

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

Highway Officer: Robert Smith  
Our ref: HPBC/2025/012060  
Your ref: HPK/2025/0097  
Date: 7 May 2025

Dear James Stannard

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

**PROPOSAL:** Construction of two storey office extension to the front of the existing building, with additional parking spaces and reconfiguration of areas soft landscaping.

**LOCATION:** Peak Dale Molecular Ltd, Frith Knoll Road, Chapel-En-Le-Frith  
SK23 0PG

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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 recommends that the application is deferred pending additional information.

The proposal will construct an office extension and provide additional parking spaces accordingly. The proposed level of additional parking proposed is considered acceptable, with the Proposed Site Plan (Ref: PTK-A1-00-D-A-1803-P02) demonstrating the revised parking layout. It should be noted that whilst the application form notes 4 disability spaces are to be retained, only 3 disability spaces appear to have been shown on the proposed plan. Accordingly, I would be obliged if you could ask the applicant to submit a revised plan demonstrating an additional disability space.

The level of cycle storage is considered acceptable.

Yours sincerely

## Transport Development Management