

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

2024/90346 Future House, Pheasant Drive, Birstall, Batley, WF17 9LT

Change of use to Class B2 for use as industrial transport yard, with associated new office building, new fencing including new pedestrian and vehicular gates, widening of vehicular access, including re-surfacing of yard and access threshold, and new lighting to yard

Date Responded: 25-3-2024.

Responding Officer: Mark Berry.

Responding Ref: 13-9SW-9.

This application seeks approval to the change of use to Class B2 for use as industrial transport yard, with associated new office building, new fencing including new pedestrian and vehicular gates, widening of vehicular access, including re-surfacing of yard and access threshold, and new lighting to yard at Future House, Pheasant Drive, Birstall, Batley.

From the application form the previous use was office building (now demolished) and associated parking yard.

The proposal is a change of use to an industrial transport yard, with associated new office building, new fencing (including new pedestrian/vehicular gates), widening of the existing vehicular access, and new lighting.

This application provides insufficient information to allow a proper highway assessment to be undertaken.

Can the applicants be asked to explain how this proposal will operate and provide details of the numbers of HGVs that will operate from the premises and provide details of their parking arrangements.

Vehicle swept paths should also be provided to demonstrate that the largest vehicle anticipated to access this site regularly (16.5m articulated lorry) can enter and ,exit from Pheasant Drive and turn within the site.