

Consultation Response from KC, Highways Development Management		
2021/91208 Former Pizza Hut Restaurant, Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB		
Installation of drive-thru lane and associated engineering works, alterations to car parking and servicing arrangements and associated changes to landscaping. Demolition of existing enclosed yard and provision of replacement bin store, minor alterations to the building and elevations including recladding		
Date Responded: 20/04/2021	Responding Officer: Zack Turner	Responding Ref: K13-9/1

2021/91208

Highways Development Management (HDM) comments as follows.

This application is at Former Pizza Hut Restaurant, Centre 27 Business Park, Bankwood Way, Birstall, Batley. The proposal is for the installation of a drive-thru lane and associated engineering works, alterations to car parking and servicing arrangements and associated changes to landscaping. Demolition of existing enclosed yard and provision of replacement bin store, minor alterations to the building and elevations including recladding.

The dimensions for the parking spaces, drive-thru lane, area between parking spaces and access are currently below standards and need amending to the following as a minimum.

Parking space – 2.4m x 4.8m

Disabled parking space – 2.4m x 4.8m with a 1.2m area to the sides and rear of each space.

Drive-thru lane – 3m

Area to the rear of each parking space – 6m

Access – 5.5m

HDM requests that these dimensions are demonstrated on a plan.

Information needs to be provided on the number of covers for the proposed fast-food shop and this should be shown on a plan.

HDM are unable to support the application in its current form and requests an amended plan for a proper assessment of the proposals.