

John

TP 49682

**Proposed construction sui generis workshop with haulage spaces and 2 commercial units with B1/B8 warehouse/distribution/office uses and associated on-site parking – Land off Dew Pond Lane (non-classified) Fairfield
HPK/2017/0547**

I am in receipt of the revised drawings/additional information regarding the above proposals.

The revised parking and turning arrangement is acceptable from a highway point of view. The proposed drainage scheme and bin storage is noted.

If your Authority is minded to approve then I would ask that conditions to cover the following are included in any consent granted;

1) Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the loading / unloading and manoeuvring of goods vehicles, designed, laid out and constructed all as may be agreed with the Local Planning Authority in advance of construction work commencing and maintained free from impediment throughout the duration of construction works

2) Before any other operations are commenced a new vehicular access shall be created to Dew Pond Lane in accordance with the application drawings, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centre line of the access, to the extremities of the site frontage abutting the highway in each direction. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway edge.

3) The proposed access to Dew Pond Lane shall be no steeper than 1 in 15 for the first 10m from the nearside highway boundary and measures shall be implemented to prevent the flow of surface water onto the adjacent highway. Once provided any such facilities shall be maintained in perpetuity free from any impediment to their designated use

4) The premises, the subject of this application, shall not be taken into use until space has been provided within the site curtilage for staff and customer parking, picking up and setting down of passengers and manoeuvring of vehicles/turning of vans etc., to ensure vehicles shall enter and leave the highway in a forward gear, laid out and constructed in bound materials (not loose chippings), clearly marked out and maintained in permanent marking materials with all spaces allocated to specific buildings all as may be agreed with the Local Planning Authority and maintained thereafter free from any impediment to its designated use.

5) The gates shall open inwards only and remain open during operational times.

6) There shall be no external storage associated with any building on site, unless otherwise agreed in writing by the Local Planning Authority.

The following notes should be included for the applicant;

- Under Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway, measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the

access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

- Under Section 151, Highways Act 1980, the applicant must take all steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness
- Under Section 50 (Schedule 3), New Roads and Street Works Act 1991, before any excavation works are commenced within the limits of the existing highway, at least 6 weeks prior notification shall be given to the County Highway Authority (contact the Streetworks Co-ordinator - tel.no. 01629 538516).
- Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Communities at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via email highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190 or via the County Council's website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp
- Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Dave Bailey, Traffic Management on 01629 538686.

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