

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

2021/93025 Function Hall, 22 , Common Road, Staincliffe, Batley, WF17 7QL

Change of use from Sui Generis to B1 light industrial/manufacturing

Date Responded:23/11/21

Responding Officer: CNB

Responding Ref: K14-7NE/13

This application is for the change of use of a function hall (sui generis) to light industrial at an existing building fronting on to Abbey Road, a 30mph two way single carriageway residential access road of approximately 6.5m width with footways to both sides and street lighting present. The site is within approximately 400m to stops on a frequent bus route with stops on a less frequent route even closer.

The application for change of use appears to be retrospective as the site is currently being used as a light industrial site for bed manufacture.

No trip generation details were provided with the application, we do not consider, however, that a proposal of this size and type would generate sufficient trips as to have a severe impact on the operation and efficiency of the local highway network.

A parking accumulation using trips generated from TRICS indicated, for the parking requirements of an industrial unit of this size, approximately 3 car parking spaces would be required. No parking was included with the application, however there is an area to the side of the building shown within the red line that may be usable as an off-road parking area. It should be noted that this area provides vehicular access to an electricity sub station and so we would not wish to see this access become obstructed by parked vehicles. There may be suitable on street parking available for three vehicles in the immediate area and because of this parking is not viewed as a concern.

No details were provided within the application relating to waste storage and collection and we would like to see a waste storage point and a kerbside collection presentation location clearly marked on a drawing, these should be in such a location that they do not obstruct the parking area, access to the sub station or the adopted footway or highway for road safety reasons. This should be conditioned.

With this we consider that this application is acceptable on highways grounds with the following condition.

Condition

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the premises hereby approved 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 and to meet the requirements set out in Local Plan Policy LP24 part d(vi).