

**From:** [Glen Donaldson \(Place\)](#)  
**To:** [Stannard, James](#)  
**Cc:** [Planning \(HPBC\)](#)  
**Subject:** DOC/2023/0023 3 Temple Road Buxton  
**Date:** 09 May 2023 12:38:50

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**NEW APPLICATION**

**LOCATION**

**DOC/2023/0023**

**3 Temple Road**

**Buxton**

**PROPOSED DEVELOPMENT**

**Discharge of conditions 3, 4, 5, 6, 7, 12, 18, 20, 22 and 23 relating to HPK/2021/0347**

Hello James.

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

I can confirm that the information contained within drawing numbers PL12 and PL29/30 enable the County Council to support the discharge of Conditions 7 and 12 respectively, but the following information (extract from the County Council 6C's Design Guide) is relevant regarding the discharge of Condition 22:

*'Tree location shall be co-ordinated with street lighting positioning to ensure that the latter is able to function appropriately. Spacing and separation are directly related to species. There shall be a 5.1m - minimum height clearance over the carriageway and a 2.1 - 2.3m - minimum height clearance over the footway (clearance requirement varies between LHAs so advice from the relevant LHA shall be sought).*

- *New trees shall not normally be planted in visibility splays if they are likely to compromise these requirements once mature.*
- *The impact of trees on visibility shall be considered within the context of the overall visibility envelope.'*

Therefore, can you advise the applicant of the above and request an updated drawing (PL21 Rev C) showing the location of the street lighting, height clearance and visibility splays to ensure the proposed Beech Trees do not interfere with the street light function, pedestrian passage and visibility splay.

Regards

**Glen Donaldson** | Project Engineer | Highways Development Control

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