

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

Highway Officer: Glen Donaldson  
Our ref: HPBC/2025/010966  
Your ref: HPK/2025/0026  
Date: 18 February 2025

Dear Stuart Talbot

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

**PROPOSAL:** Remove existing single storey extensions and replace with a single storey extension.

**LOCATION:** Riverside Cottage 2 Primrose Lane  
Simmondley  
Glossop

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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 that the submitted drawings show a third bedroom, but no information regarding the full number of bedrooms contained within the dwelling, so the following HA response is based on the assumption of three bedrooms.

The HA note that Primrose Lane is unrestricted regarding vehicle parking, the site does not benefit from any on-site parking spaces and the High Peak Borough Council parking standards for a two bedroom dwelling requiring 1.5 spaces per unit and a three bedroom dwelling requiring 2 parking spaces per unit, so due to the slight increase in expected vehicle numbers and based on the analysis of the information submitted, a review of Local and National policy the HA 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 offer no objections, but the construction of the works may lead to disruption in the area which will affect a number of existing dwellings, so on this basis recommend the following Condition and Informative Notes are appended to any consent granted:

Condition:

1. 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 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. Any Construction Management Plan (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, are 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](http://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