
SUPPORTING STATEMENT

Rosehill House,
202 Ashgrove
Road West
Aberdeen AB16
5EH

Planware Ltd
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Document Control Sheet

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1. Executive Summary

- 1.1 This statement has been prepared on behalf of McDonald's Restaurants Ltd, in support of an application for a freestanding McDonald's restaurant (Class 3) with drive thru facility (Sui Generis), car parking, landscaping and associated works, including customer order displays (COD) and a play frame, and associated works to the site at Rosehill House, 202 Ashgrove Road West, Aberdeen AB16 5EH. The proposed use is sui generis.
- 1.2 The application is supported by a full suite of drawings and supporting documents, which demonstrate that the proposal fully accords with the overarching sustainable objectives, in terms of economic, social, and environmental and falls within the parameters of national and local policies.
- 1.3 The proposal represents a multi-million-pound investment by a national operator in Aberdeen and the restaurant is expected to employ more than 120 full and part time staff, which McDonald's seeks to recruit from the local area.
- 1.4 The subject site is currently vacant, having previously been used as a nursing home, and more recently a COVID testing station. It is predominantly single storey, although is two storeys in parts. Buildings have a pitched roof and white/cream shingled finishes. With dark fascia boards and guttering. Domestic plant is apparent over the site, and a number of existing trees are located around the existing buildings.
- 1.5 Access is from Ashgrove Road West on the norther fringe of the site with a large parking, turning and service area.
- 1.6 The site slopes from the northern side down to the south. Ramps and walkways are apparent onsite.
- 1.7 Ashgrove Road West is double yellow lines outside of the site and an existing emergency vehicle space is also marked on the road. It is suspected that the latter is specifically related to the previous use and can be removed.
- 1.8 In summary, the proposal represents sustainable development of a prominent brownfield site, which will provide a range of local jobs to the area. McDonald's design team have considered the site-specific design background of the surrounding area and provided a comprehensive justification of the development and how it complies with key policies.

2. Introduction

- 2.1 This statement has been prepared in support of an application submitted by McDonald's Restaurants Ltd for a new Drive-Thru McDonald's restaurant Ashgrove Road West, Aberdeen.
- 2.2 The McDonald's brand is globally recognised and has been trading in the UK since 1974. The company trades from over 1,280 restaurants across the UK (+90 in ROI) and has a workforce of approximately 125,000 people (+5,000 in ROI). Over 81% of restaurants are operated as local businesses by franchisees. The restaurants are either located in high streets or town centres; on retail parks; and standalone 'roadside locations'.
- 2.3 The application is for a freestanding McDonald's restaurant and associated works to the site. The proposal, which is for both the sale of food and drink for consumption on and off the premises, is a mixed use of Class 3 and Sui Generis within the Use Classes Order.
- 2.4 The following documents are submitted with this planning application:
- Application form;
 - Drawings:
 - AL01B Location Plan,
 - P002D Block Plan
 - AL03A Existing Site Plan
 - P004D Proposed Site Plan
 - P005 Proposed Elevations
 - P006 P1 Proposed Floor and Roof Plan
 - P007 Landscaping Scheme
 - Rosehill floor plans(existing)
 - The requisite application fee;
 - Transport Assessment (Split into 2 documents)
 - Acoustic Report
 - Tree Survey
 - LZC Report
 - Air Quality survey
 - Ecological appraisal

- Landscape management plan
- Odour assessment
- Specifications of standard patio area, goal post height restrictor and Customer Order Display, Electricity Cupboard and Parasol.

2.5 The remainder of this statement is structured as follows:

2.6 In Section 2 we include an analysis of the site and the character of the area; the designation of the site and any relevant planning history.

2.7 In Section 3 we set out the proposal, which includes a review of the various supporting statements and the necessary mitigation included within the overall design.

2.8 In Section 4 we consider McDonald's approach to environmental sustainability including economic, social and environmental objectives, in line with national and local policy.

2.9 Conclusions have been set out in Section 5.

3. Site Analysis

The site

- 3.1 The subject site is currently vacant, having previously been used as a nursing home. It is predominantly single storey, although is two storeys in parts. Buildings have a pitched roof and white/cream shingled finishes. With dark fascia boards and guttering. Domestic plant is apparent over the site, and a number of existing trees are located around the existing buildings.
- 3.2 The site lies on the junction of Ashgrove Road West and Anderson Drive adjacent to the SSE Headquarters and close to the NHS Foresterhill site and Aberdeenshire Council's Woodhill House to the southeast and south. It is a roughly square shaped site of approximately 5,400m² in size.
- 3.3 Access is from Ashgrove Road West on the norther fringe of the site with a large parking, turning and service area.
- 3.4 The site slopes from the northern side down to the south. Ramps and walkways are apparent onsite.
- 3.5 Ashgrove Road West is double yellow lines outside of the site and an existing emergency vehicle space is also marked on the road. It is suspected that the latter is specifically related to the previous use and can be removed.

