

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

**2025/91168 Wilton Mills, 586, Bradford Road, Batley, WF17 8LP**

**Demolition of existing garage and erection of MOT bay/service area (within a Conservation Area)**

**Date Responded: 23-7-2025.**

**Responding Officer: Mark Berry.**

**Responding Ref: 13-6NE-10.**

This application seeks approval to the demolition of an existing garage and erection of an MOT bay/service area at Wilton Mills, 586, Bradford Road, Batley.

Planning permission was granted in December 2018 (application number 2018/91945) for a similar proposal for the partial demolition of an existing garage and the erection of an MOT testing and service station.

These proposals included a 7-metre-deep forecourt to the frontage of the proposed building sufficient to provide 8 off-street parking spaces.

The highways consultation response attached to this application considered that whilst there were no trip generation figures provided with the application, it was not expected that trips associated with this land use would be greater than recent previous occupiers of the land and so would not have an adverse impact on the operation of the local highway network.

The response further considered that there was an existing access to the application site and visibility splays appeared achievable although there may be some obstruction to visibility due to vehicles parking partly on the footway outside adjacent premises. Speeds on the highway should be controlled by the speed camera located to the east of the access.

A further planning application was approved in January 2023 (application number 2022/93360) for the demolition of an existing garage and the erection of an MOT bay/service bay/storage area.

These proposals included a 7-metre-deep forecourt to the frontage of the proposed building and a further 8 off-street parking spaces including a disabled parking space.

The existing car repair garage was demolished following the planning approval granted in January 2023 and work commenced on the new MOT testing station in April 2023 but has not been completed.

This application is like the two previous approvals. These proposals show a 7-metre-deep forecourt to the frontage of the proposed building, a further 14 off-street parking spaces including disabled and electric vehicle parking spaces, a bin storage point and space for internal refuse vehicle turning.

Whilst the proposals show refuse vehicle turning the swept paths provided are not for a 11.85m refuse vehicle and the access may be too steep to allow refuse vehicle access. Condition 9 attached to the 2018 permission should therefore be repeated for this application.

However, given the previous approvals and that increased off-street parking is proposed Highways Development Management have no objection to these proposals.

Suggested conditions

**Details of storage and access for collection of wastes**

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of highway safety and to achieve a satisfactory layout,

**Areas to be surfaced and drained**

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout