

**Consultation Response from KC,  
Highways Development Management****2024/93177 Dixon Hall And Co Ltd, Grafton Street, Batley, WF17 6AR****Change of use from office building to residential apartments and associated alterations****Date Responded: 8-1-2025.****Responding Officer: Mark Berry.****Responding Ref: 15-4SE-14.**

The application site is the office building and part of the access road and service yard to the existing now vacant 'Dixon Hall Tools' site located at the junction of Grafton Street and A652 Bradford Road.

Access is via the existing access from Grafton Street. The Proposed Site Plan shows a short length of 5.53m wide access road with 2.0m wide footway to the eastern side and 0.6m hard margin to the western side leading through to the remaining part of the 'Dixon Hall Tools' industrial site.

Access to the remaining site is shown via a new sliding gate through a new 2.0m high fence which separates the proposed residential development. 6 off-street parking spaces are shown to the rear of the proposed apartments. A bin store with presentation point and cycle parking is also shown to be provided.

The Site was bought by 'The Unitech Industries Group' in 2021 from 'Dixon Hall and Co'. The Office building has been vacant since summer 2020.

From the Design and Access Statement prepared by Astrum Planning:

*"The Site benefits from an existing access from Grafton Street, which also serves the wider Unitech Site. Evidence provided by ATTP Transport Consultants (Vehicle swept Paths) confirms that the existing access is not wide enough to accommodate HGVs. As such, the tracking plans provided (and submitted as part of the previous application) are based on both a 3.5 and 7.5 box vans. The use of these vehicles is consistent with the Unitech business model, and type of vans that will be using the Site. The swept path plans from ATTP Transport also confirm that suitable visibility can be achieved for the existing and proposed use of the Site".*

HDM Comments as follows:

1, The swept paths shown within the Design and Access Statement only include a segment of the tracking drawing. Can the whole of the plan be provided which should show details of the size of the vehicle used. Also details of the visibility referred to be the Design and Access Statement should be provided.

2, Can the applicants confirm that they will accept a planning condition restricting the size of vehicle using the access to a 7.5 tonne box van.