Surrounding area

- 3.6 Immediately north of the site is the three-storey telephone exchange, with residential flats further north. Immediately East of the site is a large two-storey office building. Nothing on this part of the site suggest anything other than standard business uses.
- 3.7 The wider surrounding area is typically mixed commercial and residential use, with a small local retail centre being located some 300m to the Southwest. The centre comprises a hotel development with a small parade of retail units providing for local shopping needs. This appears to include a supermarket, grocery shop, chemist, barbers, a couple of specialist shops and three hot food takeaways. Parking is also provided. A bowling club is located further south.
- 3.8 Proximity to schools can be raised as a non-planning issue unless supported by planning policy. We generally advise to avoid sites in close proximity to schools due to a growing perception of the impact quick service restaurants are perceived to have in relation to

obesity. We therefore consider distance to the local schools. The nearest school are some distance from the site with Muirfield Primary School being an 485m walk to the West The nearest Secondary school is some distance from the site (over 800m).

Pre-Application advice

3.9 Pre-application advice was sought in August 2021, with a response received on the 2nd September 2021. In summary, the pre-app response raised the following points.

- The site is zoned for B2 use (specialist employment area).
- Loss of existing trees.
- Access

3.10 In addition to the above, the pre-app requests a number of supporting reports, all of which accompany this application. We have addressed each of the three principal concerns with supporting information, or within this statement.

4. The Proposed Development

The Proposal

- 4.1 The proposed development comprises of a modern freestanding single storey McDonald's restaurant with drive-thru, car parking, landscaping and associated works, including customer order displays (COD) and a play frame. Provision is made for takeaway customers, both from the counter and from the drive-thru lane.



Example

of the building

- 4.2 The restaurant has a GEA (including the corral and freezer chiller) of 377.3 sqm, and the GIA is 350 sqm, with a dining area of 78sqm.

Key Areas	Size
Dining Area	78sqm
Ancillary Public Area	46.4 sqm
Kitchen/Staff Areas and Back of House Storage ec.	197.9 sqm

- 4.3 The customer seating area comprises 76 covers for visitors to eat their meals within a relaxed modern environment. The dining area will include a variety of seating types and table sizes tailored to the customers' needs

- 4.2 The proposal includes 50 car parking spaces, inclusive of provision for 3 accessible bays and 2 grill bays. Furthermore, there are 2 motorbike spaces and 5 Sheffield customer bike stands for an overall provision of 10 cycle spaces.
- 4.3 Cycle and pedestrian access points has been included within the design, to ensure the safe passage from the surrounding footpath network, which is included in the Transport Statement.
- 4.4 A travel plan is included with the planning application, with the intention of making staff aware of alternative means of transport, with the intention of reducing journeys to work that are made by car.
- 4.5 This application includes the introduction of a fast forward lane, which will allow for a customer to pull forward to a third booth, if there is a small delay in the order, rather than driving through to the Grill Bays. This allows the traffic flow to be maintained through the drive-thru lane and is an operational improvement, in line with safety and speed of service.
- 4.6 An external play area is located on the new patio area, with facilities for younger customers to climb and explore. The specification of the structure has been included as part of the supporting documentation.
- 4.7 There is a corral at the south western side of the building, where all the rubbish is stored and managed for recycling in large containers. There is access via double doors for the delivery lorries and an internal door, which links the corral to the main restaurant for the crew members. The corral is configured to optimise waste management, with a refuse compactor on site, to minimise the journeys required to remove the waste.

Residential Amenity

- 4.8 McDonald's recognises the potential impact on local amenity and during the design process all elements are reviewed, to ascertain whether mitigation is required and include within the overall proposal.
- 4.9 Potential noise and odour impact is assessed according to location and a 'best practice' approach is adopted to ensure the right control measures are incorporated into the ventilation systems where required to prevent negative impacts.

Noise

- 4.10 An Environmental Noise Assessment has been submitted to support the application, which has reviewed the impacts of the development and the necessary mitigation measures.

