

Land at Junction of Water Street and Molesworth Street, Rochdale

Community Consultation Statement

McDonald's Restaurants Ltd

17 March 2025

Lichfields is the pre-eminent planning and development consultancy in the UK

**We've been helping create great places
for over 60 years.**

lichfields.uk

© 2024 Nathaniel Lichfield & Partners Limited (trading as "Lichfields"), All Rights Reserved, is registered in England, no. 2778116.
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

Formatted for double sided printing.

Plans based upon Ordnance Survey mapping with the permission of His Majesty's Stationery Office.

© Crown Copyright reserved. Licence number 10007707

66885/01/JW/jhel

32775011v2

Contents

1.0	Introduction	1
	Background	1
	Scope of Report	1
2.0	Process of Engagement	2
	Local Councillors	2
	Newsletter	2
	Consultation Website	2
	Social Media Advert	4
	Online Press	5
3.0	Findings from the Public Consultation	6
4.0	Responding to Feedback	8
5.0	Conclusions	12

1.0 Introduction

Background

- 1.1 This Statement has been prepared by Lichfields on behalf of McDonald's Restaurants Ltd ('McDonald's') and accompanies a planning application for the development of the land at junction of Water Street and Molesworth Street, Rochdale for the following:

'Development of a drive-thru restaurant (Use Class E / Sui Generis) with associated access, servicing, car parking, hard and soft landscaping, substation, engineering works and other associated works'

- 1.2 A detailed summary of the application site and surrounding area, as well as a description of the proposed development, is provided in the accompanying Planning Statement.

Scope of Report

- 1.3 Following the introduction of the Localism Act in 2011, greater emphasis has been placed upon increased community involvement in the planning process.
- 1.4 The National Planning Policy Framework (NPPF) promotes sustainable development through the creation of high-quality built environment which reflects the community's needs and well-being. The NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Paragraph 41 encourages applicants, where they are not already required to do so by law, to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.
- 1.5 McDonald's is keen to ensure that the Government's objectives for community consultation are embraced in respect of its current proposals. This Statement therefore sets out the pre-application consultation that has been undertaken in the relation to the proposal, together with the feedback received, and the response to this feedback.

2.0 Process of Engagement

- 2.1 In undertaking consultation, regard has been had to both the NPPF and Rochdale Borough Council's Statement of Community Involvement (August 2021).
- 2.2 The purpose of the consultation exercise was to involve Local Councillors and the wider community in the emerging development proposals. As explained in more detail below, this was undertaken during the early development of the design and layout of the proposed development, and prior to the submission of the planning application.

Local Councillors

- 2.3 Local Councillors for Central Rochdale were notified of the proposals on 6th August 2024, where they were invited to attend a meeting with the project team. This was followed up on 20th August 2024, but no response has been received to date.
- 2.4 A written approach was also made to the Member of Parliament for Rochdale on 20th August 2024; however, no reply was received.

Newsletter

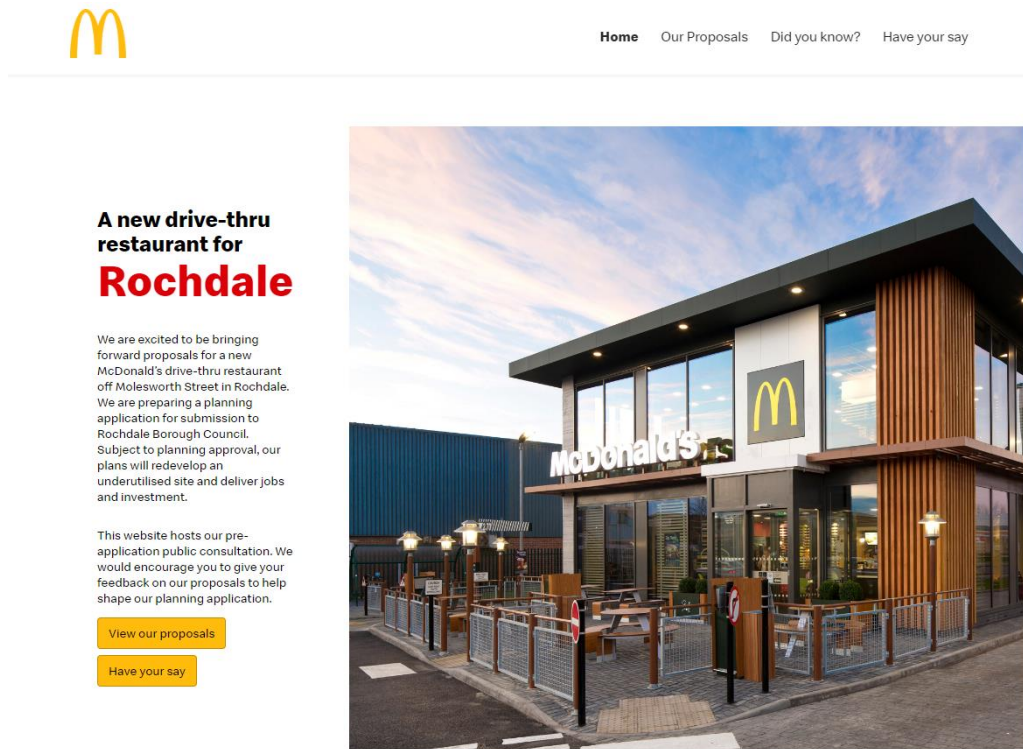
- 2.5 A consultation website was deemed to be the most appropriate way to communicate and explain the scheme proposals to the public, as well as providing an opportunity for comments to be made on the plans.
- 2.6 Newsletters were distributed to a total of 1,047 residential and business addresses within the local area. The newsletter included details of the scheme and proposals, as well as inviting recipients to leave their feedback via a dedicated phone number or email address. Feedback was also invited via the online website.
- 2.7 A copy of the newsletter and the catchment area for its distribution is included at **Appendix 1**.

Consultation Website

- 2.8 A copy of the consultation website is included at **Appendix 2** and was available at the following URL:

<https://mcdonaldsconsultation.co.uk/molesworthstreet/>

Figure 2.1 Excerpt from consultation website



- 2.9 The consultation website was launched on 19th August 2024, with members of the public able to comment on the application proposals until 2nd September 2024. This allowed a period of 14 days for people to access the online survey on the website, consider the proposals and leave feedback.
- 2.10 The website provided further information on the context for the development, including the site location, details of the development proposals, and detailed the benefits that would result from the proposals.
- 2.11 The website also included a short questionnaire to gather feedback from the general public, allowing the project team to gauge the level of support for the scheme as well as providing an opportunity for the community to raise any issues or concerns they may have in relation to the proposals. This included the following questions:
- 1 Do you support our plans to bring a new McDonald's drive thru to this area?
 - 2 Do you have any comments about our restaurant plans for Rochdale?
 - 3 The proposed McDonald's will deliver a number of local benefits. Which of the following elements (if any) do you support? (with check box):
 - i A new McDonald's will deliver approximately 100 – 120 new jobs in a range of full- and part-time roles.
 - ii McDonald's will arrange three daily litter picks to keep the vicinity of the site tidy.

- iii A new restaurant would deliver around £56,000 per year in new business rates, helping support council services.
 - iv McDonald's are committed to sourcing all of its packaging from renewable and recyclable materials by 2025, and 80% of kitchen waste is currently recycled.
 - v Our new McDonald's would be powered by 100% renewable energy.
 - vi The new restaurant would be locally franchised, putting local people in control.
 - vii Franchisees at the new restaurant would support the local community in Rochdale through charitable and sponsorship activities.
- 4 Do you have any further comments on our plans for Rochdale? (with comment box)

Social Media Advert

2.12

A social media advert was published which aimed to further raise awareness of the consultation and provided a link to website. The social media advertisement reached a total of 21,041 users within a 4km radius of the site. An excerpt of the social media advert is included at **Figure 2.2**.

