

**Consultation Response from KC,  
Highways Development Management**

**2021/92904 Yangtze Chinese Restaurant, Park View, 149 Halifax Road, Liversedge, Dewsbury,  
WF15 6NU**

**Application for permission in principle for conversion and alteration of existing restaurant to  
form up to 9 self-contained apartments along with formation of associated hardstandings,  
parking areas and domestic gardens**

**Date Responded:18-10-  
2021**

**Responding Officer: Mark  
Berry**

**Responding Ref: 9-4NE-3**

Application for permission in principle for conversion and alteration of existing restaurant to form up to 9 self-contained one and two bedroomed apartments along with the formation of associated hardstandings, parking areas and domestic gardens at Yangtze Chinese Restaurant, Park View, 149 Halifax Road, Liversedge, Dewsbury.

An outline application for residential development was withdrawn in January 2016. That proposal included 16 houses on land to the south and west of the existing restaurant and the conversion of the restaurant to flats.

This proposal is for the conversion of the existing restaurant to 9 flats only with access via the existing access from Halifax Road to a parking court to the rear with 18 spaces and a bin storage area.

The plan shows an access road with a narrow footway to the western side only.

No demissions plans are provided of the proposed access road or turning head and no swept paths are provided to demonstate that a refuse vehicle can enter,exit and turn within the site. No details of the proposed sight lines from the access onto Halifax Road are shown on the plans.

This application proides insufficient information. Further information is needed as follows:

1,Appropriate sight lines should be demononstrated from the access onto Halifax Road. Sight lines should be based on the 85 percentile speed of vehicles along Halaifax Road.

2,Acceptable arrangements for refuse and emergency vehicle access should be shown to be provided including swept paths for an 11.85m refuse vehicle.

3,Improved pedestrain access should be provided from Halifax Road to the proposed access to the 9 flats.

It should be noted that any further development on this site is likley to require the access road being made up to adoptable standards.