
From: Stannard, James
Sent: 03 August 2023 14:34
To: Planning Comments (HPBC)
Subject: HPK/2023/0193 - Land at Marsh Lane, New Mills.

Categories:

Hi

Please see below latest comments from DCC Highways in relation to HPK/2023/0193

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: 01298 28400

From: Adrian Martin (Place) <>
Sent: Thursday, August 3, 2023 11:54 AM
To: Stannard, James <>
Subject: HPK/2023/0193 - Land at Marsh Lane, New Mills.

Dear James,

Further to previous comments and following recent discussion with yourself and the applicant's agent, after further assessment it is considered that the provision of visibility splays of 2.4m x 43m in both directions on Marsh Lane at the site access, as indicated in the CMP and submitted plans, are acceptable with the provision of a TTRO to reduce the existing speed limit from 40 mph to 30 mph.

It is recognised that the application includes a CMP; however, the CMP does not provide full details of such issues as on site parking arrangements, turning facilities, the storage of materials or workers accommodation and facilities. These details will be required in a revised CMP to ensure that all works required within the site do not spill over on to the adjoining highway.

Based on the above comments and the previous submitted comments, there are no highway objections to the application subject to the following conditions being included in any consent granted:

1. The development hereby approved shall not be brought into use until the access has been provided as shown on the submitted drawings.

Reason: To ensure conformity with submitted details.

2. The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43m metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be kept free of all obstructions to visibility over 0.6m in height above carriageway level for the duration of the construction phase of the development.

Reason: In the interests of highway safety.

3. Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the site clearance/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;

Reason: In the interests of maintaining the safe operation of the public highway during and following the construction phase of the development.

4. The development hereby approved shall not be occupied until any proposed access gates have been set back 5 metres from the adjoining carriageway edge and made to open inwards only.

Reason: In the interests of highway safety.

5. Before any work is commenced upon the development hereby approved representatives of Derbyshire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads within the agreed routing plan to identify existing defects with a further joint survey/inspection being undertaken following completion of the construction phase of the development and with any necessary remedial works being completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale of the inspection.

Reason: In the interests of maintaining the safe operation of the public highway during and following the construction phase of the development.

Please also attach the following advisory note to any consent granted for the information of the applicant:

1. You are advised that a Temporary Traffic Regulation Order (TRO) is required. You must submit a plan to scale of an indicative scheme for a TTRO, along with timescales for commencement and completion of the development. Please be aware that the statutory TTRO process is not straightforward; involving advertisement and consultation of the proposal(s). You should expect a minimum of six months to elapse between the Highway Authority's TRO Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TTRO measures until the TTRO has been sealed, and we cannot always guarantee the outcome of the process. We cannot begin the TTRO process until the appropriate fee has been received. To arrange for a TTRO to be processed contact the Highway Authority's Highways Hub via highways.hub@derbyshire.gov.uk.

The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.

Yours sincerely,

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