



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC Highways
Application No.	2019/90559
Proposed Development:	Formation of mezzanine floor for retail sales, storage and ancillary café
Location:	Unit 1, Birstall Shopping Park, Holden Ing Way, Birstall, WF17 9DT
OS Map Reference	SE 423416427780
Applicant/Agent:	MWA
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **29-May-2019**.

If you would like to contact the Case Officer: Josh Kwok for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/90559> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **29-May-2019** then the application may be decided without the benefit of your views.

Dated: 08-May-2019

Simon Taylor
Head of Strategic Investment

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
Responding Officer: MB
Responding Ref:13-9-5
Responded:23/12/2019

Further to the highways consultation response dated 14th June, the applicants have provided a Transport Assessment (TA) and following Highways Development Managements (HDM) assessment of the TA an addendum including a Parking Assessment.

HDM generally found the original TA acceptable but raised concerns regarding the impact of the proposed development upon the existing off-street parking provisions given the proposed increase in retail floor area within the mezzanine, café and garden centre.

Parking surveys were undertaken over two days on Saturday 23rd November between 12.00 and 17.00, and Sunday 24th November 2019 between 10.00 and 16.00. The survey results represented full occupation of Birstall Shopping Park, and included The Range fully operational including the Iceland, the garden centre, and the ancillary café. The surveys also included "Black Friday" week events. The surveys additionally included the effects of the loss of the 42 car parking spaces previously associated with the staff parking at the rear of the former Toys R Us unit

The addendum to the TA demonstrates that there is sufficient off-street parking provisions to accommodate this development and HDM have no further objections to this proposals.