



EDG:Architecture

EDWARDS DESIGN GROUP

Covering Letter

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

November 2025

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Dear Ed,

In response to recent communication between us, and following the official Highways response to the above Discon Application, it appears that there has been some misinterpretation regarding the intent of the delivery management plan prepared by Unitec Industries Limited.

We would be grateful if you could discuss the following clarifications with the Highways Officer and we attach an amended version of the DMP for inclusion on public access.

Intensification of use:

The use of machinery for unloading building materials is all within the site, not on the public highway. The intensification of use should not occur in the shared access. We have an unloading space at the rear of the building which will later become the parking area for the apartments. This is a fenced off area.

Public highways and safety:

The only unloading on the public highway will be for the likes of scaffolders who do not use machinery, or for domestic deliveries such as carpet fitters who will be required to use the front door once the shell is complete. There is no way around this. This is no different to any dwelling replacing their carpets, kitchen etc and again, no machinery is anticipated.

In paragraph 2.0 we state that "*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.*" This is intended to prevent items being left on the kerbside causing a nuisance, but again does not suggest the use of machinery.

Paragraph 2.2:

This paragraph is only included in the report as a direct result of condition 10's wording, as below:

"The Plan shall include details of the use of Banksman to supervise the safe access and egress of all vehicles exceeding 7.5 tonnes."

Paragraph 2.2 does not suggest that these vehicles (forklift/telehandler) will be used in the kerb-side deliveries.

Summary:

In light of the above, please can you ask highways to review the newly attached DMP and reconsider their position.

The proposals will not impact highways safety as a result of intensification of use, or through the use of machinery.

Kind Regards,
Andrew Edwards, RIBA

