

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

2024/90664 Unit C9a Ground Floor, Carlinghow Mills, 501, Bradford Road, Batley, WF17 8LN

Change of use from offices to nursery, erection of front porch, formation of parking area and associated external alterations (within a Conservation Area).

Date Responded: 17-7-2024.

Responding Officer: Mark Berry.

Responding Ref: 13-6NE-14.

This application seeks approval to the change of use from offices to nursery, erection of front porch, formation of parking area and associated external alterations at Unit C9a Ground Floor, Carlinghow Mills, 501, Bradford Road, Batley.

From the Design and Access Statement. Access to the site will be via the existing access from Bradford Road. The access to the nursery main entrance and garden will be fenced off for security and safety. Nine off-street parking spaces will be provided for the nursery.

The nursery will be able to care for 9 babies (up to 12 months) in the baby room and the pre-school room will be able to provide childcare for up to 30 children (2–4-year-olds) with 5 or 6 staff.

Whilst Highways Development Management have concerns regarding the lack of a pedestrian access into the site given the location it is considered that most children will be taken to the nursery by car. Given that ample off-street parking is shown to be provided for staff and for the drop off and pick up of children on-balance this application is therefore acceptable.

Suggested conditions

Areas to be surfaced and drained

Prior to the development being brought into use, the proposed car parking areas hereby approved shall be laid out surfaced, marked out into bays and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout