

Mr B Haywood
Head of Development Services
High Peak Borough Council
Town Hall
Market Place
BUXTON
SK17 6EL

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Ask for: Jamie Bradbury
Our ref: 82010261/HDC/JEBY/41168
Your ref: HPK/2021/0076
Date: 16th March 2021

Dear Mr Haywood

Application Ref: HPK/2021/0076

Proposal: Approval of Reserved Matters following outline approval HPK/2018/0215 for the Construction of 1 No. four bedroom detached house and associated works

Site: Land Adjacent 265, Hadfield Road, Hadfield, Glossop

I refer to the above application, details of which were referred to this Authority on the 24th February 2021, for further consideration.

The application seeks the approval of Reserved Matters following outline approval of the above proposal (HPK/2018/0215).

The proposal is similar in principle to previous proposals at the same site HPK/2009/0652 & HPK/2015/0241 which were conditionally approved.

The Highway Authority raised no objections to the development proposals and therefore, Highway comments remain the same.

In view of the above, the Highway Authority has no objections to the proposals subject to similar conditions based on the same as previously approved being included in any consent given:

1. At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.
2. Before any other operations are commenced, excluding condition 1 above, a new vehicular access shall be created to Hadfield Road (CIII) in accordance with the application drawings, laid out, constructed and provided with 2.4m x 43m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the life of the development clear of any object

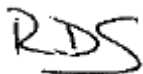
greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

3. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking of residents vehicles (3no vehicles), laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.
4. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

In addition to the above conditions the following note should be appended to any consent for the applicant's information:

- a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is strongly recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.
- b. The Highway Authority recommends that the first 5m of the proposed access / driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel, etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the landowner.
- c. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action 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 developer'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.

Yours sincerely



Highways Development Control