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Mr B Haywood
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Ask for: Miss S Long
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Our ref: 82009802/HDC/SL/50605
Your ref: HPK/2021/0060
Date: 22 March 2021

Dear Mr Haywood

Proposal : Erection of 4 No. Terraced Houses
2-6 Leek Road (Accessed off Old Macclesfield Road (NC)),
Buxton
App. Ref. : HPK/2021/0060

The above application for approval of reserved matters following the granting of outline planning permission (with all matters reserved) has been forwarded to this Authority for highway considerations and I have the following comments to make :-

The principle of residential development has previously been accepted by means of the granting of outline planning permission. The consent did, however, stipulate certain requirements.

Access should only be from Old Mansfield Road with no vehicular or pedestrian access from Leek Road. It would appear that this has been taken into account in the layout proposed.

Two off-street parking spaces should be provided per three bedroom dwelling of measurements 2.4m x 5.5m. From information available, the length would seem to be somewhat short. In addition, where spaces are bounded by a solid structure e.g. wall, fence, hedge, line of trees or similar an additional width of 0.5m for each side where this is the case should be provided to ease access/egress from vehicles. It is suggested that the proposal requires some amendment in this respect or at least clarification that such dimensions are provided/achievable on the layout submitted.

It is assumed that the access gradient in respect of accesses/driveways will be adhered to.

Measures should be provided to prevent the flow of surface water from site onto the highway. Whilst there does not appear to be any specific information in relation to this, it is acknowledged that this could be suitably conditioned.

The applicant should also be aware that any redundant areas of dropped kerbs on the site frontage will require reinstatement.

In view of the above, the Highway Authority recommends that further clarification is sought regarding the dimensions of the off-street parking spaces or that a revised plan is submitted taking the above into account.

Should you be minded to determine the application on an as submitted basis the Highway Authority would be grateful if you could revert back to them for further comments.

Yours sincerely,

Development Control