

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

Highway Officer: Adrian Martin  
Our ref: HPBC/2023/005828  
Your ref: HPK/2023/0442  
Date: 13 February 2025

Dear Rachel Simpkin

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

**PROPOSAL:** Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting.

**LOCATION:** Carpenter Plc, Dinting Lodge Industrial Estate, Dinting, Glossop, SK13 6LE

---

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**

Previous comments on this application requested a revised CMP be submitted to provide further details on the site compound, wheel wash facilities etc. and to resolve concerns on the impact of the development on existing PRowWs within the site.

The revised CMP does not seem to have been submitted; however the submission and approval of a revised and more detailed CMP prior to commencement can be conditioned.

The concerns around the impact of the development on PRowS has been resolved and the need for temporary diversion(s) of footpath has been accepted by DCC's PRow officers.

The previous LHA comments are considered to remain valid in terms of the suitability of the temporary site access during the construction phase, the use of the existing access to Shaw Lane following the construction phase and the general acceptance that the development will not have a significant or severe impact on the highway network.

### **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 commence until the highway improvements/site access works comprising:

works as shown on drawing GL01;  
works as shown on drawing VS01;  
works as shown on drawing SPA01

have been constructed and completed.

Reason: To ensure the safe and free flow of traffic onto the highway.

Following the completion of the construction phase the highway improvements/site access works shall be reinstated in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

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.

### **Informatives**

The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Implementation team at [development.implementation@derbyshire.gov.uk](mailto:development.implementation@derbyshire.gov.uk) allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions:

Drafting the Agreement

A Monitoring Fee

Approving the highway details

Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

There is a public right of way running through the site, the applicant will be required to contact the PROW team to arrange for an official diversion, if the applicant cannot guarantee the safety of the path users during the construction phase then they must apply to the PROW department at [www.derbyshire.gov.uk/leisure/countryside/access/rights-of-way/faqs/frequently-](http://www.derbyshire.gov.uk/leisure/countryside/access/rights-of-way/faqs/frequently-)

[asked-questions-faqs.aspx](#) to arrange a temporary closure of the right of way for the duration of any works.

We advise you to seek your own independent legal advice on the use of the public right of way for vehicular traffic.

The site is traversed by a public right of way and this permission does not authorise additional use by motor vehicles, or obstruction, or diversion.

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

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- 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.

Yours Sincerely

Highways Development Control