- 4.11 A sound survey was undertaken to inform the assessment of the likelihood of adverse impact from the proposed McDonald's restaurant with associated car park and drive-through facility on Ashgrove Road West, Aberdeen, AB16 5EH. The sound survey was carried out in compliance with BS 4142 as detailed in this report. The sound survey considers the impacts at residential dwellings to the south and the west of the site.
- 4.12 Sound measurements were taken at two locations, one representing the most exposed property to the west of the site, and the other to represent the most exposed property to the south. Noise measurements were taken from other sites to represent noise sources that will be associated with the proposed site, such as car park vehicle movements and deliveries. Sound levels associated with noise sources such as mechanical plant and refuse collections have been established from British Standards and Manufacturer datasheets.
- 4.13 When considering the closest noise sensitive receptor to the west and to the south of the site during the worst-case 1-hour daytime period, adverse impact is not likely to occur. The rating level is significantly below the prevailing background sound level that there is very little uncertainty that adverse impact will not occur.
- 4.14 When considering that closest noise sensitive receptor to the west of the site during the worst-case 15-minute night-time period, adverse impact is not likely to occur. The assessment of the worst- case 15-minute period at the closest receptor to the south indicates that adverse effect is not likely. Contextual factors, particularly the nature of the source within the residual environment and the absolute sound level suggests that the impact is likely to be considerably lower than predicted by the BS 4142 assessment.

Odour

- 4.15 Encon Associates were commissioned McDonalds to carry out an odour assessment in connection with the proposed new McDonalds restaurant and Drive-Thru off Ashgrove Road West, Aberdeen (the 'Site').
- 4.16 An assessment of odour from the proposed kitchen facility has been undertaken using the EMAQ Guidance on the Control of Odours and Noise from Commercial Kitchen Exhaust Systems¹. Based on the risk assessment criteria, the proposed kitchen facility is identified as having a High Risk of producing odour impacts at adjacent receptors. To ensure an adequate level of odour control an extraction system will be installed within the kitchen incorporating the following features:
- A built-in Hi-Catch filter on all fryer and grill hoods to remove 98% of airborne grease at source

- Control of extract air volumes to within the effective grease removal range of the filters
- Extraction rates set to between 35 and 40 air changes per hour
- A Purified Air ESP 4500E electrostatic precipitator within the extract duct before the extract fan to remove grease and smoke particles
- A Plasma Clean Xtract 2100 Ozone injection unit within the extract duct before the extract fan to remove and neutralise odours
- Removal of extract air via an external vertical discharge flue located at roof level
- Backward curved centrifugal extract fan connected to extract system to ensure a high discharge velocity of 10-15 m/s to ensure effective dispersal of emissions into the atmosphere
- Location of discharge flue 0.9 m above roof level, approximately 2.3 m from the parapet wall that runs around the edge of the roof area to ensure effective dispersion without compromise from adjacent structures.

4.17 In addition, an effective maintenance program will be implemented including regular cleaning of grill and fryer hoods, ducting, filters, ESP and Ozone units.

4.18 Based on the above extraction system and maintenance program it is considered that odour emissions will be effectively controlled, and no adverse effects will be experienced at nearby sensitive receptors.

Air Quality

4.19 McDonalds Ltd (the 'Client') to carry out an air quality in connection with the proposed new McDonalds restaurant and Drive-Thru off Ashgrove Road West, Aberdeen (the 'Site').

4.20 Aberdeen City Council has undertaken extensive assessment is air quality across the district and as a result has declared three air quality management areas within the borough due to exceedances of the annual mean NO₂ UK objective limit. One of these AQMA incorporates the A92 North Anderson Drive which runs to the west of the Site. The development proposals have been reviewed against current air quality planning guidance published by the Institute of Air Quality Management (IAQM), which has identified a risk of significant effects from operational traffic indicating the need for more detailed assessment.

- 4.21 Encon Associates were commissioned by McDonalds Ltd (the 'Client') to carry out an air quality in connection with the proposed new McDonalds restaurant and Drive-Thru off Ashgrove Road West, Aberdeen.
- 4.22 It is inevitable that with any development, demolition and construction activities will cause some disturbance to those nearby. Dust arising from most construction activities tends to be of a coarse nature, which through dispersion by the wind can lead to soiling of property including windows, cars, external paintwork and laundry. However, as well as giving rise to annoyance due to soiling of surfaces from dust emissions, there is evidence of major construction activities causing increases in long term PM10 concentrations and in the number of days exceeding the short term PM10 objective of 50 µgm-3.
- 4.23 The IAQM guidance on assessing impacts on air quality from construction activities and determining the likely significance has been used to determine the risk of impacts occurring during the construction of the development and to identify appropriate mitigation measures to be implemented on site to reduce dust emissions and associated impacts.
- 4.24 Due to the proximity of nearby residential receptors the Site is considered to have a medium risk of impacts with regards to dust soiling and PM10 concentrations. However, following the implementation of appropriate mitigation measures impacts associated with the construction of the development are likely to be insignificant.
- 4.25 The assessment has used detailed modelling to predict the impact of traffic generated by the operational development on local air quality. The assessment has predicted a negligible impact on NO₂, PM10 and PM2.5 as a result of operational traffic. The overall impact of the development, based on professional judgement, is judged to be not significant.
- 4.26 The development proposals will meet the relevant policies set out within the Local Plan and does not pose a constraint to development of the Site for the proposed use.

