

This application seeks approval to the demolition of an existing warehouse and workshop unit and the erection of 3 units with reconfigured access, boundary treatment, landscaping, and associated works at land at, Pennine View/Pheasant Drive, Birstall, Batley

The site is located between Pennine View and Pheasant Drive and is part of the Norquest Industrial Estate in Birstall.

The proposals include the demolition of existing buildings which the applicants consider are no longer fit for purpose for modern business requirements, and the construction of employment units consisting of B1c, B2 and/or B8 uses.

The proposal will comprise of three self-contained units:

Unit 1 circa 3,380m² (with ancillary office space and mezzanine storage),

Unit 2 circa 3,068m² (with ancillary office space and mezzanine storage)

Unit 3 circa 670m². Unit 3 will be subdivided and operated by two separate businesses: Unit 3A circa 253m² and Unit 3B circa 417m² (with mezzanine storage area).

It is proposed that Units 2 and 3 will make use of the existing vehicular access onto Pheasant Drive to the south, and that a new vehicular access will replace the existing access points on Pennine View to the west of the site, that will serve Unit 1.

This application is supported by a Transport Assessment prepared by Vectos Transport Planning Specialists. This assessment considers the following matters:

Local and national transport policies

Site location and provides a description of the surrounding highway network and road safety

Site sustainability

The development proposals

Potential traffic and car parking demand

Highways Development Management have reviewed the Vectos Transport Assessment and would agree with the conclusions that this proposal is acceptable.

The access arrangements utilise a satisfactory existing access onto Pheasant Drive and a proposed new access from Pennine View. The proposed new access is sufficient in width with appropriate junction radii and sight lines onto Pennine View are acceptable in both directions. Each unit will be provided with its own parking area and segregated operational servicing areas. Swept paths are provided to demonstrate that a 16.5m articulated lorry can access and turn within the site. Swept paths are provided to both junctions and to each of the servicing areas to the 3 proposed units.

Parking accumulation surveys have been undertaken to demonstrate that sufficient off-street parking provisions are provided.

The proposed development will provide the following car parking spaces:

Unit 1: 47 spaces (including 3 disabled and 6 EV spaces)

Unit 2: 36 spaces (including 2 disabled and 4 EV spaces)

Unit 3A and Unit 3B: 18 spaces (including 2 disabled and 4 EV spaces)

Secure cycle parking will also be provided for each individual Unit

Unit 1: 8 Spaces.

Unit 2: 8 Spaces.

Unit 3: 4 Spaces.

In terms of traffic generation, a trip comparison between the existing and proposed land uses has been undertaken. This shows that the proposed development could generate 22 additional vehicle trips in the morning peak hour and an additional 13 vehicle trips in the evening peak hour. This equates to approximately one additional vehicle approximately every 3 minutes in the morning peak period and one additional vehicle approximately every 5 minutes in the evening peak period. HDM would agree with Vectos that this level of traffic generation would not cause a detrimental impact upon the operation of the surrounding junctions and highway network.

Travel Plan

A Framework Travel Plan has been prepared by Vectos to encourage sustainable travel patterns in relation to a planning application

Suggested conditions:

Areas to be surfaced and drained

Prior to the development being brought into use, the proposed car parks and vehicle servicing areas hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Closure of existing access

No part of the development shall be brought into use until the existing accesses from Pennine View have been permanently closed [and any redundant footway crossings removed and the footway reinstated] and the new access has been constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

To avoid danger and inconvenience to highway users.

Method of storage/access for waste

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason In the interests of amenity and highway safety

Construction access

Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.