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Our ref HPBC/2024/007424
Your ref HPK/2024/0087
Date 16 May 2024

Dear Pet Twigg

Application Ref: HPK/2024/0087
Proposal: Demolition of Garage/ storage room. Construction of double storey side / single storey rear extension and associated internal alterations.
Site: 68, Jodrell Road,
Whaley Bridge,
SK23 7AR

You will be aware of the Highway Authority's previous consultation response raised a number of issues in connection with access location, cycle storage and submitted drawing clarification and in the intervening period a recently submitted revised drawing (0023 Rev C) has been provided, so from a highways aspect the drawings are now considered acceptable in principle although it should be noted that in order to implement the scheme a separate construction approval process with the Highway Authority will need to be progressed – this scrutinises the extended access construction details and will be necessary in order for the Highway Authority to enter into a Section 184 agreement for any works.

The construction of the works will inevitably lead to disruption in the area which will affect a number of existing dwellings, so a construction management plan will therefore be an essential element, to be secured by condition.

Therefore, it is considered that the remaining issues may be addressed by appropriate Conditions/Informative Notes appended to the consent issued and on this basis the Highway Authority would recommend the following Conditions/Notes are appended to any consent granted:

Conditions:

1. The Development hereby approved shall not be brought into use until the access, parking and turning facilities have been provided as shown on drawing 0023 Rev C.

Reason: To ensure conformity with submitted details.

2. The Development hereby approved shall not be brought into use 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

3. Prior to commencement of the development hereby permitted details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:
 - Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Locations for loading/unloading and storage of plant, waste and construction materials; Method of preventing mud and dust being carried onto the highway;
 - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Informative Notes:

- The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 license. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Derbyshire Highways details can be found at www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-accesses/vehicle-accesses-crossovers-and-dropped-kerbs.aspx or email highways.hub@derbyshire.gov.uk before commencing any works on the highway.
- The development hereby approved and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at www.derbyshire.gov.uk/transport-roads/roads-traffic/roadworks/roadworks.aspx before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.
- It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to “respecting the community” this says: Constructors should give utmost consideration to their impact on neighbours and the public. Informing, respecting and showing courtesy to those affected by the work. Minimising the impact of deliveries, parking and work on the public highway. Contributing to and supporting the local community and economy and working to create a positive and enduring impression, and promoting the Code.

The CMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties.

This does not offer any relief to obligations under existing Legislation.

Yours sincerely

Glen Donaldson
Highways Development Control