

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

2023/92278 507A, Bradford Road, Batley, WF17 8LL

Formation of two additional floors and creation of six trade counter units within existing building and external alterations to existing brick clad portal framed industrial unit (within a Conservation Area)

Date Responded: 13-12-2023.

Responding Officer: Mark Berry

Responding Ref: 13-6NE-14.

This application seeks approval to the formation of two additional floors and creation of six trade counter units within existing building and external alterations to existing brick clad portal framed industrial unit at 507A, Bradford Road, Batley.

The application site forms part of the larger Calinghow Mills development off Bradford Road.

Access is proposed via the existing accesses into the larger development to either side of the existing building.

The proposals show the existing building divided into 6 separate units with trade counter, store and display areas to the ground floor, store, and staff areas to the first floor and office/meeting room space to the second floor.

The proposed parking areas are shown within the Carlinghow Mills development and to the eastern side of the building. Access to the proposed parking is via the eastern access and servicing is via the western access. Swept paths are provided to demonstrate that a refuse vehicle can turn within the site.

The section concerning highways within the supporting Planning Statement by jgd states *“that the scheme was originally conceived to offer interest to Bradford Road with back of footpath shopfronts accessing Trade Counters with storage areas beyond, serviced from the Carlinghow site and that the pre-app response from Highways Development Management requested access from within the site to discourage on-street parking and loading”*.

This application provides insufficient information to allow a proper highways assessment to be completed.

These proposals show display areas with an access onto Bradford Road. Can the applicants be asked to explain how the display areas will operate. Will there be access from Bradford Road for sales or is this area simply for the display of goods.