

Head of Development Services
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Telephone :
Ask for: Adrian Martin
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Our ref: HPBC/2024/008932
Your ref: DOC/2024/0093
Date: 30 July 2024

Dear Rosie Dinnen

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

PROPOSAL: Discharge of conditions 9,11,19,42,47 and 48 in relation to
HPK/2017/0325

LOCATION: Land North Of Dinting Road,
Glossop

APPLICANT: Mr Karl Walker

Of the conditions to be discharged, it is considered that conditions 19 (CMP) and 48 (temporary access) are highway related.

Condition 19 (CMP) – it is noted that the construction compound is located on the southern side of Dinting Road on what appears to be a car park. This area is outside of the application red and blue line plans which raises the question about the legitimacy of the site being used as the site compound. Can the LPA clarify if the site compound is required to be within the application site red and/or blue line plan(s)? If the land identified as the site compound is not within the boundary of the development site, is a separate application required to change the use of the land from its former or current use?

The site compound layout included in the CMP differs from another compound layout shown in 'Business Plan Layout Rev B'. Can clarification be provided on which layout is being submitted please?

As the site compound is not within the development site, is there to be an additional compound within the development site for materials to be delivered to and stored? If so, details of this are requested along with an indication of a HGV turning area. It would seem counterintuitive for materials to be delivered to the proposed compound only for those materials to then be redelivered to the development site.

There are clearly some queries about the proposed site compound which require clarification before condition 19 can be discharged.

Condition 48 (temporary site access) – it is noted that the applicant does not intend on creating a separate temporary access to serve the construction phase of the development and will construct one of the main permanent accesses off Dinting Road to be used as the construction access. As the approved layout for the development includes 2 site accesses to Dinting Road, can clarification be provided on which access is to be constructed to serve the construction phase please? Also, the construction of the site access will require the applicant to enter in a legal agreement with DCC under S278 of the Highways Act 1980. Details are contained in an advisory note attached to the original consent.

As the applicant does not intend to comply with condition 48, can it be assumed that this application is to remove the condition or is another separate application required?

If the applicant can please clarify the issues raised further comments will be provided on the acceptability of discharging condition 19.

Yours Sincerely

Highways Development Control