
From: Simpkin, Rachael.
Sent: 04 July 2023 12:16
To: Planning (HPBC)
Subject: FW: HPK/2022/0474 Charlestown Works Charlestown Glossop

Categories:

Hi Planning Support,

For the public file please.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors & Commercial)
Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

T:
M:

From: Glen Donaldson (Place)
Sent: Tuesday, May 23, 2023 2:35 PM
To: Simpkin, Rachael.
Subject: HPK/2022/0474 Charlestown Works Charlestown Glossop

NEW APPLICATION HPK/2022/0474
LOCATION Charlestown Works Charlestown Glossop
PROPOSED DEVELOPMENT Proposed change of use from offices to 24 Apartments and associated car parking

Hello Rachael.

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

It has been noted that the site benefits from approved planning applications HPK/2013/0597 and HPK/2016/0520 which included the access to the site and highway improvements on Charlestown Road.

However, the County Council agreed to drawing numbers 12732-5002/03 Rev J and 12732-5002/19 Rev H which were subsequently approved and Conditioned under reference HPK/2016/0520, but I am unable to see the aforementioned drawings on the Planning Portal. I can see Site Plan (016/043/54/G) which differs from the submitted drawing 023/021/PSP under this application, so the following is required:

1. Provide the County Council HA with copies of drawings numbers 12732-5002/03 Rev J and 12732-5002/19 Rev H for comparison.
2. Move the Disabled Bays numbered 1 to 4 and parking bays numbered 6 to 9 away from the junction with Charlestown Road to prevent any vehicle being obstructed while reversing into or out of the bays.
3. Show parking bay sizes.

4. Has the LPA confirmed that the amount, size and type of parking bays meets LPA parking standards approval?
5. The blue square within drawing 023/021/PSP states the wording BINS, but the legend says the blue square is SECURED CYCLE PARKING, so can you clarify this matter?
6. The altered layout requires new vehicle tracking (including refuse vehicle).
7. The applicant has provided a Travel Plan (TP) which will be assessed by the County Council and a response will be provided accordingly, but the change of use from offices to 24 apartments should be reflected in any previously submitted Transport Assessment (TA) and an amended TA should be submitted for assessment.
8. Submitted drawing 3983/1 shows Proposed Tree Heavy (Standard) and a hedge row at the entrance to the site, so the applicant must be aware of the following: 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 hedges/trees shall not be planted in visibility splays if they are likely to compromise these requirements once mature.

The County Council would wish to see the highway issues addressed prior to determination, however, should the LPA be minded to approve the application in its current form we would be grateful if the LPA could reconsult the Highway Authority so that consideration can be given to formulating appropriate Conditions/Notes which can be recommended to be appended to any consent issued.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

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County Hall | Matlock | Derbyshire | DE4 3AG

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