

From: [Glen Donaldson \(Place\)](#)
To: [James Stannard](#)
Cc: [Planning Comments \(HPBC\)](#)
Subject: DOC/2023/0072 - Highways Conditions relating to HPK/2022/0353
Date: 23 January 2024 12:07:08
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[1001_P05.pdf](#)

Hello James.

As previously mentioned, the application form only states for the discharge of Condition 17 the attached refuse vehicle turning drawing 1001-P05 (see extract below), so for clarity, are you saying the following drawings have to be assessed regarding Condition 17?

- Layout - site plan (JDA) + vehicle swept path drawing (10547-WML-ZZ-XX-DR-C-1001 P05)
- Levels & gradients - external levels plan (10547-WML-ZZ-XX-DR-C-1010 P03)
- Surfacing - site plan showing external finishes (JDA) + external works construction details (10547-WML-ZZ-XX-DR-C-1012 P01)
- Means of surface water drainage – drainage plan (10547-WML-ZZ-XX-DR-C-1003 P07)

Condition 17 - 10547-WML-ZZ-XX-DR-C-1001-P05.pdf

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council
County Hall | Matlock | Derbyshire | DE4 3AG

E-mail:: ete.devcontrol@derbyshire.gov.uk



CONTROLLED

From: James Stannard <James.Stannard@highpeak.gov.uk>
Sent: 22 January 2024 16:22
To: Glen Donaldson (Place) <Glen.Donaldson@derbyshire.gov.uk>
Subject: RE: DOC/2023/0072 - Highways Conditions relating to HPK/2022/0353

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Hi Glen

See below from agent in connection with Condition 17 further to your comments.

Just to clarify have you considered all plans to referred to in the email below in connection with Condition 17 and not just the swept path drawing?

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
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Please note that my working days are Monday-Thursday

From: Mateusz Sadowski <Mateusz.Sadowski@wmlconsulting.com>
Sent: Monday, January 22, 2024 3:30 PM
To: Sam Baird <sam.baird@jda-architects.com>; Mellor Homes <matthew@mellorhomes.co.uk>
Cc: Daniel Baker <Daniel.Baker@wmlconsulting.com>
Subject: RE: DOC/2023/0072 - Highways Conditions relating to HPK/2022/0353)

Sam/Matt

The comment only refers to **one** drawing referenced in the application form which is vehicle swept path drawing, is this correct?

Condition 17 states: 'Notwithstanding the approved plans, no development shall commence, with the exception of site clearance, until such time as construction details of the turning head and footways (including layout, levels, gradients, surfacing and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.', but the application form references drawing number 10547-WML-ZZ-XX-DR-C-1001-P05 which is not sufficient, from a highways perspective, to discharge the planning condition as it does not contain enough detail.

My understanding of the condition wording is that we need to submit construction details of the turning head and footways including:

- Layout - site plan (JDA) + vehicle swept path drawing (10547-WML-ZZ-XX-DR-C-1001 P05 attached)
- Levels & gradients - external levels plan (10547-WML-ZZ-XX-DR-C-1010 P03 attached)
- Surfacing - site plan showing external finishes (JDA) + external works construction details (10547-WML-ZZ-XX-DR-C-1012 P01 attached)
- Means of surface water drainage – drainage plan (10547-WML-ZZ-XX-DR-C-1003 P07 attached)

Have all of these been submitted for this condition? If so, have they looked at all of these in relation to this condition rather than just the swept path drawing?

If they have considered all of the above documents, then we need them to give us more indication what other details they are after...

Kind regards

Mateusz Sadowski
Associate
BEng (Hons) CEng MStructE

WML Consulting Ltd

Civil, Structural & Geotechnical Engineers

Third Floor South | Metropolitan House | Station Road | Cheadle Hulme | Cheshire | SK8 7AZ

Tel: 0161 482 0600 | email: mateusz.sadowski@wmlconsulting.com

From: Sam Baird <sam.baird@jda-architects.com>

Sent: 22 January 2024 11:13

To: Mateusz Sadowski <Mateusz.Sadowski@wmlconsulting.com>

Cc: Mellor Homes <matthew@mellorhomes.co.uk>

Subject: FW: DOC/2023/0072 - Highways Conditions relating to HPK/2022/0353)

Hi Mateusz,

See the attached response from highways, looks like they need more info for the turning heads? Can you please have a review as to if we can update to satisfy?

Kind regards

Sam Baird - RIBA

For and on behalf of Jennings Design Associates



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From: James Stannard <James.Stannard@highpeak.gov.uk>

Sent: Monday, January 22, 2024 10:33 AM

To: Sam Baird <sam.baird@jda-architects.com>

Cc: 'Matt | Mellor Homes' <matthew@mellorhomes.co.uk>

Subject: DOC/2023/0072 - Highways Conditions relating to HPK/2022/0353)

Hi Sam

Please find attached Highways Authority comments in connection with the above application (Conditions 17, 19, 20, 22, 23, 24, 25 & 26).

As you will note, these comments confirm that all highways conditions can be discharged with the exception of Condition 17, which requires attention.

Please therefore review the comments that have been made in relation to Condition 17 and submit an amended plan at your earliest convenience.

Kind Regards

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