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Our ref: 82011982/HDC/SL/56967
Your ref: HPK/2021/0130
Date: 04 May 2021

Dear Mr Haywood

Proposal : Proposed Conversion of Existing Commercial Building to Form 3 No. Dwellings.

Victoria Works, Hyde Bank Road (NC), New Mills

App. Ref. : HPK/2021/0130

The above application has been forwarded to this Authority for highway considerations and I have the following comments to make:-

It is noted that the site has been the subject of a previous application for 6 No. dwellings which was refused on planning and highway grounds.

The proposal now would appear to be to convert the top floor to 3 No. residential dwellings and retain the ground floor for storage

According to highway records, the area the subject of the proposal includes part of the publicly maintainable highway which should be removed from the red line boundary along with all proposed works located within the existing highway. A plan indicating the highway boundary has previously been supplied.

In order to satisfy Highway Authority recommendations, new development should be provided with an adequate level of off-street parking to satisfactorily meet the requirements of your own Authority's standards, all served via accesses meeting current layout criteria.

Street-view images would suggest that the existing premises may have 2no. garages located within the building although it's appreciated that any overspill would be likely to result in vehicles being parked on the highway.

Whilst the current submission is presumably meant to demonstrate 2 No. off-street parking spaces per dwelling the Highway Authority would reiterate that

none of these spaces are demonstrated off-street and cannot, therefore, be secured due to their location within the public highway. In addition, spaces annotated 1, 4, 5 and 6 require excavation of highway land and introduction of a retaining feature for which there does not appear to be any detailed design. Notwithstanding, it is highly unlikely that the Highway Authority would permit such works to accommodate on-street parking and these spaces are considered to be undeliverable. The development will then be wholly reliant on on-street parking at a location in close proximity to an existing road junction.

Given the proposed change in nature of the development to residential, in the interests of safety for the more vulnerable pedestrian users, it's recommended that the existing footway fronting adjacent terraced dwellings is continued across the site frontage and a safe crossing point created to the opposite side of Bank Road.

Therefore, it's suggested that the applicant is given the opportunity to submit revised details demonstrating measures to satisfactorily address the above concerns with all private development proposals demonstrated clear of the existing public highway.

However, if your Authority is minded to determine the application on an as submitted basis, the Highway Authority would recommend refusal of the proposal for the following reasons.

1.No adequate provision is included in the application proposals for the parking of vehicles clear of the public highway, which would be likely to result in parking on the public highway in close proximity to a road junction, which is against the best interests of highway safety.

2.The submitted details include proposed works within the existing publicly maintained highway that are considered to be unacceptable and as such will not be granted approval by the Highway Authority and are, therefore, undeliverable.

3.The proposals will be likely to significantly increase pedestrian activity associated with the site and the submitted details do not include any measures to enhance pedestrian safety across the frontage of the site.

Yours sincerely,

Development Control