

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

**Mike Ashworth**  
Strategic Director

Economy, Transport and Environment  
Department  
County Hall  
Matlock  
Derbyshire DE4 3AG

Minicom: 01629 533240  
Fax: 01629 585698

Telephone: 01629 538655  
Ask for: N Knowles  
Our ref: HDC/NK/23359  
Your ref: HPK/2016/0579  
Date: 28 November 2016

Dear Mr Weaver,

**Proposed Residential Development  
Former Oak Garage, Sheffield Road, Glossop**

I refer to the above application that has recently been forwarded to this Authority for highway comments together with earlier pre-application correspondence.

The details submitted to this office do not include an Application Form but the Proposed Site Layout Plan (available on your website) would suggest a development of 2no. 3 bedroom dwellings served via a shared access from Sheffield Road.

The Design and Access Statement clearly states that the former use of the site was that of 2no. single garages used by a single person to undertake vehicle repairs. All use has ceased to exist. This being the case, any future development should be served via an access meeting current layout recommendations and be provided with adequate off-street parking and manoeuvring to reduce the likelihood of overspill onto, and reversing to/ from, Sheffield Road (A57).

Drawing 6408/1 demonstrates realignment of the existing access with 4.5m width being retained. The access will need to take the form of a dropped kerb crossing of the footway rather than one afforded with kerbed entry/ exit radii as shown. Although it's stated that exit visibility splays of 2.4m x 70m can be achieved, the full extent of these should be demonstrated to the nearside carriageway channel in each direction, the areas in advance of the splays being over controlled land/ existing highway and maintained clear of all obstructions greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level.

It's noted that a drainage barrier is proposed to be installed across the access to the rear of the highway boundary to prevent surface water run-off from the site crossing the footway.

Off-street parking of 2no. spaces per dwelling is acceptable (although current recommendations are for spaces of 2.4m x 5.5m minimum dimension) and an area for turning is shown. However, the turning space is somewhat smaller in dimension than would be expected and suitability for use by vehicles entering/ exiting all proposed parking spaces should be demonstrated by means of swept path analysis.

The submitted details refer to rebuilding of the existing stone wall adjacent to Hurst Road using gabions. Structural details of these proposed Works should be provided for Highway Authority approval.

An area for standing of waste bins on refuse collection days should be provided clear of, but adjacent to, the highway to comply with the requirements of the majority of refuse collection services.

Therefore, it's recommended that this application is held in abeyance to enable the applicant to submit further/ revised details demonstrating measures to address the above issues. If the applicant is unable, or unwilling, to submit revised details, the Highway Authority would be grateful to receive further opportunity to provide recommendations on the proposals as submitted.

Yours sincerely

Highways Development Control