

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

2025/92614 Dixon Hall And Co Ltd, Grafton Street, Batley, WF17 6AR

Discharge of details reserved by conditions 4 (noise), 10 (delivery management plan) on previous permission 2025/91841 for variation of condition 2 (plans and specifications) on previous permission 2024/93177 for change of use from office building to residential apartments and associated alterations

Date Responded: 22-10-2025.

Responding Officer: Mark Berry.

Responding Ref: 15-4SE-14.

This application seeks approval to the discharge of details reserved by conditions 4 (noise), 10 (delivery management plan) on previous permission 2025/91841 for variation of condition 2 (plans and specifications) on previous permission 2024/93177 for change of use from office building to residential apartments and associated alterations at Dixon Hall and Co Ltd, Grafton Street, Batley.

10.No development shall take place until a Delivery Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include details of the use of Banksman to supervise the safe access and egress of all vehicles exceeding 7.5 tonnes. The plan so approved shall be implemented before the development is brought into use and retained thereafter. Reason: In the interests of highway safety and to achieve a satisfactory layout and to accord with LP21 & LP22 of the Kirklees Local Plan.

A Delivery Management Plan has been prepared for Unitech Industries. This includes in section 2 *“on occasion unloading may be made as a kerb-side delivery as per Appendix B. In these circumstances goods will be moved into the service area by the Principal Contractor without undue delay.*

It is proposed that deliveries are grouped to reduce the frequency of these. Deliveries will be made by a maximum 18-tonne heavy goods vehicle.

Section 2.2 refers to Forklifts / telehandlers / crane will be under the supervision of the banksman; forklifts are to have reverse warning signals and flashing lights. If telehandlers / cranes are to be used to unload materials then clear communication between the driver, the rigger and the banksman will be established, this can be visual using hand signals or two-way radios.

The covering letter from Astrum Planning attached to the 2025/91841 application referred to an 18-tonne truck to access the site once or twice a month only.

Swept paths were provided to show that an 18-tonne truck could enter, exist and turn within the site.

The intension of condition 10 was to allow up to 2 deliveries per month using an 18-tonne truck through a residential development which were to be loaded and/or unloaded within the site and supervised by a banksman.

This Delivery Management Plan now refers to multiple deliveries, including kerb-side deliveries from Grafton Street possibly using Forklifts, telehandlers and cranes from the highway and through the residential development which is unacceptable.

This application should be refused on highway safety grounds.