

**Consultation Response from KC,  
Highways Development Management****2023/92103 Dixon Hall And Co Ltd, Grafton Street, Batley, WF17 6AR****Prior notification for change of use from offices to 6 dwellings****Date Responded: 21-8-2023.****Responding Officer: Mark Berry****Responding Ref: 15-4SE-14.**

Prior notification for change of use from offices to 6 one bedroomed apartments at Dixon Hall and Co Ltd, Grafton Street, Batley.

The application site is the office building and part of the access road and service yard to the existing now vacant 'Dixon Hall Tools' site located at the junction of Grafton Street and A652 Bradford Road.

Access is via the existing access from Grafton Street.

The Proposed Site Plan number 2120-LP02 rev A shows a short length of 6.0m wide access road with 1.5m wide footway to the eastern side and 0.6m hard margin to the western side leading through to the remaining part of the 'Dixon Hall Tools' industrial site. Access to the remaining site is shown via a new sliding gate through a new 2.0m high fence which separates the proposed residential development.

6 off-street parking spaces are shown to the rear of the proposed apartments. A bin store with presentation point and cycle parking is also shown to be provided.

This application provides insufficient information.

1, A 2.0m wide footway should be provided to the eastern side of the proposed access road.

2, The applicants should demonstrate that the loss of off-street parking and service yard to residential use still allows sufficient space for HGV access and internal vehicle turning and that that sufficient off-street parking is retained to the remaining 'Dixon Hall Tools' industrial site.

3, The applicants should demonstrate that good visibility is provided between vehicles exiting the proposed parking area and vehicles exiting the access to the remainder of the 'Dixon Hall Tools' industrial site via the sliding gate.