

# DRIVE THRU, ANGLIA RETAIL PARK, IPSWICH

## OVERVIEW

### CLIENT

Tim Hortons

### SECTORS

Retail

### LOCATION

Ipswich

### PLANNING AUTHORITY

Ipswich Borough Council

### HIGHWAY AUTHORITY

Suffolk County 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. This included a review of car parking provision, noting that the proposals would result in a reduction of four spaces, and swept path assessments to confirm the suitability of the proposed servicing and refuse collection.

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 8th June 2021 and there were no issues raised by the highway authority.

## RELATED PROJECTS

Drive Thru, Boldon Leisure Park

