

**Carlinghow Motorcare
586 Wilton Mills
Bradford Road
Batley
WF17 8LP**

Date: 24th April 2025

Heritage - Design and Access Statement.

The existing car repair garage has been demolished following planning approval on the 10th January 2023.

Work commenced on the new MOT testing station in April 2023.

The site was occupied by a car repair operator and has operated as such for a number of years.

The former Wilton Mills has not traded for its designed use for a number of years and has been subdivided to form commercial users. The access to the site is existing and has caused no issues throughout the trading life of the various end users.

The existing access point will remain but the area will be tarmac surfaced and enhanced.

The security gates are set back to allow for our vehicles to be off the main Bradford Road. The access serves the existing unit user only.

The access road and proposed parking areas will be set out and marked for car and van parking. The site had a previous approval for redevelopment ref 2018/91945 and 2022/93360.

This is a resubmission of the previous approvals with various amendments. The proposal will complement the previous design details as approved.

The result will be a purpose-built unit typical of many similar units in the area. The site is unseen from the main road and largely hidden from site.

It is considered that the development will improve the current setting in that cars are parked haphazardly on site making on site turning and customer parking difficult.

The site is within the Carlinghow Conservation Area. It is considered that the proposal will enhance the area and benefit the area from a visual appearance to the benefit of the local community. The existing buildings are considered unsafe for conversion and have no visual or architectural merit. Our submissions, will in our opinion improve the site to benefit the Conservation Area.