

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2024/010499
Your ref: HPK/2024/0475
Date: 24 December 2024

Dear Rosie Dinnen

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

PROPOSAL: Construction of 4no Units (Units 1-4) for B8 Warehouse & Distribution and 3no Units (Units 5-7) for B2 general light industrial uses, including associated Parking Areas and landscaping.

LOCATION: Land Off Graphite Way
Hadfield
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 a previously refused application for this site for the construction of Units for Industrial / Storage & Distribution uses, including associated Parking Areas under reference HPK/2022/0525 and HA's response dated 28 March 2023 was as follows:

'It has been noted that a previously approved application for this site under reference HPK/2016/0470 requested a drawing showing appropriate turning to be available with the following mentioned in the Officer Report: 'Derbyshire County Council Highways No objection subject to the applicant demonstrating and maintaining adequate

manoeuvring space for the largest vehicle likely to make frequent visits to the site, clear of any obstruction to its designated use' Application number HPK/2022/0525 has provided drawing number A102 Rev D showing vehicle turning, but no vehicle measurements have been shown. Therefore to comply with the information provide within the submitted Transport Assessment (TA) 'The internal servicing area will consist of hard standing construction and will meet appropriate standards in terms of construction, layout, lighting, and drainage. The service yards can accommodate the largest vehicles anticipated to access the site (10m rigid) so that these vehicles can enter and exit the site in a forward gear' vehicle measurement should be shown on submitted drawing A102 to ensure it can be provided, approved and subsequently form part of the Decision Notice Conditions and can be discharged.'

Application HPK/2024/0475 has submitted drawing A102/I which shows on-site turning, so from a highway aspect the proposals are acceptable, but construction of the works may lead to considerable disruption in the area which will affect several existing businesses, so a Construction Management Plan (CMP) will therefore be an essential element, to be secured by Condition. The submitted Travel Plan (TP) dated November 2024 is a live document that evolves with the site and will require continual monitoring, especially through the early years of the development, so the HA would wish to be involved in this process to ensure the aspirations of the TP and development accords with the assumptions made at this stage within the transport modelling. Responsibility for the monitoring of the TP ultimately rests with the developer and any fee paid to Derbyshire County Council will cover reasonable costs incurred by the Authority in the processing of submitted progress reports, undertaking site visits, and attending meetings as appropriate, to ensure the TP meets its agreed targets.

Therefore, on this basis the HA would recommend the following Section 106 content, Conditions and Informative Notes, or similar based on the same, be included in any consent, in the interests of highway safety:

Section 106 Content:

The following suggested main features should be considered for any revised / new Section 106 Agreement: - Travel Plan Monitoring fee is £1,265.pa x five years, total £6,325.00.

Conditions:

1. The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing A102/I.
Reason: To ensure conformity with submitted details.
2. The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local

Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities

3. The Travel Plan hereby approved, dated November 2024 shall be implemented and monitored in accordance with the regime contained within the Plan. In the event of failing to meet the targets within the Plan a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.

Reason: To reduce vehicle movements and promote sustainable access.

4. 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);
- 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;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring 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.

Informative Notes:

- 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.

- The development hereby approved, and any associated highway works required, that 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/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.

Yours Sincerely

Glen Donaldson
Highways Development Control