

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

Telephone:
Ask for: Glen Donaldson
Email:
Our ref: HPBC/2024/009440
Your ref: HPK/2024/0238
Date: 19 September 2024

Dear James Stannard

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

PROPOSAL: Application for Outline Planning Permission with some matters reserved for proposed 1.5 storey dwelling on land at Talbot House.

LOCATION: Talbot House
Talbot Manor Talbot Road
Glossop

Derbyshire County Council, the Highway Authority (HA) 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 a previously approved application on this site for a replacement of former school building with new dwelling under planning reference HPK/2022/0362 and the HA response dated 7 February 2023 was as follows:

'Considering the scale of development, the road classification and the expected vehicle flows generated by the development along with the improvements to the access, there are no highway objections to the application.'

The HA assume the improvements to the access mentioned above refer to approved application HPK/2020/0018 and Condition 2 drawing number 3270-033A where the Officers report stated:

'The proposed dwelling would be served via an improved access from the public highway, that was approved under the previous application HPK/2020/0018. After points of clarification had been satisfied from the Highways Authority, there are no objections subject to appropriate conditions, regarding the access, parking and no gates. The latest plan shows the provision of 2no. off-street parking spaces to serve the dwelling which aligns with the Council's Parking Guidelines.'

So, can you confirm the number of dwellings which presently have approved planning consent for vehicle access rights off this improved access point onto Talbot Road as my calculation is 2 (Plots 4 and 5)?

Yours Sincerely

Glen Donaldson
Highways Development Control