Figure 2.2 Social media advert



Online Press

- 2.13 The online press also published articles on the consultation event, including:
- <https://www.manchestereveningnews.co.uk/whats-on/greater-manchester-town-centre-could-29774922>
- <https://www.placenorthwest.co.uk/mcdonalds-to-make-rochdale-return/>
- <https://www.rochdaleonline.co.uk/news-features/2/news-headlines/157105/proposals-for-mcdonald%E2%80%99s-to-return-to-rochdale-town-centre>
- 2.14 Copies in of the above are included at **Appendix 3**. This coverage in the local press enhanced public awareness of the proposed development and consultation website.

3.0 Findings from the Public Consultation

3.1 Across the consultation period, the website attracted 2,319 page views from 641 unique visitors, with a total of 122 individuals completing the online questionnaire form.

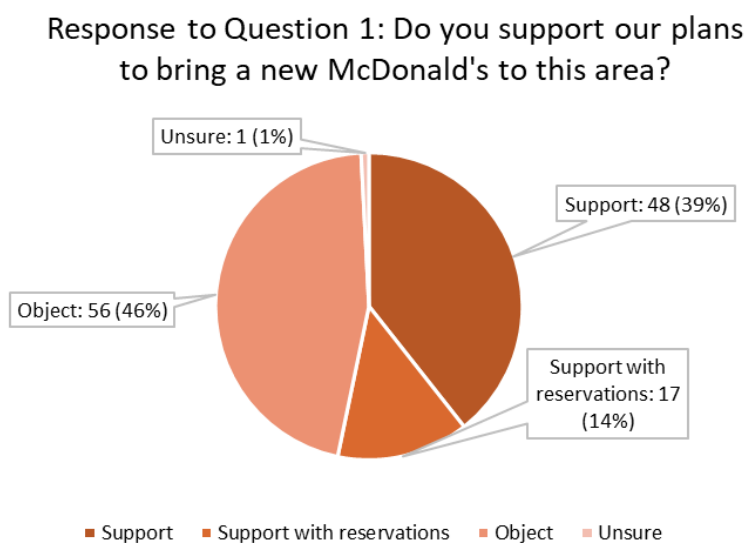
3.2 The response from the website consultation was mixed, with 39% of respondents being in support, 14% supportive with some reservations, 46% being unsupportive, and 1% indicating that they were unsure.

3.3 The following chart and table indicate responses from the consultation website:

Table 3.1 Cumulative responses to Q1: Do you support our plans to bring a new McDonald's to the area?

	Number of Responses	Percentage
Support	48	39%
Support with Reservations	17	14%
Object	56	46%
Unsure	1	1%
Total	122	100%

Figure 3.1 Responses to Q1



3.4 Overall, just over half of participants (53%) responded with full or partial support, with over a third (39%) stating outright support for the project. A number of positive comments were received, including the following:

'Great idea for North Rochdale. Totally back this idea.'

'Good to see more restaurants in the area.'

'I am excited to hear about this project and I fully support it; it will be good for the growth of the community and job creation.'

- 3.5 In addition to the above, a range of detailed comments on specific issues were also received. A response to these comments is provided in Section 4.0. All comments received are included in **Appendix 4**.

4.0 Responding to Feedback

4.1 This section considers some of the specific comments received and provides a response on behalf of the applicant. The comments can be grouped together as follows:

- Traffic;
- Need for the development;
- Healthy eating; and,
- Litter.

Traffic

4.2 A number of respondents identified potential issues relating to traffic, including:

“Concerned about the impact on traffic there - it is already quite bad, especially during rush hour. This could cause further problems.”

“Totally the wrong location, close to a busy main road and major junction, will add to the traffic issues.”

4.3 The site benefits from three existing vehicular access points from Water Street, two of which will be closed off and the remaining junction upgraded to serve the proposed restaurant.

4.4 A Transport Assessment has been prepared by Andrew Moseley Associates to accompany the planning application. The Transport Assessment considers the impact of the proposed development upon the local road network and sets out that the majority of trips to the proposed restaurant are forecast to be existing or shared trips, with just 19% of trips during the Friday PM peak and 21% during the Saturday peak being new trips on the road network. The results also demonstrate that 25% and 36% for the Friday and Saturday peaks respectively could be expected to be shared trips following visits to nearby local facilities. It therefore concludes that the traffic associated with the development proposals can be accommodated on the surrounding highway network without having a severe impact.

4.5 The modelling undertaken demonstrates that the impact of the development generated traffic on the surrounding area would not be severe on highway capacity, and as such it is concluded that there is sufficient capacity to accommodate the predicted trip generation of the proposed development. There are also no highway safety issues that would need to be addressed as part of this planning application.

4.6 The drive-thru queues have been calculated based upon the average queues of three comparable restaurant sites. The proposed drive-thru lane has the capacity to accommodate approximately double the maximum recorded vehicles and therefore is more than suitable to meet anticipated demand during peak times.

4.7 The maximum parking demand for the proposed development (including staff, reserved and accessible parking) has been calculated based on the accumulation of the TRICS data. Peak parking demand would be 20 vehicles on a Friday and 24 vehicles on a Saturday. The proposed provision of 31 car parking spaces (excluding grill bays and EV charging bays) is therefore more than sufficient to accommodate the expected level of demand. The site is

accessible by a range of sustainable transport modes, providing future customers and staff the opportunity to travel by walking, cycling and public transport. In particular, the site benefits from being located 200m (2.5 minutes walking distance) from Rochdale Interchange and around 450m (6 minutes walking distance) from Rochdale Town Centre tram stop. A Travel Plan has also been prepared by Andrew Moseley Associates in order to encourage and implement sustainable access to the site once operational.

- 4.8 Deliveries will typically occur three times per week at pre-arranged (and off-peak) times. A careful process of prior notification and car park management will be in operation to ensure that deliveries can be accommodated within the car park.
- 4.9 Full details of the proposed access and egress from the site are outlined in the supporting Planning Statement, Transport Assessment, and detailed design drawings.

Need for the Development

- 4.10 Several respondents referred to the location of existing McDonald's restaurants in the borough and queried the need for the proposed development:

"Rochdale already has a large number of drive thru MacDonald restaurant it does not require another one"

"Don't see why it's needed when there is already 2 not that far away."

"there is already a drive thru just down the road at Kingsway retail park so do not need this one we do not need more traffic on Molesworth St or cars queuing to get into the drive thru."

- 4.11 As set out in the Operator Statement submitted with the planning application, McDonald's has a well-established methodology for selecting locations for its proposed restaurants. In this case, the application site will meet demand for another restaurant to serve central Rochdale and the residential areas to the north of the borough. The Operator Statement also explains that the existing restaurants in the vicinity of the application site at Kingsway Retail Park and Sandbrook Retail Park are trading at very high levels. The new restaurant at Molesworth Street will therefore play an important role in easing pressure on these restaurants and support an improved customer experience.

- 4.12 Conversely, a number of respondents indicated their support for a new McDonald's restaurant at the application site, largely in recognition of its proximity to Rochdale Town Centre. For example:

"Great that mclds might be coming back to rochdale town centre as a drive thru but also within walking distance of the new shopping centre."

"Good location and much needed to central Rochdale."

"Welcome addition back into Rochdale as we have always had to travel out of the town centre and with deliveries taking over the mcdonalds in sandbrook and Kingsway. We need this one. For town centre people to access. Not nice area on Drake street and water street. This may help upgrade the centre."

Healthy Eating

- 4.13 A number of respondents raised the relationship between the proposals and the promotion of healthy eating as follows:

'This is a really unhealthy franchise and will only encourage more unhealthy eating among children and youth. There is no need to bring more obesity in children and also the type of children it will attract will only promote antisocial behaviour in the area as this will be a hang out spot for the youth. Maybe look at a sports centre or a coffee sandwich shop in the area.'

'I would prefer not to have another fast-food place opening, to ruin the health of all those buying.'

'This is the 3rd restaurant in same town which is too many considering the poor health and obesity rates.'

- 4.14 McDonald's has a diverse menu and offers a range of healthier alternatives, including main meals under 600kcal and main meals and breakfast items under 400kcal. Healthier meals are publicised on the instore menu and via delivery providers including Deliveroo and Uber Eats. Calories are shown next to all menu items to allow customers to make an informed decision. McDonald's has introduced more salad options, as well as fruit and vegetable bags, orange juice, mineral water and organic semi-skimmed milk.
- 4.15 McDonald's nutrition strategy in the UK has been in place for over 15 years. During this time, McDonald's has reformulated over 200 of their ingredients and invested heavily in broadening its menu of balanced healthy options. Currently, 92% of the core food and drink menu is under 500 calories. Around 70% of items in the McDonald's Happy Meal menu is non-high in fat, salt and sugar (non-HFSS), according to the UK Government's Nutrient Profiling Model.
- 4.16 McDonald's also seeks to encourage young people to have active lifestyles. Since 2002, McDonald's has provided financial support to improve the standards and growth of grassroots football across England, Scotland, Wales and Northern Ireland. Local employees and restaurants have also been involved. 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.
- 4.17 McDonald's Fun Football programme is the UK's largest mass participation football programme and has successfully provided five million hours of free fun football for children across the UK ahead of the 2022 target.
- 4.18 Given the above, it should be clear that the proposed McDonald's approach is very different from that of other hot food takeaway operators who do not offer such a wide-ranging menu or provide customers with information on nutrition and calories to help customers make an informed choice.

Litter

- 4.19 A number of respondents were concerned that the proposals will increase littering in the local area:

‘The litter is not confined to just the immediate vicinity of the business that is responsible for it initially, as you can see that it is discarded anything up to several miles from its origin.’

‘As you stated there will be 3 litter picks each day, how are you going to make sure this happens, and that staff will adhere to it?’

- 4.20 64 respondents supported the principle of McDonald's arranging three daily litter picks to keep the vicinity of the site tidy (Question 3 on the feedback form).
- 4.21 McDonald's does not condone customers who choose to dispose of its packaging irresponsibly and is committed to tackling litter in as many different ways as possible. 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.
- 4.22 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.

5.0 Conclusions

- 5.1 This report has summarised the consultation undertaken in relation to the proposals for a McDonald's restaurant on land off Molesworth Street, Rochdale.
- 5.2 To inform the local community of the proposals, and invite feedback, a consultation website was launched, and advertised through a press release. The website provided information on the proposals and allowed people to make comments via an online comment form.
- 5.3 Leaflets were distributed to 1,047 addresses in order to inform individuals of the development proposals and direct them toward the consultation website.
- 5.4 Across the 14-day consultation period, the website attracted 2,319 page views from 641 unique visitors, with a total of 122 individuals completing the online questionnaire form.
- 5.5 The response from the website consultation was broadly positive, with 39% of respondents being in support, 14% supportive with some reservations, 46% being unsupportive, and 1% indicating that they were unsure.
- 5.6 A number of comments were made on specific issues, mainly in relation to:
- Traffic;
 - Need for the development;
 - Healthy eating; and,
 - Litter.
- 5.7 The issues raised have all been considered and addressed, both above and in more detail within the Planning Statement and other technical documents submitted with the planning application.
- 5.8 This consultation marks the first in a series of stages. The next stage will comprise a statutory consultation exercise undertaken by the Council upon validation of the planning application. The applicant remains committed to listening to, and working with, the local community throughout the planning and construction process.

Appendix 1 Community Newsletter and Distribution Catchment

A new McDonald's drive-thru restaurant for

Rochdale



Welcome

McDonald's have exciting plans to bring forward a new, modern restaurant off Molesworth Street, Rochdale.

We are delighted to be bringing forward these proposals and believe that our new restaurant will make a great addition to the community.

We want to hear what you think about our proposals and there are a range of ways to find out more and have your say. Read on for more information.



Around **120** new, local jobs



Generation of business rates to **help fund key local services**



Bringing a **underutilised site** into active use

A new McDonald's restaurant would represent a significant investment in the local community.

Each McDonald's restaurant provides around **120 new, local jobs** with career progression opportunities for local people. The restaurant would generate thousands of pounds in business rates annually, payable to Rochdale Council. This money could be used to **help support local services**.

Finally, our high-quality, sustainable and modern restaurant would transform the currently underutilised site and enhance local food choices.

Read more about how to share your views overleaf.

We have launched a dedicated website for residents to review our plans and have their say. Please visit:

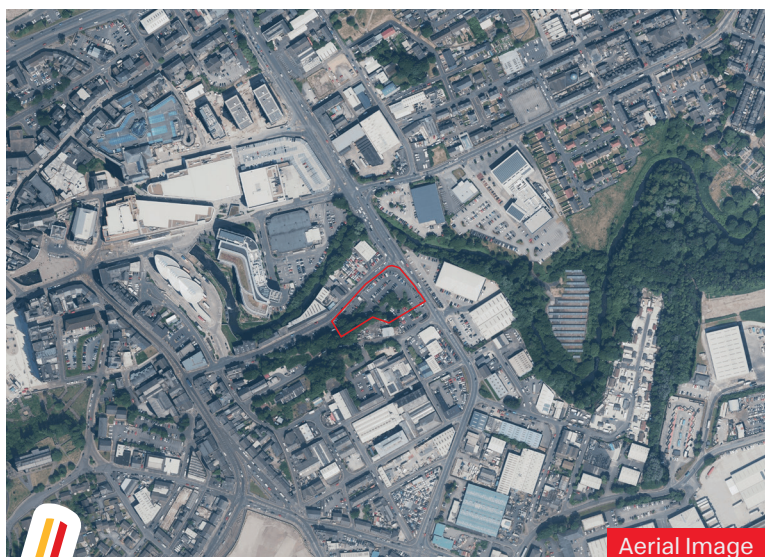
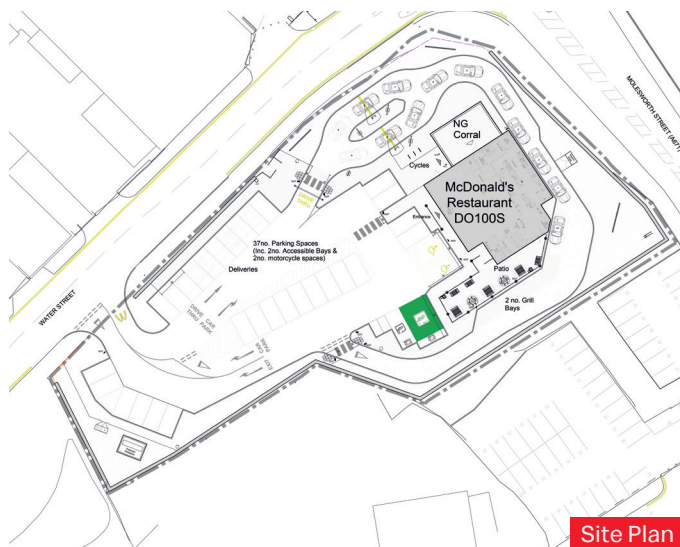
www.mcdonaldsconsultation.co.uk/molesworthstreet

Our site at Molesworth Street

Our proposed site is located at the junction of Molesworth Street and Water Street in a primarily commercial area near Rochdale Town Centre.

We believe that this is the perfect location for a McDonald's as it is:

- Well-connected on the local highway network
- Conveniently accessible by public transport from the nearby Rochdale Interchange
- Making use of an underutilised site



Find out more and have your say

We want to hear from you!

