

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: 19-9-2023. Responding Officer: Mark Berry Responding Ref: 15-4SE-14.
The highways consultation response dated 21st August raised several issues as follows: <i>1, A 2.0m wide footway should be provided to the eastern side of the proposed access road.</i> <i>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.</i> <i>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.</i> The applicants have provided revised plan number 2120-LP02 rev B showing the proposed footway widened to 2.0m. Vehicle swept paths are also provided to demonstrate that 3.5 tonne and 7.5 tonne box vans can enter exit and turn within the remaining 'Dixon Hall Tools' industrial site. This application still provides insufficient information. 1, Swept paths should be provided for the largest vehicle likely to enter, exit, and turn within the site should the remaining 'Dixon Hall Tools' industrial site continue in industrial use and not a 7.5 tonne box van. 2, The plans still show planting adjacent to the sliding gates which could potentially obstruct visibility 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.