[Low Carbon Technology](#)

- 4.27 Several LZC technologies have been assessed to reduce the carbon emissions of the building to achieve a minimum carbon reduction of 25% as stated in Aberdeen Local Development Plan 2017 - Supplementary Guidance: Resources for New Development. The standard base system described in Base case Option 1, included air source heat pumps as a preferred renewable and low carbon technology to meet the total heating, cooling and DHW demand of the building, reducing overall carbon emissions by 4.25 % compared to the notional building.

4.28 Additionally, improved U values for the fabric combined with energy efficient LED lighting was used to achieve compliance. Based on the assessment of all the low and zero carbon technologies, Air source heat pumps are proposed to be used for the development as a preferred renewable and low carbon technology to meet the total heating, cooling and DHW demand of the building, combined with 45m² PV Panels to reduce the overall carbon emissions by 30.82% compared to the notional building. By using the proposed renewable and low carbon technologies, conditions stated in Aberdeen Local Development Plan 2017 Policy R7 will be satisfied, where a minimum of 25% carbon reduction is required by use of LZT technologies for applications submitted after 2020. BRUKL document attached in Appendix 9.2 of the LZC report shows that the building complies with 2015 regulations and exceeds the carbon reduction target.

Anti-social behaviour

4.29 The restaurant shall maintain a strict protocol for ensuring noise and disturbance is kept to a minimum. All shift managers shall receive conflict resolution training sufficient to ensure they can deal effectively with noise or anti-social behaviour. Good management training and practices, in combination with appropriate physical security equipment, will reduce the risk of crime and disorder.

4.30 Tackling Anti-Social Behaviour is a key part of delivering the best possible customer experience. Tackling Anti-Social Behaviour is also key in delivering their duty of care obligations to their people, providing a great place to work where employees feel energised, safe and valued.

Litter

4.31 Litter is managed by the local council through the Environmental Protection Act 1990 which makes dropping litter an offence. The planning system cannot address unlawful acts, i.e., dropping litter or parking on yellow lines. McDonald's is committed to tackling litter in as many different ways as possible.

4.32 It is company policy to conduct a minimum of three daily litter patrols, whereby employees pick up not only McDonald's packaging, but also any other litter that may have been discarded in a 150m vicinity of a restaurant. This may be expanded to suit local needs.

4.33 Litter bins are provided outside all restaurants, as shown on the drawings and packaging carries anti-littering symbols to encourage customers to dispose of litter responsibly. Anti-littering signage is displayed within restaurants and car parks, and support is given to Keep Britain Tidy, Keep Wales Tidy, Keep Scotland Beautiful, Keep Northern Ireland Beautiful and Capital Clean-up.

Site Ecology and Biodiversity

- 4.34 Each proposed McDonald's site is carefully selected and subjected to assessments to determine the baseline ecological conditions for the site. This information is crucial to ensure compliance with wildlife legislation as well as National and Local Planning Policy relating to biodiversity.
- 4.35 Ecological baseline information is used to ensure potential effects of the development upon flora and fauna can be suitably managed. Furthermore, any constraints upon the proposed development of the site, imposed by site ecology, can be assessed. The mitigation hierarchy is applied to, in the first instance, avoid harm, minimise the effects of the development upon the site's ecology and finally, where necessary, to compensate through habitat creation.
- 4.36 A Preliminary Ecological Appraisal (PEA) has been submitted to support the application, which recommends that various mitigation is included to enhance the biodiversity of the development, which includes additional bird and bat boxes.

Landscaping

- 4.37 The landscaping of the scheme has taken direction from the PEA and a full landscape plan has been submitted to support this application.

Arboricultural Report

- 4.38 The trees on the application site have been assessed in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".
- 4.39 The report includes a survey of 72 individual trees and 2 groups of trees located within the site itself and within proximity of the site. The site comes under the planning jurisdiction of Aberdeen City Council, the on-line interactive mapping system, confirms there are no trees on site that are protected by a Tree Preservation Order and that the site is not within a Conservation Area.
- 4.40 55 individual trees and 1 group of trees included in the survey are located within the site, both along the boundaries and more centrally within the site. The survey also includes 17 individual trees and 1 group of trees that are located off site to the south between Ashgrove Road West and Ashgrove Road West (A9011) as this road is proposed to be widened as part of the development. Of the trees located within the site, 34 are categorised as B2 "trees of moderate quality" in accordance with BS5857 cascade chart for tree quality assessment. 12 individual trees and 1 group are categorised as C2 "trees of low quality". 8 trees are

categorised as U “unsuitable for retention” on site and 1 is a category A2 “tree of high quality”.

