

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

2024/90918 Land off Grange Road, Soothill, Batley

Formation of hardstanding area and change of use of land to storage area siting 78 shipping containers

Date Responded: 18th July 2024

Responding Officer: C Dows

Responding Ref: K15-8NW/14

Recommendation: No Objection – subject to conditions

The proposal seeks permission for the siting of 78 shipping containers to be used to provide storage for individuals, families and businesses. The proposed development will enable the Applicant to expand their existing business, which currently operates on the wider site.

Whilst it is understood the use falls within Use Class B8 (storage and distribution), it is considered that in practice the containers will be used primarily as a self-storage facility, which generate relatively low traffic volumes, consisting of mainly vans and private cars.

The site is accessed from Grange Road via the existing access, which is considered suitable for the scale of development proposed, utilising the existing internal access roads through the wider industrial site to access the application site. Delineation of the internal access route through the site is not ideal and a condition is proposed requiring submission and installation of a detailed signing scheme directing customers to and from the site.

The containers are laid out to provide a circulating access route, which minimises reversing manoeuvres, with 10 customer parking spaces, which is considered adequate for a development of this scale.

Subject to conditions HDM have no objection to the proposal. If Planning are minded to recommend approval the following condition should be attached to the Decision Notice.

Condition:

Access Route Signage

Development shall not be occupied until details (including location and size) of proposed Access Route signage, clearly visible to motorists, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed before the development is occupied and retained for the lifetime of the development.

To ensure the free and safe use of the highway.