There are a number of ways to get in touch and give your views:



Reply slip

Please complete the enclosed reply slip and return to us in the Freepost envelope



Read more online

We have launched a dedicated project website at www.mcdonaldsconsultation.co.uk/solesworthstreet

Other ways to get in touch:

Our project team will be on hand, monitoring several communication channels during the application process:

☎ **0800 066 8941**

✉ **north@consultation-online.co.uk**

Please use any of these to get in touch with any questions or comments you may have.

Please ensure your feedback reaches us by **2nd September 2024** to ensure it can be considered.

**Scan me
to visit our
website**





Appendix 2 Consultation Website



A new drive-thru restaurant for **Rochdale**

We are excited to be bringing forward proposals for a new McDonald's drive-thru restaurant off Molesworth Street in Rochdale. We are preparing a planning application for submission to Rochdale Borough Council. Subject to planning approval, our plans will redevelop an underutilised site and deliver jobs and investment.

This website hosts our pre-application public consultation. We would encourage you to give your feedback on our proposals to help shape our planning application.

[View our proposals](#)[Have your say](#)

in Rochdale



Protecting the p

As well as working towards **our ne** also committed to protecting and and rivers to forests.



Have your say

We want to hear your views on our emerging proposals for Rochdale.

[Have your say](#)

About

McDonald's

We have more than 1,450 restaurants in the UK and Ireland, employing over 180,000 people.

[Find out more](#)

Appendix 3 Online Press Articles



What's On Rochdale

A Greater Manchester town centre could get a new McDonalds - 13 years after the last one shut
Plans for a new drive-thru have been submitted



7

WHAT'S ON By [George Lythgoe](#) Local democracy reporter
13:28, 20 Aug 2024



Image of a drive-thru McDonalds (Image: McDonalds)

Over a decade since the McDonald's in Rochdale town centre closed, plans for a new drive-thru have emerged.

The fast-food giant closed the doors of its Yorkshire Street site in 2011 but now, 13 years later, proposals have been put forward for a new McDonald's off Molesworth Street. The popular restaurant chain explained that this would 'meet the well-established demand for a new McDonald's restaurant in this location'.

Article continues below
Article continues below

Currently, the closest McDonald's locations to the town centre are the restaurants at Sandbrook Park Retail Park and Kingsway Business Park.

READ MORE: Empty pub will now get a new lease of life

If a planning application is approved, the new 24/7 drive-thru restaurant would be built on the junction of Molesworth Street and Water Street. The site would be open all hours, create up to 120 new jobs, have 37 parking spaces as well as indoor and outdoor seating.

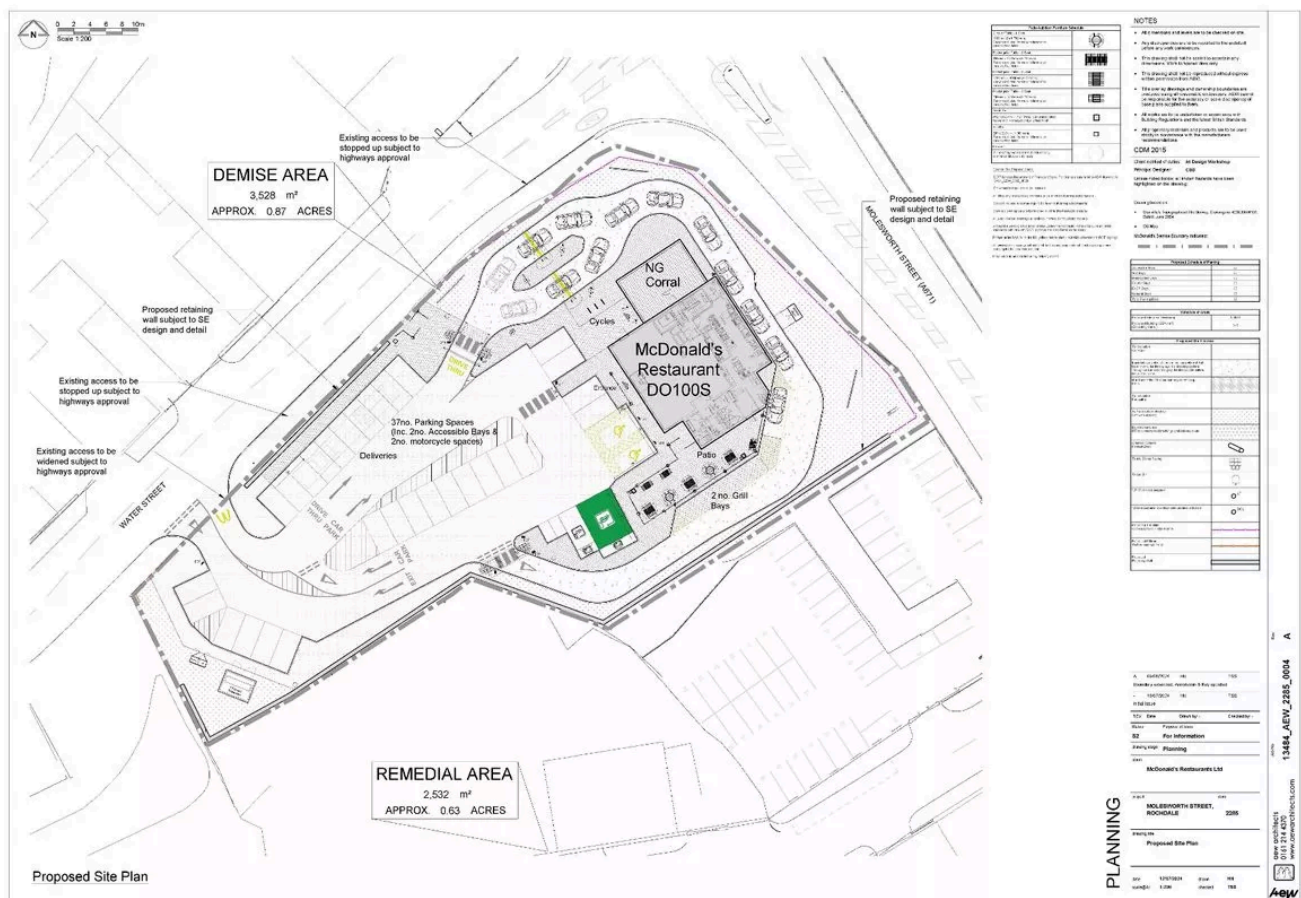
Article continues below

 Sign up to FREE email alerts from MyRochdale News

Enter your Email...

Subscribe

We use your sign-up to provide content in ways you've consented to and improve our understanding of you. This may include adverts from us and third parties based on our knowledge of you. [More info](#)



Molesworth Street site plan for the proposed drive-thru McDonalds in Rochdale (Image: McDonalds)

"We are excited to be bringing forward proposals for a new McDonald's drive-thru restaurant off Molesworth Street in Rochdale," the proposals stated. "We are preparing a planning application for submission to Rochdale Borough Council.

"Subject to planning approval, our plans will redevelop an underutilised site and deliver jobs and investment.

Article continues below

AD

"The creation of a new drive-thru restaurant would also deliver a range of benefits, including significant investment into the local economy and the creation of approximately 120 new jobs, in a range of full and part-time positions."



Site where new proposed drive-thru McDonalds in Rochdale could be created off Molesworth Street (Image: Google Maps)

Landscaping and new tree planting is also mooted in the plans alongside road access upgrades and three daily on-site litter picks. Before a planning application is submitted to the council, the fast-food chain is running consultation up to Monday, September 2, and locals are encouraged to have their say on the plans.

Article continues below

The site where the new restaurant could be created currently acts as a car park off the main road. The application site is surrounded by other large businesses from the retail and automotive sectors.

