

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: DET/2023/0013 - 1 Chapel Road, Whaley Bridge.
Date: 23 July 2023 19:20:32

From: Adrian Martin (Place) <>
Sent: Thursday, July 20, 2023 2:54 PM
To: Stannard, James
Subject: RE: DET/2023/0013 - 1 Chapel Road, Whaley Bridge.

Dear James,

Thank you for the clarification of the other uses of the premises.

The application proposes 2 parking spaces to the front of the premises which are aligned parallel to the footway and main carriageway. It is also noted that the whole site frontage has a dropped vehicle crossing.

It does seem likely, and there is some evidence, that the area to the front of the premises was previously utilised for parking by customers of the former shop and gas showroom which, if reopened for similar uses, could also be used for parking. This parking arrangement is not ideal, being parallel to the main carriageway and which requires manoeuvres over the footway. However, if this parking provision was to be removed, it is likely that future occupiers of the proposed flats would park wholly on the carriageway in close proximity to the signalised junction or, more likely, park half on the carriageway and half on the footway. Both of these scenarios have their own downsides and potential negative impacts on the main carriageway and to the users of the footway. Therefore, on balance, it is considered that the retention of the former parking arrangements to the front of the premises would be preferable to the removal of these spaces and as such is considered acceptable to serve proposed flats. Servicing arrangements would be expected to be similar to those for the former use(s).

Based on the above comments, there are highway objections to the application.

Yours sincerely

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

Sent: 19 July 2023 14:46



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