

Good afternoon,

**Reference/Type: Section 17 New Premise Licence**

**Premises: McDonalds, Tesco Extra, Copdock Interchange, Pinewood, Ipswich IP8 3TS**

**Applicant: McDonalds Restaurants Limited**

**Application Detail: This application is for a restaurant with Late Night Refreshment (Indoors and Outdoors).**

The Environmental Protection team hereby submit a representation in respect of the above application. We are concerned that the proposed activity would not uphold the licensing objectives of:

- The prevention of public nuisance
- The prevention of crime and disorder

The premises licence application seeks to introduce a 24/7 operation to this area. The Environmental Protection team has been in receipt of a number of complaints from nearby residential properties about antisocial behaviour related to vehicles at the retail park. These complaints include the revving of engines, racing of vehicles around the car park, playing of loud music and the backfiring of exhausts. The team have received 9 complaints since 2016, with 5 of these being since June 2021 (when the deadline for final comments on the planning application for the restaurant had passed). Such complaints are forwarded to the Police in the first instance and therefore we are unable to say whether these complaints were resolved or ongoing, although I am aware that various Police operations have taken place in respect of these issues. The most recent complaint was made in August 2023. The complaints detail that the issue occurs in the late evening, typically until midnight – 1am. This would coincide with traffic noise levels on the A1214 and surrounding road network dropping, thus making any other noise from the site more noticeable.

The specific siting of this McDonalds will be within the larger Tesco car park, closest to the residential properties across the A1214 London Road. Our concern is that the presence of the outlet, which will serve food and drinks throughout the night, will encourage vehicles to remain in this area for longer and may attract more vehicles. Whilst we appreciate that the applicant does not have full control over the large car park in which it is situated, our concern is that, if measures are not put in place in conjunction with the landlord, vehicle related ASB may increase. Vehicles will be able to exit the McDonalds car park and remain within the Tesco car park, which contains limited traffic calming measures and would be outside of the direct control of the applicant. Tesco closes at midnight and this would be the only outlet open on the retail park at this time.

The application states that in respect of noise, “where it is practical to do so we are content to put measures in place to limit noise”. No measures are specified.

The Police Licensing team, following discussion with Environmental Protection, asked for both parties to meet with site representatives from McDonalds and Tesco’s in order to address these concerns and identify solutions before the consultation date ended. Unfortunately, despite a positive initial response, no meeting has been arranged and we have not received any site-specific solutions in terms of how this issue will be addressed. Therefore, we have no option but to submit this representation.

Kind regards

**Joanna Hart, MCIEH**

Senior Environmental Protection Officer

**Babergh and Mid Suffolk District Councils - Working Together**

Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

*Please note my working days are Wednesday – Friday.*

Dear BMSDC Licensing Team,

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**Applicant: McDonalds Restaurants Limited**

**Application Detail: This application is for a restaurant with Late Night Refreshment (Indoors and Outdoors).**

Suffolk Constabulary Licensing wish to make representations against the granting of this premises licence.

We are concerned that the conditions offered in the application are insufficient to uphold the following Licensing Objectives:

- Prevention of Crime and Disorder
- Public Nuisance
- Public Safety

The McDonald's restaurant is being built on land belonging to Tesco's and we understand that vehicular access will be via the larger Tesco's car park.

Suffolk Constabulary have received complaints over recent years of vehicle based anti-social behaviour in the Tesco's car park. This includes vehicles revving their engines, playing loud music, and driving at speed around the car park. This became such a problem that the Police Roads Policing Unit conducted an operation to patrol the area regularly, targeting the offenders and using legislation to seize vehicles where appropriate.

The Tesco's store closes at midnight.

The McDonald's application is requesting 24-hour opening and if granted they would be the only unit on the Copdock site open for this duration.

As such, Police are concerned that the 24-hour opening will act as a magnet for anti-social vehicle users, who will congregate in the McDonald's and Tesco's car parks, breaching the above Licensing Objectives.

Suffolk Police Licensing have made the applicant aware of our concerns and were told that conditions such as speed bumps, ANPR cameras and signage warning against the anti-social use of vehicles would be included as licence conditions.

Police and Council Environmental Protection had also requested a site meeting with McDonald's and Tesco's, to discuss options to discourage offenders within the Tesco's car park. However disappointingly this meeting has not been arranged by McDonald's to date.

Additionally, Suffolk Police Licensing have not been sent any proposed conditions to address our concerns raised. As the consultation ends today, we have no choice but to submit representations against the granting of the licence.

regards

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**Michael Bacon**  
**Licensing Officer**

**Suffolk Constabulary**  
**Police Station**  
**Acton Lane**  
**Sudbury**  
**C010 1QN**

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