

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

Highway Officer: Glen Donaldson
Our ref: HPBC/2024/008863
Your ref: HPK/2024/0290
Date: 23 January 2025

Dear James Stannard

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

PROPOSAL: New Industrial Storage Unit (B8) on land at Bowden Hey Road
including associated earthworks, hardstandings, landscaping
and provision of future Phase 2 plot

LOCATION: Land Off, Bowden Hey Road,
Chapel-En-Le-Frith,

Derbyshire County Council, the Highway (HA) 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 the HA's previous consultation response raised an issue in connection with the access road (Bowden Hey Road) status which has culminated in the recently information, so from a highways aspect the drawings are now considered acceptable.

I can also confirm that a Public Right of Way (PRoW) Chapel-en-le-Frith Public Footpath No. 75, crosses the proposed development site, so consideration needs to be given to safety signage to mitigate risks to path users crossing the access to ensure vehicle users are aware of the PRoW.

So 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 and recommend the following Conditions/Informative Notes are appended to any consent granted:

Conditions:

1. The Development hereby approved shall not be brought into use until the access, parking and turning facilities have been provided as shown on any approved drawings.

Reason: To ensure conformity with submitted details.

2. The Development hereby approved shall not be brought into use 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.

Informative Note:

- Public Right of Way, Chapel-en-le-Frith Public Footpath No. 75, as shown on the Derbyshire Definitive Map, must remain open, unobstructed and on its legal alignment at all times. There should be no disturbance to the surface of the route without prior authorisation from the Rights of Way Inspector for the area. Consideration should be given to members of the public using the route at all times. A temporary closure of the route may be granted to facilitate public safety subject to certain conditions. Further information may be obtained by contacting the Rights of Way Section – ETE.PROW@derbyshire.gov.uk. If a structure is to be erected adjacent to the right of way, it should be installed within the site boundary so that the width of the right of way is not encroached upon.

Yours Sincerely

Glen Donaldson
Highways Development Control