

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

Highway Officer: Adrian Martin
Our ref: HPBC/2024/008326
Your ref: HPK/2024/0143
Date: 6 November 2024

Dear James Stannard

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

PROPOSAL: Demolition of existing workshops and retaining walls and erection of 3no. new workshops with new retaining structures, landscaping, and car parking.

LOCATION: DERBYSHIRE COUNTY COUNCIL WORKS DEPARTMENT
ASHBOURNE LANE
CHAPEL-EN-LE-FRITH
SK23 0PA

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 **has no objection subject to conditions.**

Background

Further to previous comments, the applicant's agent has submitted a Technical Note addressing the issues previously raised.

Regarding the site access, achievable visibility splays and the potential impact of the retaining wall and boundary treatment; considering that the submitted speed survey

indicates vehicle approach speeds of circa 21 mph and 22mph on Ashbourne Lane, which the LHA does not contest, the proposed site access is considered to provide appropriate emerging visibility splays in both directions. The proposed site access, as indicated on the submitted drawing number WAC 1813 2-01 Rev G is considered appropriate to serve the development.

The swept path analysis of internal movements for those vehicles likely to visit the site, as submitted, is considered acceptable.

Conclusion

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. There are no justifiable grounds on which an objection could be maintained.

Conditions

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the submitted drawing(s)

Reason: To ensure conformity with submitted details.

The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 25 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

Prior to commencement of the development hereby permitted details of a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Advisory routes for construction traffic;
- Any temporary access to the site;

- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Highway Condition survey;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

Prior to commencement of the development hereby approved, full construction details of the retaining structure adjacent to the highway boundary on Ashbourne Lane to allow a design and check certificate shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Informatives

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/transport-roads/roads-traffic/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.

Yours Sincerely

Highways Development Control