

**Consultation Response from KC,
Highways Development Management****2024/90256 Whitehall Service Station, Whitehall Road East, Birkenshaw, BD11 2EJ****Change of use from coin operated jet wash to attended hand car wash****Date Responded: 24-7-2024.****Responding Officer: Mark Berry.****Responding Ref: 8-10NE-10.**

This application seeks approval to the change of use from coin operated jet wash to attended hand car wash at Whitehall Service Station, Whitehall Road East, Birkenshaw.

The application site is the petrol filling station and jet wash located on the southern side of the A58 Whitehall Road opposite The Golden Fleece public house and Readman's clothing shop. King Street Motor Repair Garage is located behind the petrol filling station and shares the entrance and exit onto Whitehall Road. The site is approximately 160m from the junction with A651 Bradford Road.

This section of the A58 can be heavily trafficked and can be congested with vehicles queuing back from the Bradford Road junction at peak times.

The proposals show 4 bays on the western side of the site (2 wash bays and 2 dry bays) and small building for staff facilities and on the eastern side. 3 off-street parking spaces are shown to be provided in front of the proposed staff facilities building for waiting customers.

Highways Development Management (HDM) have serious concerns regarding the operation of these proposals as follows:

The entrance and exit are not signed or managed in any way and there is no circulation route for vehicles to follow through the site.

There is very little stacking space for vehicles waiting at busy times just 3 off-street parking spaces. This could potentially result in vehicles queuing out of the site across the footway and onto Whitehall Road.

Vehicle movements into and out of all the proposed parking spaces and wash bays will conflict with vehicles entering and exiting the motor repair garage, petrol pumps and shop.

HDM consider that this proposal will result in the over-development of the site resulting in too many vehicle conflicts and vehicles potentially queuing out onto Whitehall Road which would not be in the best interests of highway safety.

HDM would therefore recommend that this application is refused on highway safety grounds.