Consultation Response from KC,   **Highways Development Management**
2024/91591 Land off, Bankwood Way, Birstall Retail Park, Birstall, Batley, WF17 9DT
Variation conditions 2-6, 15, 29 on previous permission 2021/92528 for erection of retail development, associated parking, servicing areas and landscaping
Date Responded:23-10-2024.   **Responding Officer: Mark Berry.**   **Responding Ref: 13-9-1.**

From the covering letter by Lichfield's, Lidl seek to make minor amendments, principally to bring the approved scheme in line with Lidl's latest specification. The food store would be updated to the latest store format. The external appearance of the store would remain materially the same as that previously approved, however, it would result in the GIA of the store decreasing by 28 sqm and the net sales area increasing by 102 sqm (a decrease of 1.3% and an increase of 7.2% respectively when compared to that previously approved). The GEA has decreased slightly from 2,331 sqm to 2,290 sqm.

The size and layout of the Home Bargains and garden centre unit remains largely the same as approved. This application includes updated floorplans and elevations to reflect minor alterations to the internal layout of the Home Bargains store and garden centre resulting in a slight re-positioning of some of the service doors.

The application site extends to approximately 1.57 hectares (this is a slight increase from the 1.53 ha in the recently approved permission due to aligning the red line boundary with the title plan). This revision does not materially affect any other interested party, and all land is within the control of the applicant.

The revised layout will result in a slight reduction in spaces overall, however there will be an increase of 10 EV spaces, and there will be no change to the number of accessible spaces and parent and child spaces.

Given that the proposals are minor with just a slight reduction in parking provisions and that access arrangements are unchanged Highways Development Management have no objection to the proposals.