- 4.41 Of the trees located between Ashgrove Road West and the A9011, 2 are categorised as A2 “trees of high quality”. 1 group and 7 individual trees are categorised as B2 “trees of moderate quality”; 6 as a category C2 – “trees of low quality” and 2 as U “unsuitable for retention”.
- 4.42 Within the site itself, it will be necessary to remove 30 existing individual trees to facilitate the development. In addition, 8 trees should be removed as they are Category U trees and unsuitable for retention. 17 individual trees & 1 group of trees can be retained. There is an opportunity to introduce new tree planting to go towards mitigating the loss of the existing trees and landscape proposals for the development have been prepared.
- 4.43 Although the trees off site are close to the proposed road widening scheme it should be possible to minimise the impact of these works and retain these trees by utilising a cellular confinement system to protect the tree roots within the RPA where they are currently located in the existing grass verge. The remaining part of the RPA which is currently within the existing carriageway is already protected by the existing road surfacing and will remain undisturbed by the road widening.
- 4.44 As long as the recommendations within this report are fully adhered to and replacement tree planting is included within the application boundary for the proposed new development, the impact of the development on the existing tree population can be minimised.

Sequential test

- 4.45 A sequential test has been completed for the subject site. The nearest centre, “Summerhill Court”, is approximately 300m to the southwest, thus the site can be considered edge of centre. There are no available, suitable or viable sites within the centre, or indeed in the wider surrounding area suitable for a drive thru restaurant.
- 4.46 Haudagain retail park has a vacant unit, but due to ground levels it is not suitable for a drive thru conversion or rebuild. There is no space in Cornhill shopping centre for a drive-thru; and Woodside to the northeast has no larger sites vacant with reasonable access. There are a number of well-located car rental sites in the wider area but none of these are vacant. There are no large vacant filling station sites and no space on any retail parks of main shopping streets for a drive thru.

- 4.47 In short, there are no other suitable or available sites for the proposed use as a restaurant with drive thru.

Local Plan Land allocation

- 4.48 The local plan and pre-app advice confirm the site is allocated for special employment. The site is not currently in employment use, and thus the proposed change will have no adverse impact on the current special employment allocation.

Accessibility

- 4.49 Public access into the building shall be open during hours of restaurant dine in trade, with the principal entrance being in the form of automated sliding doors via a wind lobby. This provides a convenient access for all pedestrians. Safety sensors will be fitted to ensure that the door does not close against pedestrian traffic.
- 4.50 The dining area is designed to best meet the aims and objectives of the Equality Act by providing a varied level of service to suit the widest possible range of needs. A variety of seating is provided with high and low tables and a mix of fixed and loose seats. Floor and wall materials have been chosen not only to reflect McDonald's brand but to provide good levels of contrast between surfaces for users with visual impairment. Circulation routes are provided throughout the seating area to promote access for all, including wheelchair users.

5. Sustainability

- 5.1. Scottish Planning Policy (SPP) introduces a presumption in favour of development that contributes to sustainable development. Paragraph 28 states “*The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.*”
- 5.2. The following commentary sets out how McDonald’s proposals align and contribute to these key outcomes, both nationally and locally.

SUSTAINABLE ECONOMIC GROWTH

National

- 5.3. McDonald’s employs around 125,000 people across the UK, with a mix of all ages and life stages.
- 5.4. People are at the heart of the business and, as a responsible and proud employer, McDonald’s are committed to investing in them. To ensure the needs of all staff are met, and so attract and retain the best talent, the range of employment options has been expanded, with the Guaranteed Minimum Hours Contracts (GMHC) rolled out to all UK restaurants.
- In the workplace, flexibility, opportunity, equality and development are promoted.
 - Over 85% of McDonald’s employees have said that they love the flexibility their job offers them.
 - 90% of Business Managers started as Crew Members.
 - 33% of the Executive team started their career in one of their restaurants
 - Each year McDonald’s invest £43million in training to develop their people

The New Restaurant

- 5.5 The proposal represents a multi-million-pound investment by a national operator in Aberdeen.
- 5.6 The proposed restaurant is expected to employ more than 120 full and part time staff, which McDonald's seeks to recruit from the local area.

ENVIRONMENTAL SUSTAINABILITY

- 5.7 The scale of the business means McDonald's have an opportunity to have a positive impact on some of the biggest challenges facing the world today. The threat of climate change is one such challenge and McDonald's are proud of the investment they have made to reduce their carbon footprint in the UK.
- 5.8 McDonald's was the first restaurant chain to set science-based greenhouse gas reduction targets at a global level. Working with all franchisees, their aim is to reduce greenhouse gas emissions related to all restaurants and offices by 36% by 2030. Additionally, McDonald's are committed to a 31% reduction in emissions intensity (per metric tonne of food and packaging) across the supply chain by 2030.
- 5.9 To meet these targets, McDonald's buy 100% renewable electricity and have invested in long term partnership agreements to develop the renewable energy infrastructure in the UK.
- 5.10 The absence of on-site fossil fuel use, together with McDonald's electricity procurement agreements, eliminates the production of greenhouse gases from on-site operations. In recognition of global warming potential (GWP) associated with refrigeration gases, McDonald's have moved to the latest reduced GWP air conditioning refrigerants ahead of any legislation in this regard.

Waste and Use of Recycled Material in Construction

- 5.11 Materials used for construction of the restaurant are suitable for recycling and include steel portal frame and recycled materials, where possible.
- 5.12 Materials for the building are selected to provide the required aesthetics combined with maximum durability and robustness. The requirement for replacement, maintenance and repair will be minimal during the building lifecycles, thus providing a good low level of energy input over the whole lifecycle. From 2023, furniture will be sourced from recycled or certified

materials and designed to recycled or reused at end of life, as part of the McDonald's Plan to Change.

The Building

- 5.13 The design of the new building has been directly influenced by sustainability and the standard practices to enable the reduction in their carbon footprint. Approximately, 90% of new restaurants are built using modular construction techniques, which use considerably less energy, inclusive of the reduction of the total number of deliveries to site during the build.
- 5.14 Modular construction takes place in a controlled environment, which allows a highly monitored and efficient process, where leftover materials can be used in future projects and ultimately reduce the general building waste.
- 5.15 The construction time is also reduced, minimising the potential disruption to neighbours.
- 5.16 The external shell is designed to prevent air leakage and achieve the U-value required by current building regulation standards.
- 5.17 McDonald's utilise a sophisticated building management control system with specifically engineered energy reduction strategies to maximise operating efficiencies. McDonald's kitchen appliances have standby reminders and a metering system has been introduced which measures the amount of electricity used in every half hour of the day. Restaurant Managers receive daily graphs to help them make energy saving adjustments.
- 5.18 All new restaurants are fitted with standard equipment and maintenance programmes, in line with Green Building Guidelines, which were introduced as a McDonald's Europe initiative and include:
- Lighting - LED lighting is also used, resulting in a 50% reduction in energy use compared to fluorescent lights.
 - Water - Auto shut-off taps fitted to wash-hand basins in addition to flow control limited to 6l/min; replacement of urinals with waterless units and WC's fitted with dual flush of 4.5l and 3l flushes (unless external drainage requires greater volume). In addition, systems are leak checked with hot water temperatures reduced to a maximum of 60 degrees C. Pipes are checked for missing insulation.

- HVAC - Automatic closures fitted to all internal doors and draft-proofing fitted or repaired to all doors and windows, including the use of energy save reminder stickers in the back of house area. Variable speed control fans are installed so that they are not required to run when ventilation is not required and room sensors installed to monitor internal air temperatures.

Minimising Transport Impacts and Reducing Carbon Dioxide Emissions

- 5.19 Cooking oil from restaurants is recycled into biodiesel using local collectors. The biodiesel is then used as fuel by McDonald's vehicles. Biodiesel is now being used in all delivery trucks and results in a carbon saving of 8,200 tonnes per annum.

Recycling Strategy and use of Recycled Materials.

- 5.20 Within the supply chain, McDonald's vision is one where all food and packaging is sourced sustainably. They have undertaken a number of measures in recent years to try to promote better environmental standards through the whole supply chain.
- McDonald's is committed to using recycled materials wherever possible, throughout the business and have stepped up their commitment to recycling further, setting global goals, including 100% of McDonald's guest packaging will come from renewable, recycled or certified sources and 100% of guest packaging will be recycled in McDonald's restaurants, by 2024.
- 5.21 The business has taken a number of steps to continue to lead when it comes to sustainable packaging and further address the issue of reducing plastic across the supply chain:
- The removal of plastic lids from McFlurry will see 385 tonnes of plastic removed from the supply chain each year.
 - The introduction of fibre based salad boxes will also see 105 tonnes of plastic removed annually, and the new salad boxes can be recycled with any other paper.
 - McDonald's are a member of the National Cup Recycling Scheme which brings together major retailers waste management companies and UK paper mills with the shared aim of growing the infrastructure needed to increase the number of paper cups being collected and recycled across the UK.
 - McFlurry cups can be recycled along with other paper cups in one of the many recycling points that has been established across the country through the collaboration of retailers including Pret a Manger, Costa and McDonald's restaurants.

