

Substantive response of the Local Highway Authority (LHA) to a planning application consultation received from the Local Planning Authority (LPA).



Local Planning Authority: Head of Development Services
High Peak Borough Council
Town Hall, Market Place
BUXTON
Derbyshire
SK17 6EL

Application Details

Application Ref : HPK/2022/0480
Proposal : Erection of two storey extension
Site : 123 Nithen Cottage
Park Road
Buxton
Derbyshire
SK17 6SP

General Details

Planning Case Officer : Declan Cleary
Applicant : Mr David Tickle

Substantive response provided in accordance with article 22(5) of the Town and Country Planning (Development Management Procedure) (England) Order 2015:

Advice to LPA

There are no highway safety objections to the above mentioned planning application in principle, however, the proposals indicate that a large retaining wall to support Manchester Road will be constructed in order to build the extension. The Derbyshire County Council Structures Team have been consulted in relation to the proposal and have made the following comments:

Manchester Road is a classified A road with regular HGV and occasional abnormal load use.

Derbyshire County Council will need to grant technical approval for the proposed wall prior to work commencing. The wall will need to be designed and constructed in accordance with the requirements of the Design Manual for Road and Bridges & the

Specification for Highway Works. A Eurocode compliant design will be required with loading in accordance with BS 8002:2015 (table 7), due to the width of footway an imposed load of 20kPa should be used.

It appears that the wall may retain 3 metres so this will mean it is a category 1 structure (as defined within DMRB code CG300), therefore an Approval in Principle (AIP) will be required followed by a design and check certificate.

In order to construct the proposed wall the applicant will likely need to either close the footway and possibly part of the road, in order to excavate out for the new wall, or they will need to temporarily support the highway (and footway). Their proposals for this may also need to be technically approved if they are looking at temporary support due to the potential for members of the public and highway to be affected by the works. In accordance with CG300 and the DMRB this may require the submission of a formal temporary works AIP due to the consequences of any failure at this location.

The applicant will need to submit all the above for approval.

Accordingly, I would be obliged if you could ask the applicant to submit revised plans/details in view of the above comments and in the meantime, please hold the application in abeyance until revised plans have been submitted.

LHA Details

Date Received	Case Officer	Reviewer	Date Issued
2 November 2022	Jamie Bradbury	Jamie Bradbury	14 November 2022