

Head of Development Services
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BUXTON
Derbyshire
SK17 6EL

Telephone:
Ask for: Glen Donaldson
Email:
Our ref: HPBC/2024/009064
Your ref: HPK/2024/0330
Date: 17 September 2024

Dear Rachel Robinson

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

PROPOSAL: Proposed garage conversion and single storey rear extension to replace existing conservatory

LOCATION: 3 SANDIWAY
GLOSSOP
SK13 8SS

APPLICANT: Mr Damian Leyden

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 that the HA's previous consultation response raised an issue in connection with the submitted information relating to the use of a garage and in the intervening period clarification on this matter has 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 HA will need to be progressed – this scrutinises construction details and will be necessary in order for the HA to enter into a Section 184 Agreement for the extension of dropped crossing works.

Therefore, it is considered that the remaining issues may be addressed by appropriate Conditions/Informative Notes appended to the consent issued for this development and, as highlighted above, notwithstanding the information already submitted further minor modifications could well be required as part of the subsequent construction

approval processes with the HA and on this basis 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 means of access for vehicles, pedestrians and cyclists have been constructed and completed as shown on drawing 3262-005.

Reason: In the interest of highway safety.

2. The Development hereby approved shall not be brought into use until the highway improvements works comprising:

- a. Extension of vehicle dropped footway crossing onto Sandiway.

Have been constructed and completed.

Reason: In the interest of highway safety and to ensure the safe and free flow of pedestrians on the public highway.

Informative Notes:

- The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require a 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 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/transportroads/roadtraffic/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 a. Informing, respecting and showing courtesy to those affected by the work; b. Minimising the impact of deliveries, parking and work on the public highway; c. Contributing to and supporting the local community and economy; and d. 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