

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

2025/90351 Future House, Pheasant Drive, Birstall, Batley, WF17 9LT

Discharge of details 3 (Operational Management Plan), 4 (intrusive investigations), 5 (intrusive investigations), 6 (Phase I Desk Study Report), 7 (Phase II Desk Study Report) on previous permission 2024/90346 for change of use to Class B2 for use as industrial transport yard, with associated office building, fencing including pedestrian and vehicular gates, widening of vehicular access, including re-surfacing of yard and access threshold, and new lighting to yard

Date Responded:17-3-2025.

Responding Officer: Mark Berry.

Responding Ref: 13-9SW-9.

This application seeks approval to the discharge of conditions 3 (Operational Management Plan), 4 (intrusive investigations), 5 (intrusive investigations), 6 (Phase I Desk Study Report), 7 (Phase II Desk Study Report) on previous permission 2024/90346 for change of use to Class B2 for use as industrial transport yard, with associated office building, fencing including 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.

3. No development shall take place until an Operational Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include details of how Heavy Goods Vehicles will be parked and managed to ensure there is no overspill Heavy Goods Vehicle parking on the public highway. The plan so approved shall be implemented before the development is brought into use and retained thereafter.

An acceptable Operational Management Plan prepared by Elite Transport Road Haulage Solutions has been provided and Highways Development Management have therefore no objection to the discharge of this condition.