

DRIVE THRU, CENTRE 27 BUSINESS PARK, BIRSTALL

OVERVIEW

CLIENT
Tim Hortons

SECTORS
Retail

LOCATION
Birstall, Leeds

PLANNING AUTHORITY
Kirklees Council

HIGHWAY AUTHORITY
Kirklees Council

PROJECT TEAM
Williams Gallagher
Beyond

PROJECT MANAGER
Andrew Snowden

PROJECT DIRECTOR
Daniel Ekstrand



PROJECT

We were instructed by Tim Hortons to support an application for the redevelopment of an existing Pizza Hut restaurant to provide a Tim Hortons Drive Thru restaurant. As Tim Hortons are legally permitted to occupy the store without the need for planning permission, the proposals simply comprised the addition of a drive thru lane.

APPROACH

Given the relatively small scale of the proposals in comparison to the lawfully permitted use, we prepared a short Transport Statement to examine the key transport related issues. We also provided advice and drawings to the design team in relation to the proposed car park arrangement to ensure that the number of parking spaces would not be reduced by the introduction of the drive thru lane, in comparison to the existing Pizza Hut site.

As the proposals did not result in any change of the use of the unit and there was no significant change in floor area, it was not considered that there would be any material change in primary trip attraction.

OUTCOME

The planning application was granted permission on 11th June 2021 and there were no issues raised by the highway authority.

RELATED PROJECTS

Drive Thru, Anglia Retail Park, Ipswich

