

Subject: FW: HPK/2024/0279 - Land Adjacent Bank Lane Tintwistle
Date: 18 November 2024 16:58:36

Please see below comments from Highways in connection with HPK/2024/0279

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District
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Please note that my working days are Monday-Thursday

CONTROLLED

From: Adrian Martin (Place)
Sent: Monday, November 18, 2024 2:25 PM
To: Place Development Control (Place)
Subject: RE: HPK/2024/0279 - Land Adjacent Bank Lane Tintwistle

Dear James,

Whilst the visibility splay in the south westerly direction extends across the neighbouring land, as the applicant controls the neighbouring land, it is considered that the visibility splay can be controlled by condition.

Visibility in the north easterly direction is considered appropriate.

Based on the revised plans, it is considered that there are no highway authority objections to the application subject to the following conditions being included in any consent granted:

The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the revised submitted drawings.

Reason: To ensure conformity with submitted details.

The development hereby approved shall not be occupied until visibility splays are provided from a point 1.0m 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 15 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.

It is also recommended that the following advisory note is attached to any consent

granted for the information of the applicant:

Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy, Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

Yours sincerely,

Adrian Martin MCIHT | Project Engineer | Highways Development Control | Place | Derbyshire County Council |

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We are now charging for our transport pre application advice service, for more details on our pre application advice and other Highway guidance, please see Derbyshire County Council website by following the link below.

[Transport Development Management Advice](#)
