

Head of Development Services
High Peak Borough Council Town Hall
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BUXTON
Derbyshire
SK17 6EL

Telephone:
Ask for: Glen Donaldson
Email:
Our ref: HPK/2024/0263
Your ref: HPBC/2024/008654
Date: 9 July 2024

Dear Rosie Dinnen

**TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

PROPOSAL: Reinstatement of an end terrace bungalow following a gas explosion

LOCATION: 46, Ollersett Avenue,
New Mills,
Derbyshire,
SK22 4LE

APPLICANT: Matthew Trewartha

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 has no objection to the above planning application. However, the construction of the works will inevitably lead to considerable 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 recommended that the following Condition/Informative Note are appended to any consent granted:

Conditions:

1. Prior to commencement of the development hereby permitted details of a construction management plan 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:
 - i. 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);
 - ii. Any temporary access to the site;
 - iii. Locations for loading/unloading and storage of plant, waste and construction materials;
 - iv. Method of preventing mud and dust being carried onto the highway;
 - v. Arrangements to receive abnormal loads or unusually large vehicles;
 - vi. Highway Condition survey;
 - vii. 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 Note:

- a) 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

