

From: [Glen Donaldson \(Place\)](#)
To: p.twigg@planningangel.co.uk
Cc: [Planning Comments \(HPBC\)](#)
Subject: HPK/2024/0087, Response to Highways Consultation - Amendments to Drawings
Date: 16 May 2024 11:36:02
Attachments: [image001.png](#)
[image002.png](#)
[JRW-OD-0023 Site Plan \(Proposed\).pdf](#)
[JRW-OD-0024 Floor Plans \(Proposed\).pdf](#)
[JRW-OD-0025 Elevations \(Proposed\).pdf](#)
[JRW-OD-0026 3D Visuals \(Proposed\).pdf](#)
[highways.pdf](#)
Importance: High

Hello Pet.

Thank you of the update.

The HA initially asked on 26 March 2024:

'So before the LHA provides a formal response, the following issues still need to be resolved:

- 1. Why does drawing number 0024 Rev B not contain cycle storage as per Appendix 1 of the High Peak Local Plan?*
- 2. Can you identify the exact location of the dropped crossing proposed on Williamson Road and is it 15m from its junction with Jodrell Road?*
- 3. What do the dotted lines on the footway indicate?*

The applicant has replied with the following information:

*'1. **Cycle Storage on Drawing 0024 Rev B**:*

I have added the required cycle storage as per Appendix 1 of the High Peak Local Plan to Drawing 0024 Rev B. The cycle storage information is now clearly indicated on the plan in compliance with the local plan guidelines.

*2. **Location of Dropped Crossing on Williamson Road**:*

The exact location of the dropped crossing on Williamson Road has been identified, and I have ensured that it is positioned 15 meters from its junction with Jodrell Road. This information is now clearly annotated on the Proposed Site Plan/ JRW-OD-0023 REV C for your reference.

*3. **Dotted Lines on the Footway**:*

The meaning of the dotted lines on the footway has been clarified on the plan. These lines now indicate proposed changes to the footway and are clearly explained for better understanding.'

The information provided is incorrect because drawing number 0024 Rev B (mentioned in point 1 of the applicants response) has not been attached, but drawing 0024 Rev C has.

However, the HA note the attached drawing JRW-OD-0023 Rev C contains:

1. Cycle parking.
2. Confirms the access is 15m away for the junction with Jodrell Road.
3. Identifies the dotted lines as being the location of the dropped crossing.

Therefore, I can confirm that there are no highway objections and a formal response will follow shortly which will include recommended Conditions and Informative Note relating to provision of

the proposed extended dropped crossing.

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

We are now charging for our transport pre application advice service, for more details on our pre application advice and other Highway guidance, please see Derbyshire County Council website by following the link below.

[Transport Development Management Advice](#)



CONTROLLED

From: Pet Twigg

Sent: 16 May 2024 08:50

To: Glen Donaldson (Place)

Cc: Planning (HPBC)

Subject: FW: HPK/2024/0087, Response to Highways Consultation - Amendments to Drawings

Importance: High

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Good morning Glen

You have previously commented on this application and requested clarification and further information.

The agent has sought to address your concerns and please find attached amended plans and the email below. I have asked that you be formally be reconsulted, but I could do with your views on the amended plans in advance of a meeting I have scheduled. Does the information satisfy your concerns and if not do you sustain an objection on highway safety grounds?

Regards

Pet Twigg – MRTPI, Director



Holmcroft, Townfield Lane, Tarvin, Cheshire CH3 8EG

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From: Armin Shahcheraghimotlagh

Sent: Thursday, April 25, 2024 2:57 PM

To: Pet Twigg ; [Lucy Wheeler](#) **Cc:** [Planning \(HPBC\)](#)

Subject: Re: HPK/2024/0087, Response to Highways Consultation - Amendments to Drawings

Importance: High

Dear Pet Twigg,

I hope this email finds you well. Thank you for bringing up the important points regarding the highways consultation and the amendments required to the drawings. I have carefully reviewed your queries and made the necessary revisions to the drawings in response to your concerns.

1. ****Cycle Storage on Drawing 0024 Rev B**:**

I have added the required cycle storage as per Appendix 1 of the High Peak Local Plan to Drawing 0024 Rev B. The cycle storage information is now clearly indicated on the plan in compliance with the local plan guidelines.

2. ****Location of Dropped Crossing on Williamson Road**:**

The exact location of the dropped crossing on Williamson Road has been identified, and I have ensured that it is positioned 15 meters from its junction with Jodrell Road. This information is now clearly annotated on the Proposed Site Plan/ JRW-OD-0023 REV C for your reference.

3. ****Dotted Lines on the Footway**:**

The meaning of the dotted lines on the footway has been clarified on the plan. These lines now indicate proposed changes to the footway and are clearly

explained for better understanding.

I have also included a specific access plan that clearly shows the position of the dropped kerb and annotated the distance from the junction with Jodrell Road as requested. These details have been incorporated into Proposed Site plan to address your concerns comprehensively.

Please find attached the updated drawings reflecting the changes mentioned above. I trust that these amendments align with your expectations and address the issues raised during the consultation process. Should you require any further information or clarification, please do not hesitate to reach out.

Thank you for your attention to these matters, and I appreciate your cooperation in ensuring that the proposed plans meet the necessary requirements.

Best regards,

Armin Motlagh
a.motlagh86@gmail.com
07402261826
WCT Studio LTD

On 19 Apr 2024, at 13:38, Pet Twigg wrote:

Good afternoon Armin

I would be obliged if you could address the issues raised by the highways consultation.

<http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=536035>

1. Why does drawing number 0024 Rev B not contain cycle storage as per Appendix 1 of the High Peak Local Plan?
2. Can you identify the exact location of the dropped crossing proposed on Williamson Road and is it 15m from its junction with Jodrell Road?
3. What do the dotted lines on the footway indicate

Can you add the cycle storage information on the plan, confirm what the dotted lines are, and clarify possibly with a specific access plan, where the dropped kerb will be positioned - annotating on the plan the distance from the junction.

Regards

Pet Twigg – MRTPI, Director

<image001.png>

Holmcroft, Townfield Lane, Tarvin, Cheshire CH3 8EG

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