- Packaging recycling: 22k tonnes of outer packaging cardboard is recycled from restaurants every year - zero waste to landfill.
 - Only 8% of the packaging used for McDonald's products is made from plastic, with the majority already being made from fully certified fibre.
- 5.22 McDonald's reuses delivery packaging wherever possible, in accordance with food safety laws. Over 80% of kitchen waste is recycled, which equates to 40% of total waste. Staff separate corrugated cardboard, used cooking oil, food waste, clean plastic paper and tin from all back of house areas for recycling.
- 5.23 All restaurants aim to recycle 100% of their corrugated cardboard, which in itself accounts for 15% of a restaurant's average total waste. In addition, the delivery trays and crates are returned to suppliers for reuse.
- 5.24 Delivery vehicles carry recyclable materials on return trips, backhauling over 80% of all cardboard.
- 5.25 McDonald's UK has a long-term goal to send zero waste to landfill by reducing operational waste, recycling as much as possible, and diverting the remainder to a more sustainable solution.
- 5.26 To further minimise waste, McDonald's has joined the Valpak distributor take back scheme, which ensures that redundant equipment is recycled with accredited companies.
- 5.27 Customer recycling stations are installed in all new restaurants, to allow customers to separate paper cups, plastic bottles and cups, and decant liquids. The cups will be sent to a specialist paper cup recycler and the plastic will be recycled along with the plastic from the kitchens. With good levels of separation, McDonald's new waste procedures could generate a recycling rate of up to 65%, exceeding the European target.

SOCIALLY SUSTAINABLE

- 5.28 McDonald's is committed to be a valued and responsible member of communities in which it operates. Alongside strong staff training programmes and environmental initiatives McDonald's also supports Ronald McDonald House Charities (RMHC) and encourages young people to lead more active lives.

McDonald's has a track record of enabling and encouraging young people to participate in sports, including a long tradition of supporting community football and Olympic sponsorship.

Training

- 5.29 McDonald's commitment to staff education incorporates both internal training programmes and externally recognised qualifications. The McDonald's training philosophy centres on career long learning – "from the crew room to the boardroom". McDonald's is recognised as a "heavy lifter" by the Work Foundation as it recruits on the qualities not the qualifications of applicants.
- 5.30 Crew members receive on-going training of which regular assessment forms a part. The ratings from these assessments are then discussed at each employee's Performance Review. McDonald's invest more than £43 million in training each year and those employed at the proposed restaurant would be given the chance to undertake structured training including the opportunity to gain nationally recognised qualifications in hospitality, literacy and numeracy.

Local Community Projects

Football

- 5.31 Since 2002, McDonald's has partnered with the four UK Football Associations, providing financial support to improve the standards and growth of grassroots football across, Scotland, Wales, England and Northern Ireland. Local employees and restaurants have also been involved.
- 5.32 McDonald's Club Twinning was launched in 2008 and there are now over 900 restaurants twinned with local clubs, providing coaching and business support as well as providing thousands of players with donated kit and equipment.
- 5.33 McDonald's continue their role as Official Community Partner of all four UK Football Associations.
- 5.34 This new programme has a target to provide 5 million hours of fun football for children across the UK by 2022 and to give over 500,000 children the chance to try football for the first time through the Fun Football 'turn up and play' sessions, Festivals and Activity Books, the majority of which are free to the public. Aimed at introducing 5–11-year-olds to football for the first time, the programme will include introductory drills perfect for children with no footballing experience.
- 5.35 The ongoing partnership will help ensure that McDonald's can continue having a role in encouraging young people to have a lifelong love of sport and an active lifestyle. To-date, the programme has included:
- Training over 30,000 new qualified grassroots coaches

- Supporting over 10,000 grassroots clubs via the UKFA's club and league accreditation programmes
- Providing over 250,000 new football kits to kids teams across the UK
- Recognising over 5,000 local football volunteers, clubs, and projects to date via our nationwide Grassroots Football Awards programme

Ronald McDonald House Charities

5.36 Ronald McDonald House Charities UK (RMHC) is an independently registered charity which helps support families while their children are in hospital or a hospice. RMHC provide free 'home away from home' accommodation to allow families to stay close to their ill children. They operate 12 Houses from NHS hospitals across the UK, and give families a warm and comfortable place to rest, eat and relax, just moments away from their child's hospital ward. Since 1989, RMHC have supported over 50,000 families and now support 6,000 families each year

5.37 RMHC has been McDonald's charity of choice since the Charity was founded in the UK in 1989. Since then, McDonald's and its Franchisees have raised over £85million for the Charity.

5.38 As well as donating part of their profits, McDonald's and its Franchisees also hold annual fundraising days, provide free office space, business resources and advertising.

