

Consultation Response from KC Highways		
2019/90559 Unit 1, Birstall Shopping Park, Holden Ing Way, Birstall, WF17 9DT		
Formation of mezzanine floor for retail sales, storage and ancillary café		
Date Responded:14/06/2019	Responding Officer: MB	Responding Ref:13-09-005
This application seeks approval to the formation of a mezzanine floor for retail sales, storage and ancillary café at Unit 1, Birstall Shopping Park, Holden Ing Way, Birstall Two planning applications are submitted to enable The Range to occupy the former Toys R Us store at Birstall. One for the Insertion of A mezzanine floor for retail sales, storage and an ancillary café and the second for the erection of a 3 metre high palisade fencing to form external garden centre and the variation in the range of goods sold to permit the sale of food from up to 557 sq.m. net. In order to enable beneficial occupation by The Range, the company requires planning permission for the following: A mezzanine floor extending to 1,889 sq.m which will include a café extending to up to 190 sq.m. An external garden centre extending to 805 sq.m. A variation in the range of goods sold to permit the sale of food from up to 557 sq.m net. Unit 1 extends to 3,990 sq.m gross. The proposed mezzanine would extend to 1,889 sq.m. The net trading area on the ground and mezzanine would be 4,556 sq.m. The access and total number of customer car parking spaces serving the shopping park would remain unchanged. This application provides insufficient information to allow a proper highways assessment. Highways Development Management (HDM) would be concerned that these proposals could result in a significant intensification in traffic generation and parking demand when compared to the previous use given the increase in floor area created by the introduction of a mezzanine floor, café, garden centre, change of use to allow the sale of food and the reduction in off-street parking facilities resulting from the loss of the staff car park to the rear of the building. Whilst it is acknowledged that two separate application have been submitted for these proposals it is considered that the cumulative impact of all of these proposals needs to be considered and that a Transport Assessment is therefore required. The scope of the Transport Assessment should be agreed with HDM, and could include details of proposed traffic generation including linked trips, access to site by various travel modes, car park management and parking accumulation, accident analysis, and site access design and service arrangements.		