

**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: 9-12-2025

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

The Highways consultation response dated 22nd October concluded as follows.

“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”.

The applicants have now provided a revised Delivery Management Plan which includes the following as far as deliveries from the public highway is concerned.

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.

Highways Development Management comments

It is not clear what is intended but the purpose of the Delivery Management Plan is to control deliveries to the industrial/commercial business (Unitech Industries) to the rear of the proposed flats and not domestic deliveries to the flats or scaffolders working on the flats.

Given the above there is no reason why any reference to kerb-side deliveries can't be removed from the proposed Delivery Management Plan.