

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/016658
Your ref: HPK/2026/0043
Date: 8 April 2026

Dear James Stannard

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

PROPOSAL: Partial demolition, redevelopment and refurbishment of
Reuben's Retreat to create enhanced family support services
including; 5No. new retreat suites, a winter garden, external
amenity including additional parking, improved accessibility
throughout, and reinstatement of key

LOCATION: REUBENS RETREAT , Park Crescent , Glossop , Derbyshire ,
SK13 7BQ

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

It is noted that the visibility from the site exit on to Park Crescent is somewhat restricted by the hedge boundary; however, whilst some improvements to the visibility, by trimming and maintaining the hedge boundary, would be beneficial it is not considered to be something which can be insisted on considering the relatively small scale of the proposed development and potential increase in vehicle movements generated by the proposed development of the site.

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 be brought into use until the parking facilities have been provided as shown on the submitted drawing(s).

Reason: To ensure conformity with submitted details.

Yours sincerely,

Adrian Martin

Transport Development Management