

John

**Proposed change of use to Sui Generis (Dog Day Care Centre/Grooming Parlour) – 3
Portland Grove (not public highway) Chinley TP52970
HPK/2017/0656**

The above application has been referred for highway comments.

Portland Grove is not publicly maintainable highway. The property was previously used for light industry and office space. The red-line boundary is only shown around the building and there would appear to be no parking associated with its use. Whilst parking is available within Portland Grove this would be for all properties and not just for No 3. On the highways surrounding Portland Grove there are various Traffic Regulation Orders restricting parking.

Whilst this Authority would always recommend that any development is provided with an appropriate level of on-site parking it is not considered that the proposed change of use would result in any significant increase in traffic movements over and above existing. Additionally the proposals would re-use an existing building and this Authority has taken commensurate use into its consideration of the proposals.

It is recommended that the applicant operates a booking/appointment system.

The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins and means of access. Bin storage should not obstruct the private drive access, parking or turning provision or other premises. Additionally a bin dwell area should be provided clear of the public highway, private access, parking and turning for use on refuse collection days.

In this instance the Highway Authority is not aware of any existing highway safety issues that would justify a reason for refusal that could be substantiated at appeal.

If your Authority is minded to approve then I would ask for conditions to cover the above in any consent granted.

Sue Murdoch | Highways Development Control
Economy, Transport and Environment | Derbyshire County Council
County Hall, Matlock, Derbyshire DE4 3AG
Tel: 01629 538694