READ NEXT

Marks and Spencer shoppers race to buy £20 Mother's Day afternoon tea hampers for £5

The mystery of the Manchester city centre museum that simply doesn't exist

'The 'Botox in a bottle' serum so effective I delayed my injectables top-up'

The hidden Greater Manchester garden with beautiful flowers you need to visit this spring

Stevie Wonder announces UK 2025 tour including Manchester Co-op Live date

Follow Manchester Evening News:

f Facebook **X** X (Twitter) **@** Instagram

[Feeling the viability gap? Sign our campaign for a grant funding review](#)[CLICK HERE](#)

The restaurant will be built on Molesworth Street less than half a mile from the one that closed in 2011. Credit: Google Earth

McDonald's to make Rochdale return

19 August 2024 16:40 Dan Whelan Comments (26)



The fast-food chain's decision to shut its Yorkshire Street site in 2011 was held up as a sign of the high street's failure. 13 years on, the restaurant is coming back to the town centre.

A *Guardian* article titled *I'm leaving it: McDonald's quits Rochdale's ailing town centre*, used the closure of McDonald's central Rochdale outlet to paint a picture of a wider malaise. McDonald's closure, the article said, was "another nail in the coffin for [Rochdale's] struggling high street".

Now, the fast-food giant is returning to the town centre, launching a consultation on plans for a drive-thru restaurant on the corner of Molesworth Street and Water Street, less than half a mile from the old restaurant.

Have your say on plans for a McDonald's in Rochdale town centre

If McDonald's departure was seen as a symptom of market failure, then its return could be viewed as a sign that things are looking up.

The McDonald's planned on Molesworth Street will be the third in Rochdale; the other two are at out-of-town retail parks.

Oliver Rebeiro, senior acquisitions surveyor at McDonald's said: "The site is ideally placed to serve residents and visitors in Rochdale.

"We're confident that residents and local businesses will recognise the value of greater choice and the benefits of having a reliable and convenient restaurant from a recognised brand serving food at reasonable prices."

McDonald's is also developing proposals for a restaurant in Hyde. The outlet would be located off Grafton Street, close to Junction 3 on the M67. Combined, the Rochdale and Hyde restaurants are expected to create around 240 jobs, according to McDonald's.

Your Comments

Read our [comments policy](#)

Don't want just a drive thru want a proper sit down place to eat

August 19, 2024 at 9:25 pm By Sue

Great bring back to Town Centre

August 20, 2024 at 12:09 am By Anonymous

Original mclds shouldnt have closed. Be nice to have a new store in the town centre again. Good news for the town



When what's included
amazes you *day after day*



1998-2025
ROCHDALE ONLINE
Covering Heywood, Littleborough, Middleton and Rochdale

NEWS	NOTICES	BUSINESS SEARCH	PROPERTY	JOBS	EVENTS	COMMUNITY	MY ACCOUNT	ADVERTISING
------	---------	-----------------	----------	------	--------	-----------	------------	-------------

You are Here: [Home](#) » [News](#) » [News Headlines](#) » Proposals for McDonald's to return to Rochdale town centre

Proposals for McDonald's to return to Rochdale town centre

Date published: 20 August 2024

[Print](#)



Photo: Google, DigitalGlobe

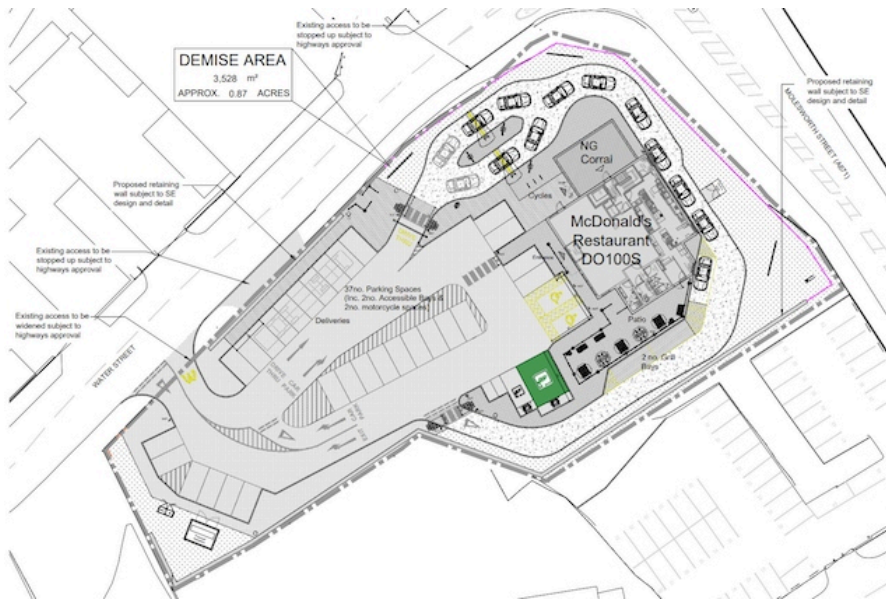
The proposed site on the corner of Molesworth Street and Water Street

[Privacy](#)

McDonald's is making plans for a much-anticipated return to Rochdale town centre, unveiling proposals for a new drive-thru restaurant at a prominent location.

The fast-food giant has launched a public consultation, seeking the views of the local community on the development, which is set to bring significant economic benefits to the area.

The proposed site, currently a car park, is situated at the junction of Molesworth Street and Water Street, opposite Home Bargains and the Suzuki Premier garage.

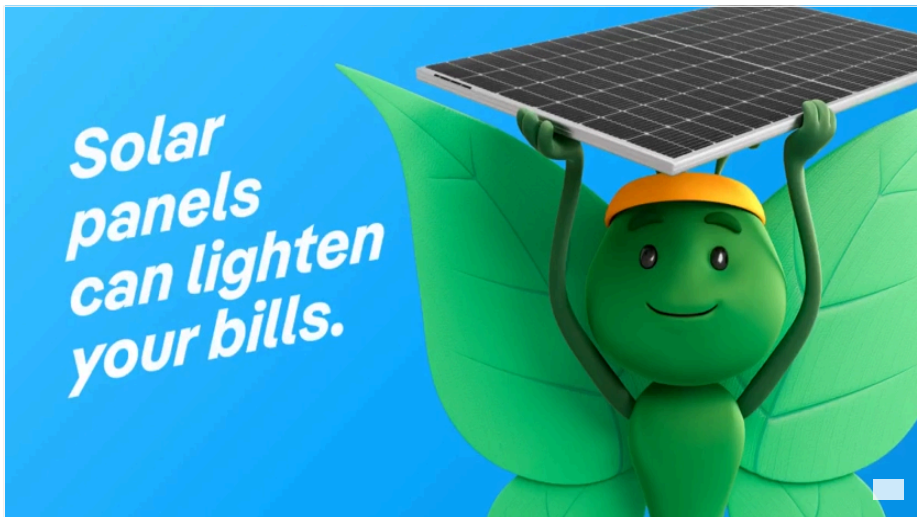


Office Supplies Now



Office Supplies
Office Furniture
Workplace Consumables
Secure Shredding
01706 516360

ADVERTISING



With panels, battery and installation, we're the one-stop shop for all things solar.

[Learn More](#)

ScottishPower · Sponsored

If approved, the development will create around 120 local jobs.

McDonald's has emphasised the importance of community input in shaping its plans. An online portal has been created to provide detailed information about the project and to collect feedback from residents and nearby businesses.

Oliver Rebeiro, senior acquisitions surveyor at McDonald's, expressed enthusiasm for the project, saying: "We're excited to start sharing our plans for a new McDonald's restaurant with the Rochdale community. This development would deliver around 120 new, local jobs and provide a multi-million-pound investment into the local economy, at a time of economic uncertainty."

