

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

Ask for: Glen Donaldson

Our ref: HPBC/2024/009593
Your ref: HPK/2024/0382
Date: 25 September 2024

Dear Rachel Robinson

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

PROPOSAL: A replacement shopfront with stepped entrance and a temporary external ramp for occasional use

LOCATION: 20 High Street West
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 that the HA's previous response consultation for approved application HPK/2023/0504 for the replacement shop front to 20-22 High Street West 024 raised a number an issue in connection with the temporary ramp which has culminated in Condition 3 of Decision Notice HPK/2023/0504 containing the wording: *'When not in use the approved temporary ramp must be safely stored so as to not obstruct the public footpath.'*

The submitted information for HPK/2024/0382 has worded the application description to ensure the ramp is temporary, but although the ramp details have been provided in drawing HK3562-11 Rev B, no indication of how it can be removed and replaced easily has been provided.

However, as mentioned above regarding application HPK/2023/0504, the principle of development has previously been considered acceptable from a highways aspect and based on the analysis of the information submitted and a review of Local and National

policy the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion a recommend the following Conditions/Informative Note are appended to any consent granted:

Conditions:

1. When not in use the approved temporary ramp must be safely stored so as to not obstruct the public highway (footpath).

Reason: To ensure that highway safety is maintained.

2. Notwithstanding the approved plans, the temporary ramp must be finished with reflective edges.

Reason: To ensure that highway safety is maintained.

Informative Note:

You are advised to ensure that any doors and windows on elevations of the building(s) adjacent to the existing and or proposed highway are constructed and installed such that they do not open over the public highway for a height of 2.4 metres from the level of the adjacent highway. Above 2.4 metres no part of an open door or window must come within 0.5 metres of the carriageway. Any future replacement doors and windows should also comply with these dimensions.

Yours Sincerely

Glen Donaldson
Highways Development Control