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Our ref 82010973/HDC/SA/46618  
Your ref HPK/2021/0081

Date 29 March 2021

Dear Sir/Madam,

**Application for approval of reserved matters following outline approval HPK/2016/0416,  
Land Off Longclough Drive Longclough Drive Simmondley, Glossop**

The above planning application is for the reserved matters (RM) application for 6 NO dwellings, i.e. (5NO 3bedrooms and 1NO 4bedroom).

From the planning statement, I note that the planning application is for the purification of highway-related planning conditions 6 (details of the access arrangements for each individual plot) and planning condition 7(details of the parking spaces for each individual plot).

I am aware that the site already has an outline planning permission reference HPK/2016/0416, which was granted at a planning appeal in February 2018. The outline planning consent was granted for all matters were reserved for future consideration except for access.

The Highway Authority for the outline planning consent has requested that each access should be provided with exit vehicular visibility splays of 2.4m x43m to the nearside carriageway channel in each direction, the areas in advance of the splays being maintained clear of all obstructions greater than 1.0m in height (600mm in the case of vegetation) relative to the same channel level. The visibility splays at each access need to be demonstrated on the revised plan.

Furthermore, pedestrian intervisibility of 2.0m x 2.0m x 45deg should also be demonstrated on the revised plan. Additionally, the highway authority has requested that the parking /driveway must have a dimension of a minimum of 2.4m x 5.5m and parking in front of the garage door must have a dimension of 2.4m x 6.5m with an additional 0.5m added with physical side barriers such as retaining wall or fence.

However, I note from the proposed site layout plan that this information is still outstanding, and I will request that the applicant address my above comments and a revised drawing to this effect be submitted.

I am satisfied that each house has provided with a minimum of 2 car parking spaces/driveways. The proposed driveways must be internally drained, and I would request that the applicant confirm the drainage proposal for the proposed site. Furthermore, details of the proposed driveway slope and refuse collection arrangement should be provided for approval.

A revised drawing incorporating the above comments should be submitted for review before the final consent is granted for this application.

Yours sincerely

A handwritten signature in black ink, appearing to be 'L. J. ...', written over a horizontal line.

Highway Development Control