He continued: "The site is ideally placed to serve residents and visitors in Rochdale. We're confident that residents and local businesses will recognise the value of greater choice and the benefits of having a reliable and convenient restaurant from a recognised brand serving food at reasonable prices."

The company is encouraging residents to participate in the consultation process, ensuring that the development meets the needs and expectations of the community.

"We're looking forward to working closely with the community and receiving feedback on our plans. We'd like to encourage everyone interested to go to our website and make their views known," Rebeiro added.

[Privacy](#)

The online consultation marks the pre-application phase, with McDonald's preparing to submit a formal planning application to Rochdale Borough Council. The company has expressed optimism that the new drive-thru will not only revitalise the area but also provide long-term employment opportunities with market-leading career progression.

Residents are urged to have their say on the plans, as the feedback gathered will play a crucial role in shaping the final proposal. With the consultation now open, the Rochdale community has the opportunity to influence the return of one of the world's most iconic brands to their town centre.

The consultation period will run until Monday 2 September. [Access the portal here.](#)

[Post](#)[Share](#)[Follow @RochdaleOnline](#)

Reuse this content

Do you have a story for us?

Let us know by emailing news@rochdaleonline.co.uk
All contact will be treated in confidence.

Most Viewed News Stories

- [Rochdale Online Ltd has ceased trading](#)
- [Man killed in M62 crash after car hits bridge at junction 19](#)
- [The land has laid dormant for years, now £15m could help see it transformed](#)
- [Abandoned shopping centre to be brought back to life as a banqueting hall](#)
- [GMP detain carjacker minutes after committing burglary in Rochdale](#)

To contact the Rochdale Online news desk, email news@rochdaleonline.co.uk or visit our [news submission page](#).

To get the latest news on your desktop or mobile, follow Rochdale Online on [Twitter](#) and [Facebook](#).

Appendix 4 Website Consultation Responses

		The proposed McDonald's will deliver a number of local benefits. Which of the following elements (if any) do you support?								
Do you support our plans to bring a new McDonald's to this area?	Do you have any comments about our restaurant plans for Rochdale?	A new McDonald's will deliver approximately 100 – 120 new jobs in a range of full- and part-time roles	McDonald's will arrange three daily litter picks to keep the vicinity of the site tidy	A new restaurant would deliver around £56,000 per year in new business rates, helping support council services.	McDonald's are committed to sourcing all of its packaging from renewable and recyclable materials by 2025, and 80% of kitchen waste is currently recycled	Our new McDonald's would be powered by 100% renewable energy	The new restaurant would be locally franchised, putting local people in control	Franchisees at the new restaurant would support the local community in Rochdale through charitable and sponsorship activities	Do you have any further comments on our plans for Rochdale?	Entry Date
Support	Great news! Rochdale town centre is crying out for a McDonalds. Long overdue! I look forward (hopefully) to taking my young daughter for a McDonalds in the town centre, just as I used to when I was her age.	✓	✓	✓	✓	✓	✓	✓	This would be a great addition to the town centre and would no doubt help other shops and businesses in the area.	02/09/2024 23:33
Support	We haven't had a mcdonalds in Rochdale town centre for a while. Will be good for tbe parents who want to take their children but don't have a car. Please make sure that the just eat orders don't ruin or monopolise it as it has ruined the experience of eating inside.	✓	✓	✓	✓	✓	✓	✓		02/09/2024 11:19
Support	It's needed	✓	✓	✓	✓	✓	✓	✓		01/09/2024 17:10
Support	Think the plans are good	✓	✓	✓	✓	✓	✓	✓		01/09/2024 16:15
Support	I think it's good for the town centre of rochdale to have a Mcdonald's Again it will help with the congestion of traffic at other areas of the town which from experience of visiting all the nearby sites have heavy traffic at times due to custom. That being said i do think a two way system would be beneficial giving it better traffic flow with it being a busy area off a main road, Just something to put into consideration with previous experience and being in my home town. Many Thanks	✓	✓	✓	✓	✓	✓	✓	Read Previous comments. If you do review your plans due to my comments please let me know thank you.	31/08/2024 23:15
Support		✓								31/08/2024 19:07
Support	I think its a great idea and will create more jobs for Rochdale	✓	✓	✓	✓	✓	✓	✓		30/08/2024 21:48
Support	Good to see more restaurants in the area. Wish there was a MCDONALD'S closer to Whitworth.	✓	✓	✓	✓	✓	✓	✓		30/08/2024 18:33
Support	Great idea!!! looking forward to it.	✓	✓	✓	✓	✓	✓	✓	Really looking forward to it	30/08/2024 18:32
Support										30/08/2024 06:03
Support	PLEASE PUT ONE IN ROCHDALE BUT DO NOT CLOSE THE KINGSWAY ONE I LIKE MY JOB THANK YOU BUT WE NEED ONE IN ROCHDALE TOWN CENTRE PLEASE I KNOW THEY ARE ALL FRANCHISES BUT PLEASE.	✓	✓	✓	✓	✓	✓	✓		29/08/2024 23:57
Support	Great that mclds might be coming back to rochdale town centre as a drive thru but also within walking distance of the new shopping centre. I hear a lot of people complaining about traffic issues but personally I can't see a problem with where you propose the entrance/exit to be. Go for it!	✓	✓	✓	✓	✓				29/08/2024 22:43
Support	Rochdale has grown into something more then just homeless people and we need McDonald's back to make it grow more. People who object are stupid as we have other fast food places still here. Please bring McDonald's back to Rochdale and i truly hope u do well	✓	✓	✓	✓	✓	✓	✓	Rochdale council- do the right thing and bring the biggest food outlet back to our town that doing better then ever	29/08/2024 22:29
Support	Mcdonalds procides competatively priced fast food, ever since the one closed down on yorkshire st years back the centre of town hasnt been the same... i mean what town centre in 2024 doesnt have a mcdonalds? Its been the pun of many jokes that you left town, not everyone drives so sandbrook park and kingsway are not always convenient specially since i shop in town not at retail parks.... this is an ideal location slap bang next to towns main shopping district. Please make this happen.	✓	✓	✓	✓	✓	✓	✓	Id love to see this large un loved area of the town centre given a new lease of life.	29/08/2024 21:58
Support	Take into consideration the traffic implications as it is bad already	✓	✓	✓	✓	✓	✓	✓		29/08/2024 21:26
Support		✓	✓	✓	✓	✓	✓	✓		29/08/2024 21:24
Support		✓	✓	✓	✓	✓	✓	✓		29/08/2024 20:56

[illegible]

