

LOGGED

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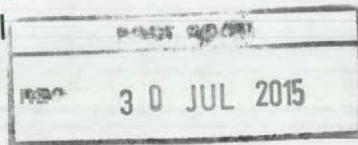
Our ref: HDC/SMu/21031

Your ref: HPK/2015/0263

Date: 23 July 2015

Email: sue.murdoch@derbyshire.gov.uk

Mr R Weaver
Head of Regulatory Services
High Peak Borough Council
Town Hall
Market Place
Buxton
Derbyshire SK17 6EL



Dear Mr Weaver,

Proposed 3 Dwellings – Land at Birch House, private access off Spinnerbottom (CIII), Birch Vale

The above application has recently been referred for highway consideration and I have the following comments to make.

I refer also to previous correspondence regarding the development of this site, in particular my letter dated 3 September 2012 in response to a proposed development of 5 dwellings on this site, Application Ref HPK/2015/0263 which was subsequently dismissed at appeal. As you are aware this Authority did not raise objections as it was considered a commensurate use of the site.

The current application is now for just 3 dwellings on the site to replace the former knacker's yard operation which is acceptable.

The applicant is proposing passing places within the private access to allow 2 vehicles to pass and there is adequate parking and turning available within the proposed development.

I note that the applicant does not intend any major tree works within the triangle of land to the west of the junction, although they are proposing removal of low growing vegetation and general tidying up of the land to improve exit visibility. This will be acceptable and the applicant is advised to employ suitable traffic management for the duration of the works. Advice can be sought from Dave Bailey, Traffic Management on 01629 538686.

On the basis of the above this Authority there are no further highway objections and I would ask for previously recommended highway conditions and notes to be included in any consent granted in the interests of highway safety.

Yours sincerely

Highways Development Control

