

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: 02/06/2021	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.

Each parking space including the area around the disabled parking spaces has been presented with the correct dimensions.

The access is more than wide enough to accommodate 2-way vehicular movement.

The drive through lanes are a minimum of 3.1m wide which is of sufficient width.

There will be 4 cycle racks adjacent the store entrance to accommodate 8 cycles.

A suitable area has been demonstrated for deliveries at the site.

Bin storage has been presented in a suitable location between the building and parking bays, and waste collection is where deliveries will take place.

There is sufficient turning space for delivery and refuse vehicles to exit the site in forward gear as shown in appendix B of the transport statement.

The parking space adjacent the bin store appears to be tight on accessibility. It may become apparent that this space is unusable so it should be considered to extend the hatching for the bin store across this parking space.

The other 37 parking spaces with 3 disabled spaces are sufficient for the fast-food restaurant as this business is likely to attract more people to use their drive through.

Highways Development Management consider sufficient parking is provided for the restaurant and therefore deems the application acceptable from a highway's perspective with the following condition.

Parking bays marked out

Prior to the development being brought into use, the proposed car park hereby approved shall be marked out into bays 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