Support	I am excited to hear about this project and I fully support it; it will be good for the growth of the community and job creation. I am available for a future opportunity.	✓	✓	✓	✓	✓	✓	✓		20/08/2024 14:01
Support	Well overdue , you should never have shut the one in the town centre .	✓	✓		✓	✓	✓	✓	Looking forward to you opening	20/08/2024 13:11
Support	Are there any plans to include an EV rapid charger such as Instavolt? There are 4 rapid charging stations in Rochdale town centre, but it has been my experience that a rapid charging session pairs well with a McDonalds meal or hot drink	✓	✓	✓	✓	✓	✓	✓		20/08/2024 12:04
Support	Excellent proposition will hopefully spark much needed wider regeneration planning for the town centre.	✓	✓	✓	✓	✓	✓	✓	Fully support. Should never have closed in the first place.	20/08/2024 10:12
Support	Great idea	✓	✓	✓	✓	✓	✓	✓		20/08/2024 08:26
Support	I think this is what Rochdale needs however, it will be a breeding ground for teenagers so hopefully you can do something about them! I'm excited for this 🍔	✓	✓				✓			20/08/2024 08:02
Support	Welcome addition back into Rochdale as we have always had to travel our of the town centre and with deliveries taking over the mcdonalds in sandbrook and Kingsway. We need this one. For town centre people to access. Not nice area on Drake street and water street. This may help upgrade the centre.	✓	✓	✓	✓	✓	✓	✓	Can we please reopen the original market Halls in the precinct upgrade the precinct as this was once a bustling lovely centre.mall. Rochdale should retrace what was traditional and historic and instead of being faced with constant beggingon our streets. I never my own town of Rochdale to shop. I go to Bury. We don't gave an array of retailers in the centre. Model Bury market and we need a primark not just Next and M and S. All Residents need to be consulted in all Wards on what we need and want in our town. Not what you think we want.	20/08/2024 07:47
Support	Will be a nice development of an underdeveloped area	✓	✓	✓	✓	✓	✓	✓		19/08/2024 22:27
Support	Hope this goes ahead as Rochdale is growing and getting better and this would help	✓	✓	✓	✓	✓	✓	✓		19/08/2024 18:15
Support	Very excited about this	✓	✓	✓	✓	✓	✓	✓	No	19/08/2024 17:02
Support with reservations	Will there be ample parking and space to not cause traffic to build up on what is always a busy main stretch of road. As your site at Kingsway always causes the traffic to be unable to enter the retail park at busy times due to people queuing at the drive through and blocking the access through to the retail park parking.	✓	✓			✓			You already have 2 mcdonalds drive throughs in the town. Which both cause traffic issues at busy times due to slow service. The new one would be located less than 2 miles from one already operating in the town. Causing more traffic in yet another area of the town which is already busy with traffic. The planning of road junctions and space needs to be very carefully thought about, and not by someone in an office, maybe by someone who actually drives on the local roads and sees what the traffic already does to this area at peak times.	01/09/2024 16:25
Support with reservations	Wrong place needs to be near St Mary's Gate then u would av passing trade and be near a collage more customers	✓								01/09/2024 12:30
Support with reservations	How much addition traffic would it cause on molesworth street when the drive thru isn't managed and people are queuing onto the road ?? It would need proper planning and staffing from the branch to ensure it doesn't spill out onto the road and cause chaos , which unfortunately we know won't happen, just look at Kingsway retail park . Rochdale centre does need a McDonald's , it was part of my childhood popping in for a happy meal and is part of my sons , but it needs to not cause chaos on a main road	✓	✓	✓	✓	✓	✓	✓		31/08/2024 21:50
Support with reservations	Already a very congestion road (Molesworth street). I think most residents would prefer a walk in on the high street or newer Riverside development. Old M&S building?	✓	✓	✓	✓	✓	✓	✓	Yes to a central McDonalds, but not sure a drive through in that location is a good idea	29/08/2024 22:30

Support with reservations	As you stated there will be 3 litter picks each day, how are you going to make sure this happens and that staff will adhere to it	✓	✓			✓	✓	✓		29/08/2024 22:22
Support with reservations	Will be a nice idea to have, but feels like it may cause more traffic chaos on the road it will be on	✓	✓			✓				29/08/2024 21:53
Support with reservations	I think it's a great location. But would it be better to not include the drive through? Traffic can be really bad around this location already.	✓	✓	✓	✓	✓	✓	✓		29/08/2024 17:32
Support with reservations	If it will be anything like the others in Rochdale then I won't bother using it. We either drive to Elk Mill or Rising Bridge as the Rochdale restaurants are shocking.	✓	✓	✓	✓	✓	✓	✓		29/08/2024 17:02
Support with reservations	Do not make it a drive through. traffic in that area is already a nightmare at the best of times. Location not suitable for drive through due to traffic	✓	✓	✓	✓	✓			Do not make it drive through	29/08/2024 13:06
Support with reservations	Access to this site would have to be improved as the road it is on is already very busy and extra vehicles queuing to get into a drive thru would cause even more problems. A sit in only restaurant would be the better option	✓				✓	✓	✓		21/08/2024 19:50
Support with reservations	Your drive thrus normally create lots of queueing which impacts the local roads. I think if you turned the building round 45 degrees the serving hatch would be at the back of the site and probably allow an additional 6-8 cars in queue. Would hope you would assist council in any highway changes as that junction you can only turn left unless the council with yourselves are planning T junction with crossing facilities however it's very close to another crossroad junction. Just concerned about how traffic gets out at a heavy junction as it is and will impact bus routes in/out of bus station. However I do support because it will help regenerate a scruffy area and hopefully other businesses will move in around. Hoping it will help regenerate the area and in the future the council will look at developing the other side of the road and put pedestrian access over the river to the main area of town centre thus expanding this area in a flatter area of town	✓	✓	✓	✓	✓	✓	✓	Just what I have put previously	21/08/2024 18:36
Support with reservations	I think this is a great opportunity to bring Rochdale town centre into 2024 however even after having the new town centre built not many companies have opened shops up due to the area being neglected and full of drunks and drug addicts. A McDonald's would be great for all the jobs it would bring and the food that kids love but It could become the new place for all the drug and alcohol users to gather. And this will then put people off visiting.	✓	✓	✓		✓	✓	✓	I think it could be a great addition to the community as long as it doesn't end up the local drug and alcohol meeting point. This location is a big one but I think having a smaller McDonald's in the newer part of town centre will Be more popular.	21/08/2024 06:39
Support with reservations	The idea for a mcdonalds in the town centre is good but the chosem location is horrendous due to that road already being full of traffic since its used for bus but also a bad location because it's not actually the town centre like it used to be. Tbh u probably only want a drive thru cause uber deliveries.	✓	✓	✓			✓	✓	Just pls put it into the actual town centre there is many units empty or even if u can build it near the old mecca bingo	21/08/2024 01:42
Support with reservations	Great idea everyone misses a macdonals in the town Center it's much needed but I don't think a drive through version is necessary since there is already 2 restaurant only would be awesome for residents	✓					✓	✓	A restaurant version would be nice for residents not drive through since there's already 2	20/08/2024 16:41
Support with reservations	I would suggest having security on this premises 24 hours to stop anti social behaviour and to stop the homeless camping out has this area is well known for it	✓	✓	✓	✓	✓	✓	✓	Off the jobs to people of the town instead of someone who doesn't reside in Rochdale	20/08/2024 09:35
Support with reservations	Better to locate in the town centre	✓	✓	✓						20/08/2024 08:43
Support with reservations	Traffic ! Traffic ! Traffic ! The main road is already a gridlock at peak times so some serious work to be done here. Lights opposite TK Maxx or Water St wherever the main entrance/ turning point is planned	✓	✓	✓		✓			A Guardian article titled "I'm loving it AGAIN" please ! See previous... https://www.reddit.com/r/unitedkingdom/comments/mpbdq/im_leaving_it_mcdonalds_quits_rochdales_ailing/?rdt=49922 Thanks, welcome back	19/08/2024 19:47

[illegible]

