

From: [Declan Cleary](#)
To: [Planning \(HPBC\)](#)
Subject: FW: HPK/2023/0362 - Templemore, Harpur Hill Road, Harpur Hill, Buxton.
Date: 31 October 2023 09:38:35
Attachments:

Please could the below highways comments be uploaded to the above.
Thanks

Declan
Sent from [Mail](#) for Windows

From: [Adrian Martin \(Place\)](#)
Sent: 15 September 2023 10:01
To: [Declan Cleary](#)
Subject: HPK/2023/0362 - Templemore, Harpur Hill Road, Harpur Hill, Buxton.

Dear Declan,

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

The existing dwellings consist of one residential dwelling and one dwelling which is used as self catering accommodation with the proposal being to create two purely residential dwellings, with some minor alterations. Alterations are also proposed to the on site parking layout including a new separate drive to serve plot one.

The existing site access is of a single vehicle width and has restricted visibility in both directions on to Harpur Hill Road. The conversion of plot one from a self catering unit to a residential unit is likely to lead to an increase in vehicle movements at the access; a self catering/holiday let unit is expected to generate some 4 two way movements per day whereas a residential unit is expected to generate 8 two way movements per day. An increase in vehicle trips through an access with restricted visibility is not ideal; however, when considering that there is no history of recorded injury accidents in the vicinity of the site, vehicle approach speeds will be relatively low due to the proximity of the access to the roundabout junction of Harpur Hill Road/Beech View Drive/Berwick Road and that the expected increase in vehicle movements at the access is low, it is considered that the proposal will not have an unacceptable impact on highway safety such that an objection would be warranted.

The internal parking and turning layout is considered to be suitable to accommodate the expected parking and manoeuvring requirements of the two dwellings.

Based on the above comments, there are no highway objections to the application. You may wish to include the following conditions in any consent granted:

1. The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 02.03 Rev B.

Reason: To ensure conformity with submitted details.

2. The individual dwellings hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities

Yours sincerely,

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

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