

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2024/010533
Your ref: HPK/2024/0499
Date: 23 December 2024

Dear Stuart Talbot

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

PROPOSAL: Change of use Class E to Residential and change of fenestration to front level 0 windows

LOCATION: 60, Victoria Street,
Glossop,
SK13 8HY

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, note that the submitted Traffic and Travel Statement mentions:

'The site is located on Victoria Street, (A624) within the Centre of Glossop, where other properties on Victoria Street are currently in residential use, for example, the adjacent building. The site itself stands within 36 meters / 1-minute walk from a local Supermarket – Spring Clean – Victoria Street. High Street West is within a 4-minute walk from the site which has a diverse range of amenities and offers many benefits to its public. There is excellent public transport on Victoria Street Such as a bus and coach stop within 36 Meters / 1-minute walk from the site which links to other town centres in Whitefield/ Buxton/ New Mills.'

Therefore, 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 as there are no justifiable grounds on which an objection could be maintained and recommend the following Informative Note is appended to any consent granted:

- 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