

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

2023/92633 St Marys Rc Church, Upton Street, Carlinghow, Batley, WF17 8PH

Demolition of buildings and erection of residential development (within a Conservation Area)

Date Responded: 29-2-2024.

Responding Officer: Mark Berry.

Responding Ref: 13-6NE-3.

This application seeks approval to the demolition of an existing buildings and the erection of a residential development at St Marys Rc Church, Upton Street, Carlinghow, Batley.

The proposed scheme consists of a residential re-development with 10 new dwellings served off North Bank Road. There is no vehicular access proposed from Upton Street to serve the residential development.

A new 38 space car park to serve the Church is proposed to the north of the site, with access from Upton Street. This new car park will be for the exclusive use of churchgoers and will remain separate from the proposed residential development.

North Bank Road is a 30-mph road leading to Batley Cemetery and a small number of residential properties further along the road.

The proposals show two blocks of 4 two bedroomed town houses and a pair of two bedroomed semi-detached houses. All with 2 off-street parking spaces and direct frontage access onto North Bank Road.

Highways Development Management comments.

1, Whilst some frontage access onto North Bank Road would be acceptable the driveways to the block of town houses closest to the school access Upton Street are across the existing School Keep Clear markings and close to the access which is unacceptable and not in the best interested of highway safety. Sight lines from the plots closest to the access are also likely to be poor.

2, Sight lines from the pair of semi-detached houses are likely to be poor given their proximity to the existing housing 11a and b North Bank Road.

3, No bin collection points are shown to be provided.

4, The width of the footway to the site frontage should be confirmed. If this is less than 2.0m it will need to be widened.

