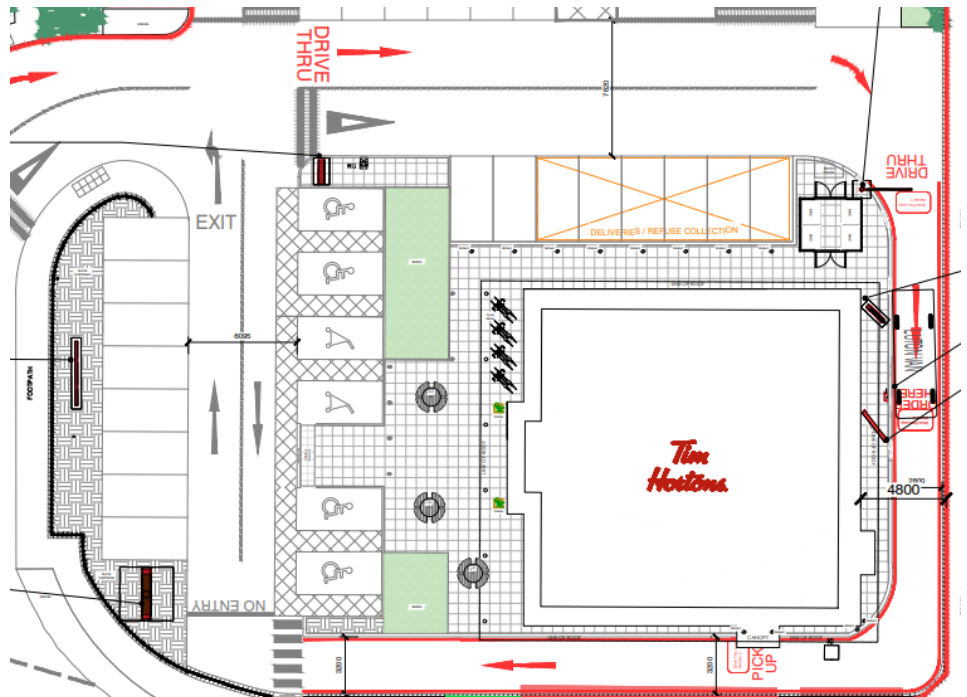
PLANNING AUTHORITY
Sunderland City Council

HIGHWAY AUTHORITY
Sunderland City Council

PROJECT TEAM
Beyond
Williams Gallagher

PROJECT MANAGER
Giovanni Di Guardo

PROJECT DIRECTOR
Daniel Ekstrand



PROJECT

We were instructed by Tim Hortons to support an application for the redevelopment of an existing Frankie & Benny's restaurant to provide a Tim Hortons Drive Thru restaurant. This included a change of use from the existing A3 restaurant to also allow an A5 food takeaway land use.

APPROACH

We prepared a Transport Statement to support the application. Key to this was an assessment of the impact on servicing and trip attraction. In relation to servicing, it was proposed that an area of parking spaces would be coned off for use by servicing vehicles, for which we prepared swept path assessments to demonstrate its suitability. It was agreed that a servicing management plan would be secured by planning condition to ensure that deliveries and refuse collection would be undertaken at appropriate times so as to avoid period of peak parking demand.

In relation to trip attraction, we carried out a full trip impact assessment to determine the number of trips associated with the new development in comparison to the existing use. This included an assessment of pass-by and diverted trips associated with the adjacent retail park. Ultimately, it was concluded that the development would not have a severe impact on the operation of the local highway network.

OUTCOME

The planning application was granted subject to conditions in November 2020. We are currently working to prepare a Servicing Management Plan to assist in the discharge of conditions.

RELATED PROJECTS

Land at Chequers Roundabout,
Chippenham