Object	Please go into the town centre. The old Santander Bank building is over 2 floors. We need people in the town centre not the outskirts. We have drive throughs which keep traffic and commerce in the right parts of Rochdale.		✓		✓				Please help rebuild our High St	30/08/2024 15:10
Object	The traffic on molesworth street, John Street, Drake Street and other roads surrounding the proposed restaurant is already bad enough and regularly grid locked. Adding a drive thru in such a high traffic area will only further the issues we already have in the area with traffic. The area is also going to attract the local druggies that like to hang around and mug people on molesworth street. This placement has been badly thought out and with two other drive thrus in the local borough I would urge McDonald's to focus on a dine in only restaurant in the centre (no uber or just eat like the good old days) as this will also allow people to get their food in a timely manner and the food will be fresher than the food you're slipped with at uber service chains. The footfall would also be greatly increased closer to the shopping centres due to townfolk crying out for a town centre mcdonalds.				✓	✓				30/08/2024 11:49
Object	Given the fact that there are vacant buildings within the town centre that would be better suited to attract pedestrian traffic, I can only assume that the aim of this restaurant is to attract customers by car. This area already suffers with built up traffic at all times of day and this would add to that. There are already two McDonald's within a two mile radius, both of which are easier to access by car. It is unnecessary to build another so close and in an area that has poor traffic management.								No	30/08/2024 10:55
Object	Absolutely the wrong location. Will add more traffic issues to an already chaotic stretch of roads. In addition to this, is another McDonald's drive through really necessary?								Just to reiterate how bad the traffic already is in this location and this will just exacerbate it.	30/08/2024 08:35
Object	We don't need another McDonalds, we have 2 in the area already. The rubbish they create and gets left in the car parks is shocking and I've never seen a member of McDonalds staff picking it up. The proposed site is highly unsuitable due to it been located on 2 very busy roads, not ideal at all. Those roads will only get busier and its not an idea place for getting the big delivery lorries in and out of and will cause huge obstruction whilt it's delivering. If there is to be another McDonlds in Rochdale then you need to find better location than this	✓								30/08/2024 07:36
Object	Molesworth street leading down towards Smith street and Entwistle road is a very busy stretch of road, Water street is also a very busy stretch of road especially at the Molesworth street meets Water street, adding a drive thru restaurant at this location is going to increase congestion at that junction									30/08/2024 00:32
Object	There is too much traffic passing through that stretch where it makes it hard to shop at retail outlets nearby without being stuck trying to get out of a side street or stuck in traffic. Molesworth Street has a constant stream of slow moving traffic. Building a drive through McDonald's will only make matters worse	✓								29/08/2024 21:49
Object	Traffic is problematic on John Street and Molesworth street and this development will only make it worse and add to air pollution. Also, there are already 2 drive thru's in Rochdale, we don't need or require a third									29/08/2024 21:41
Object	It's planned for a really bad area traffic wise and not really ideal for passing trade. Someone mentioned the Brickcroft social club old site and that would make more sense.	✓	✓	✓	✓	✓	✓	✓		29/08/2024 21:29
Object	I am fully against the restaurant especially at that site as it is too busy with it being so close to Rochdale riverside								Again i 100% disagree with this restaurant but im sure despite everything it will still go ahead and the local people not being listened to as usual	29/08/2024 20:50

[illegible]

Object	I would prefer not to have another fast food place opening, to ruin the health of all those buying. As with many other people, I do not wish to purchase food from a genocide supporter.								Trying to provide reasons for people to agree to support the opening of your restaurant aren't good enough. Stop supporting and investing in a genocide. The space should be used to build a community centre or youth centre of some kind to help today's youth, not fund a genocide.	22/08/2024 18:53
Object	I object to the plans for a third McDonalds in the town for the following reasons: 1. The proposed site is on a very busy junction which already has a yellow box. Based on experience of other local McDonalds restaurants, there will be backlogs of delivery drivers and queuing traffic for the drive-thru which will impact the already congested junction. 2. This is the 3rd restaurant in same town which is too many considering the poor health and obesity rates. 2. 3 litter picks per day is not sufficient to keep the surrounding area clean from rubbish and flying debris.								If absolutely necessary, find an alternative site which will not negatively impact main transit routes through and around the town.	21/08/2024 19:16
Object	Have you undertaken any traffic assessments of the area? That section of Molesworth St/ Water St is constantly congested irrespective of the time of day. You claim to create a habitat for wildlife, including Bats. What research have you undertaken to be confident that the wildlife you describe is living in the area? What corporate social responsibility do you have to the population of the borough in terms of health inequalities and consuming your products Will patrons be permitted to be in your restaurant for longer periods of time than normal to provide safe, warm spaces for homework etc What commitment do you have to provide jobs for residents of Rochdale borough	✓	✓			✓		✓	None	21/08/2024 15:30
Object										21/08/2024 13:59
Object	Traffic in that area is very very busy and there is risk of accidents involved								I'm objecting about this plan no suitable in future	21/08/2024 12:49
Object	The location is not ideal, it will cause chaos to the already over loaded roads.	✓							find a new location that is more suitable in Rochdale. Stop causing chaos to the already chaotic roads !	21/08/2024 09:47
Object	A new restaurant in Rochdale - yes! However this proposed location is a terrible idea. Access from John Street is limited, and traffic on this road is already dreadful at the best of times. This is a very, very silly place to situate a McDonalds.	✓	✓	✓	✓	✓	✓	✓	Find a better place with easier access from both sides of the road and in a less congested area. This is not the place to put a McDonalds.	21/08/2024 00:48
Object	Completely against the lack of values and ethics behind this business!									20/08/2024 23:44
Object	The location of this is a awful, as a local resident we already have to endure the peak time traffic, we will now have endure a heavily increase in traffic during peak times this will cause local residents to be coming home later than usual. The proposed location is on a road where there is standstill traffic during peak times and many queues. We have to also think about the local surrounding areas and also not to mention our climate and also our rubbish. We will see a beauty impact on garbage across the area and the local surrounding area of wardleworth Entwisle Road and many more.								Yes pick a different location where it will not affect the local residents this is not considered the town centre. This is a scheme to make money for the franchise. I do not see 100-150 staff and workers in other McDonald's why would this one have 100-150. These plans are awful and should be rejected	20/08/2024 22:21

Object	They support a genocide by funding innocent children being murdered. The food is garbage. Unhealthy. Everyone I know know now how bad the food is there. Noone wants another McDonald's franchise in Rochdale. Definitely reject the idea of having a new one.								If built it will fail. Guaranteed. Too many locally anyway and their profits have drastically reduced. Noone wants to work at the place or eat the garbage food especially now moreso that they're supporting a genocide on innocent children. Disgusting. It's reputation is associated with Isreal now which is not a good look as they're definitely on the wrong side of humanity. Thrives and killers.	20/08/2024 22:14
Object	The people of Rochdale will not fund a supporter of genocide. By all means open the restaurant and watch it fail									20/08/2024 21:52
Object	Although I would love a McDonalds in Rochdale town centre this is a very bad location. Molesworth St and Water St is already heavily congested at rush hour with queues' all the way along drake st and near Matalan and this would make matters even worse. Also water street is used by buses to enter and exit Rochdale bus station and this would cause more mayhem.	✓							if you want a McDonalds in town centre can you not use asda car park, idea for college students and town centre staff, or maybe even use dunelm car park. Plenty of other drive thru locations in Rochdale town centre just not this location	20/08/2024 19:36
Object	there is already a drive thru just down the road at Kingsway retail park so do not need this one we do not need more traffic on Molesworth St or cars queing to get into the drive thru								don't do it	20/08/2024 18:33
Object	This location is busy with traffic and will become a bottleneck if there is a drivethrough. There are inadequate alternative routes. It will make it more difficult for Rochdale residents who want to attend Rochdale Leisure Centre to maintain their health. Instead, this proposal increases the number of people eating fast food and reduces healthy living. This route is also a key bus route and so transport will also be affected. The new appartments in the Riverside development will be less accessible.									20/08/2024 17:04
Object	Don't believe in supporting genocide									20/08/2024 12:20
Object	The area suggested is already a dangerously busy conjested area it is also close to already existing mcdonalds. The whole of rochdale is covered by delivery already a drive through is pointless and its still to far out of the centre ..	✓	✓	✓	✓	✓			Maybe look at the reputation of the two franchises already in rochdale and educate them on hygine and customer service. Before subjecting us to another franchise making the same mistakes	20/08/2024 09:10
Object	You are aware of Arizona chicken on Drake street. You don't stand a chance.									20/08/2024 08:13
Object	We've far too many fast food places and takeaways really do not need anymore the town should be promoting more healthier food places						✓		Yes we need a proper market not the excuse of the one we have now	20/08/2024 08:03
Object	Increase in traffic noise , and unsocial inconvenience.								No we don't need another McDonald's	19/08/2024 21:37

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk