
From: Stannard, James
Sent: 13 October 2023 10:47
To: Planning Comments (HPBC)
Subject: FW: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

Categories:

See below comments from DCC Highways in relation to HPK/2023/0398

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

Please note that my working days are Monday-Thursday

From: Adrian Martin (Place) <>
Sent: Friday, October 13, 2023 10:36 AM
To: Stannard, James <>
Subject: HPK/2023/0398 - Unit 3B, Victoria Mill, Woodside, New Mills.

Dear James,

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

The application proposes the change of use of the application site from plant hire (sui generis) to a number of uses including B2 car repair garage, B2 fabrication workshop, B8 storage and distribution, both internal and external, and E(d) gym/indoor sports. The application does not breakdown the gross floor area (gfa) for each use but only indicates that the existing gfa for the plant hire use will be the same for the proposed uses. The proposed split of the existing gfa of 460 m2 into each individual use classification will be relatively small, with an additional gfa of 735 m2 of B8 use externally, based on the container size provided on the "Proposed site plan – parking and containers" plan. It is not known if the car repair unit will provide MOTs; for clarity, it would be useful if the applicant can confirm if MOTs will be carried on the site or not.

The analysis carried out using the TRICS database indicates that the number of vehicle trips generated by the site as whole, with all proposed uses being permitted, will not be significant, especially in the peak hours.

I trust that you will assess the proposed parking provision against the guidance in HPBC Local Plan; however, clarification of the car repair unit offering MOTs or not would help in determining on site parking provision. Regarding the other proposed uses, the gym is proposed to offer classes of approximately 25 people and it is stated that "A lot of people who visit the premises either cycle, walk or car share when attending the classes." The location of site is within the guidance on walking distances and there is an extensive footway network with crossing facilities which will accommodate those which choose to walk to the site. However, there are no cycle storage facilities indicated to allow the safe storage of cycles whilst users are using the gym. It is recommended that cycle storage is provided and conditioned accordingly.

The proposed parking layout does show one space which appears to be inaccessible located adjacent to the site access; it would be preferable if this space was relocated to a more accessible location.

The applicant is requested to confirm if MOTs will be carried out on the site and also revise the parking layout as well as indicate cycle storage and submit a revised parking layout. Further comments and recommendation will be provided on receipt of the requested plan and information.

Your sincerely,

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

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