

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

2026/91323 4, Wesley Place, Dewsbury, WF13 1HX

Demolition of existing building and erection of extension to existing motorcycle shop with additional parking

Date Responded: 21 July 2026

Responding Officer: Sheila Henley

Responding Ref: 15-2NW/29

Recommendation: No objection subject to an advisory.

Plan ref: 01-010

The proposal is for an extension of a motorcycle shop after demolition of an existing building with car parking increasing from eight to 12 spaces and the addition of extra staff from 10 to 16 FTE's.

The site is likely to be dependent upon motorised travel given the characteristics of the retail use as a motorcycle store. Notwithstanding, it falls just outside of the Dewsbury town centre boundary and is within 400m of bus stops with regular Monday to Saturday services. The bus and railway stations are within 400m too connected by foot or by cycling.

To further support policy LP20, mode choice and Active Travel objectives, cycle parking is recommended for staff within a secure and enclosed storage facility and a stand for customers near to the building entrance doors.

There is to be a single electric vehicle charging point, with two cable enabled spaces which would support policies LP20 and LP24 to encourage sustainable travel and the lowering of emissions. The amount exceeding the typical 10% provision of the net increase in the number of spaces and future proofing to meet an uplift.

The existing gated and recessed access is to be retained from the A638 Dewsbury Ring Road. The demolition of the existing building at front and set back of the proposed new building would improve the visibility splay on approach from the south and right on exit to fully meet requirements of 2.4 x 43.0m in each direction. Additionally, the pedestrian approach to 4 Wesley Place to and from the south would be less constrained particularly at the pedestrian crossing point.

The demolition will require use of the public road to temporarily close off the footway and for any hoarding / security fencing. Additionally, the interface between the new build and the existing footway will need to be made good. This will require a separate permission from Highways through road licences / permits. Refer: <https://www.kirklees.gov.uk/beta/licensing.aspx#highways>

Within the site, the removal of the existing building would allow for the intended extension and reconfiguration and expansion of the area of hardstanding, bin storage and marking out for car parking spaces.

The dimensions are acceptable for standard car parking bay sizes and an aisle over 6m to allow for manoeuvring and entry and exit in a forward gear.

The majority of deliveries are currently taken to the front of the site and are understood to block part of the Ring Road and the site entrance from inappropriate parking behaviours. These issues would be overcome on building the proposed extension, set back of the building line and altering the parking arrangement. There would be ample space to offload any goods within the site and for a smaller lorry or van to enter and exit the site in a forward gear. Waste collection would be within 5.0m of the road edge.

The proposal indicates 12 car parking spaces. An increase in four spaces. This amount is expected to be appropriate and offer flexibility to meet policy LP22. Kirklees does not have parking standards and seeks to ensure that parking provision is appropriate to the needs of a development and not reduced below a reasonable level. For those Councils that do have parking criteria, the number of car parking spaces for retail is based on an assessment on the amount of gross floorspace, number of staff as well as level of accessibility and proximity to the town centre. Typically, higher levels of accessibility require operational levels of parking. These circumstances are found at this proposal site. Whilst, it is proposed to have 16 staff FTE's, they are unlikely to be on site all at the same time due to shifts and may not all travel by car. For those that do travel by car, there would be space within the site or elsewhere in the town.

The proposal does not raise significant issues for road safety or network functionality to meet policy LP21 with an improvement to the lines of sight and to pedestrian movements at the existing access from the demolition and setting back of the building line. There is scope for linked walking trips to and from the centre of Dewsbury as well.

Accordingly, the proposal is acceptable from the highway perspective, and no objection is raised subject to an advisory for road licences:

The applicant is advised to contact Kirklees Council for a licence to temporary excavate and / or install / replace utility service apparatus or to place any equipment, materials in, on above or abutting the public highway. Relevant details and application forms are available on the Council's website at: <https://www.kirklees.gov.uk/beta/licensing/apply-for-a-licence-to-excavate-road-or-pavement.aspx>