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Executive Director

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Mr B Haywood
Head of Development Services
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Our ref: 82009802/HDC/SL/50605
Your ref: HPK/2021/0060
Date: 06 October 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.

It is noted from the revised design and access statement that two off-street parking spaces are to be provided for each dwelling and these spaces will be located underneath. Dimensions are indicated at 2.4m x 5.5m which is acceptable subject to no widening being required and construction not interfering with visibility from the parking spaces from a distance 2.4m back from the carriageway edge.

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

Subject to the above, there are no objections to the proposal and it is recommended that the following conditions are included in any consent.

1.Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

2.Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

3.Before any other operations are commenced a new vehicular and pedestrian accesses shall be formed to Macclesfield Old Road in accordance with the revised application drawing and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 43 metres in both directions measured along the nearside carriageway edge. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

4.Before any other operations are commenced (excluding creation of the new accesses, the subject of condition 3 above), any redundant vehicular and pedestrian accesses to Macclesfield Old Road and Leek Road shall be permanently closed and the existing crossover reinstated as footway in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

5.No dwelling shall be occupied until space has been laid out within the site in accordance with the revised application drawing for the parking of cars. Once provided such spaces shall be maintained free from any impediment to their designated use for the life of the development.

6.There shall be no gates or other barriers on the accesses/driveways.

In addition, the following notes shall be included for the benefit of the applicant.

1.Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department - Place at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

<https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx>

E-mail highways.hub@derbyshire.gov.uk or
Telephone Call Derbyshire on 01629 533190.

2.The Highway Authority recommends that the first 5m of the proposed driveways 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 householder.

3.Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken 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 applicant'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.

4.Pursuant to Section 127 of the Highways Act 1980, no work may commence within the limits of the public highway to close any redundant accesses and to reinstate the footway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 127 Agreements may be obtained by contacting this Authority via email – highways.hub@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 127 Agreement.

5.Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Mr J Adams, Traffic Management, 01629 538628. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link - http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp

Yours sincerely,

JL

Development Control