
From: Stannard, James
Sent: 12 June 2023 09:17
To: Planning Comments (HPBC)
Subject: HPK/2023/0104 - Crossgate Farm, Crossgate Lane, Tintwistle.

Categories:

Hi

Please see comments below from DCC Highways in connection with HPK/2023/0104

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council

From: Adrian Martin (Place)
Sent: Monday, June 12, 2023 8:02 AM
To: Stannard, James
Subject: HPK/2023/0104 - Crossgate Farm, Crossgate Lane, Tintwistle.

Dear James,

I refer to the above application recently received by this authority for highway comments.

It is noted that the application states that the campsite has been operating under permitted development for the last 2 years; the highway authority is not aware of any highway related issues occurring in this period. The access options, being an uncontrolled one way system via Crossgate Lane in and the A628 Manchester Road out, is not ideal due to the narrow width of Crossgate Lane and the exit visibility within controlled land on to the A628. However, the A628 is maintained by National Highways, therefore, Derbyshire County Council has no authority to comment on the aspects of the application which relate to the A628. You may wish to consult National Highways.

Whilst the application is not considered to be ideal, when taking in to account that the proposed operation as a campsite has been carried out previously with no apparent highway related issues, it is considered that it would be difficult to sustain an objection to the application on highway safety grounds alone. However, as the application, if granted consent, would not be restricted to operating for a maximum of 28 days per year, as is the case for 2022, you may wish to consider a temporary 12 month consent to allow assessment of the full time operation of the site and its impact on the highway network.

Yours sincerely,

Adrian Martin

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

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