

Our ref: SE 236 274
Your ref:

Kirklees Planning

Paula Bedford
Asset Manager
4 SOUTH
Lateral
8 City Walk
Leeds LS11 9AT

Direct Line: 0300 470 2337
22 July 2016

For the attention of Anthony Monaghan

Dear Anthony

**2016/92377 - PRIOR APPROVAL OF PROPOSED CHANGE OF USE FROM
OFFICES (CLASS B1A) TO 4 No. DWELLINGS (CLASS C3)**

Thank you for your consultation on planning application 2016/92377 which seeks approval for a proposed change of use of 3,479m² (B1A) to 4 number (C3) residential dwellings.

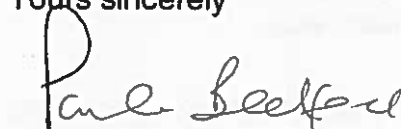
Highways England welcomes the opportunity to comment and has reviewed the documents with the primary aim of protecting the operation of the Strategic Road Network (SRN).

Whilst no information on the transportation impact of the development has been provided our independent assessment has concluded that the level of traffic associated with the proposed new use is lower than that generated by the existing office use therefore a transport assessment is not required.

However, we consider the current level of car parking provision (11 spaces) is unlikely to encourage sustainable travel choices and recommend this is reduced and a travel plan produced that promotes sustainable travel to further minimise the level of traffic generated by the proposals.

In conclusion, as traffic associated with this development will be lower than at present we are content to offer no objection without sight of the travel plan.

Yours sincerely



Paula Bedford
Asset Development Team
Email: paula.bedford@highwaysengland.co.uk



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Richard Marshall
Operations Directorate
Yorkshire & North East Region
Highways England.

Planning_vne@highwaysengland.co.uk

To: Kirklees Council

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: 2016/92377

Referring to the planning application referenced above, dated 22 July 2016, Prior approval of proposed change of use from offices (Class B1a) to 4 dwellings (Class C3) Unit 4, Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB , notice is hereby given that Highways England's formal recommendation is that we:

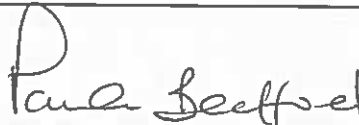
- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 22 July 2016
Name: Paula Bedford	Position: Asset Manager
Highways England: Lateral 8 City walk Leeds LS11 9AT	
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