

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

Telephone:
Ask for: Glen Donaldson
Email: glen.donaldson@derbyshire.gov.uk
Our ref: HPBC/2024/006621
Your ref: HPK/2023/0520
Date: 18 July 2024

Dear James Stannard

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

PROPOSAL: **Proposed erection of 2no dwellings**

LOCATION: **Land Rear Of 102 Market Street
Chapel-En-Le-Frith**

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 note that the Highway Authority's previous consultation response raised an issue relating to the submitted drawings which has culminated in the recently submitted revised drawing, 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 Traffic Regulation Order (TRO) approval process with the Highway Authority will need to be progressed.

Therefore, the principle of development has already been accepted from a highways aspect and, as highlighted above, notwithstanding the information already submitted further minor modifications could well be required as part of the TRO process with the Highway Authority and on this basis the Highway Authority would recommend the following Conditions/Notes are appended to 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 2262-02E.

Reason: To ensure conformity with submitted details.

2. No works shall commence on the site until the existing Traffic Regulation Order (Limited Parking) has been amended by the Local Highway Authority (LHA). To make the proposals acceptable to the LHA, amendments to the existing Traffic Regulation Order (TRO) consultation is required. This is governed by legislation outside the planning process and administered by the LHA. Consequently, you should not commence any permitted works until details of the amendment of the Limited Parking has been submitted, agreed, consulted and subsequently approved to be replaced with Limited Parking/No Waiting at Any Time restrictions on Market Street. The approved details will be required to undergo the legal process required, including any public consultation -, at the applicant's expense. Subject to the successful completion of this legal process the measures will be implemented at the applicant's cost.

Reason: In the interests of highway safety. This needs to be a pre-commencement condition as the impact applies to traffic associated with both the constriction phase and also daily running of the site.

In addition, the following notes shall be included for the benefit of the applicant.

- If construction works are likely to require Traffic Management, advice regarding procedures should be sought from Mr J Adams, Traffic Management, 01629 538628. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link - http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp
- Applicants are reminded that in addition to securing planning permission other permissions will be required from the County Council as Local Highway Authority. These additional permissions include Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended and including all instruments, orders, plans, regulations and directions).
- Further information on these matters can be obtained from the Local Highway Authority. Other permissions may also be required from third parties. It is the applicant's responsibility to ensure all necessary permissions are in place.

Yours Sincerely
Glen Donaldson
Highways Development Control