

**Consultation Response from KC,  
 Highways Development Management**
**2020/90095 Eden Banqueting Hall, 297, Bradford Road, Batley, WF17 6HY**
**Part change of use from Sui Generis nightclub to A3 restaurant/cafe and exterior alterations**
**Date Responded: 11-02-2020**
**Responding Officer: Mark Berry**
**Responding Ref: 15-04-017**

This application seeks approval to the part change of use from Sui Generis nightclub to A3 restaurant/cafe and exterior alterations at Eden Banqueting Hall, 297, Bradford Road, Batley.

The application site is located on Bradford Road close to the junction with Grafton Street. JD Gyms and Zucchini's restaurant and associated parking is located on the opposite side of Bradford Road. There are two existing A3 units within a neighbouring building which share the same point of access onto Bradford Road.

The proposal is to change the use of 191 sqm of the existing building. However scaling from the plans the restaurant/cafe seating area is only around 50 sqm.

There are existing parking provisions for 7 vehicles within a forecourt to the frontage of the building which also provides additional space for servicing.

There is a bus stop to the site frontage and waiting restriction to both sides of Bradford Road to restrict on-street parking.

Given the scale of the proposed change of use, that existing parking and access arrangements are unchanged and that there are waiting restrictions to both sides of Bradford Road at this location Highways Development Management have no objection to these proposals.

