

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2023/0328 - Portland Nursing Home, 8 Park Road, Buxton.
Date: 26 September 2023 09:28:28

See comments from DCC Highways below in connection with HPK/2023/0328

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

From: Adrian Martin (Place)
Sent: Monday, September 25, 2023 10:17 AM
To: Stannard, James
Subject: HPK/2023/0328 - Portland Nursing Home, 8 Park Road, Buxton.

Dear James,

I refer to the above application, details of which were received by this Authority on 11 September for further consideration.

The application seeks to modify the use of the site from Nursing Home (use class C2) to 13 apartments (use class C3).

Whilst a transport statement is not necessary for this scale of development, one has been provided which indicates that there will be a reduction in traffic entering and emerging from the access under the proposed use over that generated by the existing use. This is accepted by the highway authority. The statement also comments on the parking provision proposed for the site which comments that Appendix G of the Local Plan recommends 1.5 parking spaces per unit for both 1 and 2 bed dwellings, totalling 20 spaces for a development of this scale. The proposal falls below these standards with 13 car parking spaces for future residents. However, it is acknowledged that the 2011 census data identifies the average car ownership levels for 1 – 3 bed apartments in the High Peak Borough is 0.5, which suggests that 13 car parking spaces is satisfactory. Park Road and the adjoining streets do have some capacity to accommodate overspill parking from the site without having a detrimental impact on highway safety. Parking space numbers 8 -10 should be 6m in length to allow access to those spaces and there does appear to be sufficient space to increase the space sizes.

The application suggests that cycle parking facilities will be provided within the site; however, there does not appear to be any details provided. There does not appear to be any details provided of bin storage for refuse collection days either. Can the applicant provide details please? If you consider that the submission of these details can be conditioned I would be grateful for confirmation and relevant recommended conditions can be provided.

There are no objections to the application subject to conditions relating to the provision of cycle and bin storage for which clarification is sought as per the aforementioned comments.

Yours sincerely,

Adrian Martin

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place |
Derbyshire County Council | direct dial: 01629 538668 |
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