

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2021/0076 - Further Highways Comments
Date: 09 August 2021 15:58:51
Attachments: [image002.png](#)

Hi

Please see below further comments from DCC Highways in connection with the above application HPK/2021/0076.

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 2498)
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Email: james.stannard@highpeak.gov.uk

From: Place Development Control (Place) <ETE.DevControl@derbyshire.gov.uk>
Sent: 09 August 2021 14:31
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2021/0076 - Land adjacent 265 Hadfield Road, Hadfield

Thank you for the revised plan and further consultation in connection with the above application.

Based on previous highway comments the proposals continue to be acceptable in principle from a highway safety perspective. The revised parking arrangements will be sufficient for the proposed scale of accommodation and visibility will be maximised by providing a completely open frontage. Therefore, based on the revised information I would suggest the following conditions may be more relevant:-

At the commencement of operations on site (excluding demolition/ site clearance), space shall be provided within the site curtilage for the storage of plant and materials, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval. The arrangements shall be maintained throughout the contract period, in accordance with the approved designs, free from any impediment to their designated use.

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 revised application drawing, laid out, constructed and provided with a visibility sightline measured 2.4m back and parallel to the nearside carriageway edge across the entire controlled site frontage to Hadfield Road. The area in advance of the sightline 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.

The premises, the subject of the application, shall not be occupied until the parking spaces identified on the revised application drawing have been laid out and surfaced in

a solid bound material. The spaces being maintained thereafter free from any impediment to their designated use.

There shall be no gates, chains or other barriers at the proposed access point.

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

Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission (formation of vehicle access), 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.

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.

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.

Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to 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 dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

Highways Development Control

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From: Stannard, James <James.Stannard@highpeak.gov.uk>
Sent: 06 August 2021 14:58
To: Place Development Control (Place) <ETE.DevControl@derbyshire.gov.uk>
Cc: Ian Turkington (Place) <ian.Turkington@derbyshire.gov.uk>
Subject: RE: HPK/2021/0076 - Land adjacent 265 Hadfield Road, Hadfield

Good Afternoon

Further to your comments of 16th March, I would be grateful if you would review the attached revised parking layout arrangement which contains visibility splays and confirm whether this arrangement is acceptable in highway safety terms, together with an updated set of conditions required.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400 (Ext. 2498)
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Email: james.stannard@highpeak.gov.uk

From: ETE Development Control (Economy Transport and Environment)
<ETE.DevControl@derbyshire.gov.uk>
Sent: 16 March 2021 11:36
To: Planning (HPBC) <planning@highpeak.gov.uk>
Subject: HPK/2021/0076 HA Response

Please find attached the Highway Authority response to App ref: HPK/2021/0076.
We are currently unable to send hard copy responses due to the current situation.

Yours sincerely

Highways Development Control

Highways Development Control

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