

From: [Haywood, Ben](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2022/0394 - Devonshire Place, Station Road, Buxton
Date: 29 November 2022 09:21:10

Ben Haywood
Head of Development Services
Staffordshire Moorlands District Council / High Peak Borough Cou
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From: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>
Sent: 29 November 2022 08:33
To: Haywood, Ben <Ben.Haywood@highpeak.gov.uk>
Subject: HPK/2022/0394 - Devonshire Place, Station Road, Buxton

Dear Ben,

I refer to the above application which has been referred for further highway comments. Please accept my apologies for the delay in providing a response to this application.

The application proposes to vary condition 14 in the consent for the original application reference HPK/2018/0120 which requires the implementation of highway improvements on Station Road, namely a right turn harbourage, prior to any of the development being brought in to use. The proposal is to vary the condition to allow 50% of the development to be brought in to use prior to the required highway works being implemented.

Whilst there has been a delay in progressing the provision of the right turn harbourage on Station Road and at this time there is no definitive date for the works to be completed to the satisfaction of the highway authority, the predicted traffic generated by the care facility at full occupation is considered to be low. Therefore, it is considered that permitting up to 50% occupation of the facility prior to the completion of the highway works will not have a significant impact on the operation of the Station Road/site access junction. On that basis, there are no highway objections to the application.

Yours sincerely,

Adrian Martin | Project Engineer | Highways Development Control | Place | Derbyshire County Council | direct dia
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