# Planning Consultation Request

## Town and Country Planning Act 1990

## APPLICATION FOR PERMISSION TO DEVELOP LAND

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| **Observations By:** | **KC,<br>Highways Development Management** |

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| **Application No.** | **2021/91660** |
| **Proposed Development:** | **Conversion of existing restaurant to form new restaurant with ancillary drive-thru lane and associated works** |
| **Location:** | **Bella Italia, Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB** |
| **OS Map Reference** | **SE 423558.4797 427465.7292** |
| **Applicant/Agent:** | **Pegasus Group** |
| **Class:** | **Other 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 21-May-2021.**

**If you would like to contact the Case Officer: Callum Harrison 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=2021/91660 ***

***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 21-May-2021 then the application may be decided without the benefit of your views.**

**Dated: 30-Apr-2021**

**Mathias Franklin**
**Head of Planning and Development**

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| **Consultation Response from KC,<br>Highways Development Management** | | |
| **2021/91660 Bella Italia, Centre 27 Business Park, Bankwood Way, Birstall, Batley, WF17 9TB** | | |
| **Conversion of existing restaurant to form new restaurant with ancillary drive-thru lane and associated works** | | |
| **Date Responded:18-05-2021** | **Responding Officer: Mark Berry** | **Responding Ref: 13-9-2** |

This application seeks approval to the conversion of an existing restaurant to form new restaurant with ancillary drive-thru lane and associated works at Bella Italia, Centre 27 Retail Park, Bankwood Way, Birstall, Batley.

The application site consists of an existing Bella Italia restaurant situated within the Centre 27 Retail Park in Birstall. The existing Bella Italia Restaurant is one storey in height and is approximately 285.6m2 in area.

The existing restaurant outlet will be retained but with the introduction of an ancillary drive-thru lane. The area of the new converted restaurant, which includes an external yard is 289.3m2.

Units within this part of the Centre 27 Retail Park include Showcase Cinema, Smyth's Toys, restaurants including Frankie and Benny's, Nando's, and Pizza-hut and restaurants with drive-thru facilities, such as McDonalds, KFC, Starbucks and Krispy Kreme.

The application site will retain a total of 44 car parking spaces, including 3 order bays and 5 disabled parking bays. The total number of parking spaces is only 2 less than the existing Bella Italia Restaurant.

Access and servicing arrangement into the site from Woodhead Road are unchanged by these proposals.

Highways Development Management (HDM) would consider that with 7 other café/restaurant including 3 with drive-thru facilities in the area this proposed will increase the choice of drive-thru outlets for customers as opposed to being a significant traffic generator.

Given that access, servicing, parking arrangement and the size of the proposed restaurant are similar to the existing, and this proposal is not anticipated to be a significant generator of additional traffic into the retail park HDM have no objection to these proposals.