5.39 The charity's biggest source of income comes from the collection boxes in McDonald's restaurants, through which customers give millions of pounds each year. In 2017, these boxes provided over £3 donated by McDonald's generous customers. In 2019, the option of donating to RMHC via the cashless in-store kiosks was introduced, which has significantly increased the amount donated by customers. This allows customers to round up to the nearest pound or give set donations of 1p, 10p or 20p of which 100% is given to RMHC.

Local planning policy

5.40 The adopted local plan is the Aberdeen Local Development Plan 2017. All development proposals will be assessed against the local plan policy. Consideration will be given to the supplementary guidance.

5.41 We have assessed the suitability of the site not only on the national planning policy above, but with the detailed knowledge of our client's approach to planning and development. Some comments below explain what is typically provided with a formal planning submission by McDonald's and is based on what the client is likely to achieve.

- 5.42 The proposed site is considered brown field, and thus is suitable for development in principle. The proposal will be considered sustainable development. Substantial credentials will be provided to justify this with the application, including the provision of over 65 full and part time jobs (45 full time equivalent), 100% off site renewable electricity provision, and community football sponsorship in conjunction with the Scottish FA.
- 5.43 In terms of design, McDonald's have received substantial comment from planning officers at other authorities and indeed some members of the quality of design McDonald's now propose. Whilst this may not be of local contact, it provides a modern contemporary design welcomed and supported at a local level. The buildings design is centred around sustainable development and the efficient use of materials, with the layout generally reflecting the operation of the store, taking account of both local and immediate surrounds. The site will become a safe and pleasant environment.
- 5.44 Policy NC1 applies the sequential test for retail development located outside of centres. We have commented on the sequential test in the previous section. However, we are aware that McDonald's have been looking for a drive-thru site for a substantial period of time, and we can also confirm that the nearest centre does not have the capacity to provide a drive-thru restaurant. Whilst applicants must be flexible, the drive thru element of the proposal is integral to the financial viability of the store and cannot be segregated. The subject site may be classed as edge of centre at 300m. At this stage, we are not aware of any other sequentially preferable sites. Thus, the development of the site for the proposed use is considered acceptable.
- 5.45 Policy NC4 recognises that local facilities should be located in neighbourhood centres if possible. We have addressed this above and the proposal comply with the principle of the approach. In addition to the sequential test, NC4 sets out two further tests. That being that edge of centre development will be supported it is one that would have been appropriate in the centre, and that there are no suitable sites for it in the centre. Both of these elements are also complied with. The catchment of the proposed store is approximately 8 minutes, which is that of a local store, rather than a city centre proposal.
- 5.46 Several policies consider visitor attractions and uses benefiting the community. Whilst not directly relevant, elements of the submission consider community integration which is at the heart of all local McDonald's stores.
- 5.47 Amenity issues are generally covered in the local plan, but many are not planning issues. For instance, litter is not a planning consideration however is often raised as part of a planning application. All of these issues are covered in the preceding section of this report.

- 5.48 The proposal will result in the loss of some trees. These have been identified on the proposed site plan and replacement of similar numbers is proposed. Existing trees will be protected during the course of the application. A full arboriculturally report will be submitted with the application.
- 5.49 Having considered the policy points raised by the council in the pre-app response and addressed these in this and the previous section of the report, we are confident the proposal accords with both national and local planning policy.

6. Conclusion

- 6.1 This statement has been prepared on behalf of McDonald's Restaurants Ltd in support of a planning application proposing development of a Drive Thru restaurant on land at Rosehill House, 202 Ashgrove Road West. AB16 5EH.
- 6.2 The proposals provide the opportunity for McDonald's to meet a long-standing requirement for a restaurant to serve this catchment area, to meet customer demand and introduce additional choice in the market.
- 6.3 The relevant planning policy at national and local level have been reviewed and are supportive of proposals to develop a McDonald's restaurant, with associated works.
- 6.4 The proposed development represents a multi-million pound investment creating jobs both during the construction and operation phases, resulting in many associated economic benefits for the local area.
- 6.5 The proposed development will provide over 120 jobs for the community. Details have been provided on McDonald's training opportunities delivered through their internal management training programme and the ability for crew members to progress their careers within McDonald's.
- 6.6 Sufficient parking has been provided at the restaurant with accessible parking located as close to the restaurant entrance as possible. McDonald's actively encourage more sustainable methods of transport which have been detailed in the accompanying Transport Statement.
- 6.7 The design and layout of the proposal is appropriate in the area. Natural and neutral colours and materials will be used on the building and throughout the scheme to ensure the site integrates easily with the surroundings.
- 6.8 The site represents an appropriate location for a drive-thru restaurant, which will be well placed to offer refreshments to passing customers and those in the surrounding area.
- 6.9 In light of the above, we trust officers are able to support the application.