

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

Highway Officer: Adrian Martin
Our ref: HPBC/2026/018332
Your ref: DET/2026/0015
Date: 5 August 2026

Dear James Stannard

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

PROPOSAL: Application to determine if prior approval is required for a proposed: Change of use from Use Class E offices and workshop to Use Class C3, 2no. residential apartments -1no. 1 bedroom apartment to the first floor. 1no. 2 bedroom apartment proposed to the ground floor.

LOCATION: THE OLD CARRIAGE WORKS, Clough Street, Buxton, Derbyshire SK17 6LJ

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.**

Background

It is noted that the application site has no off street parking provision; however, the site is located within the town centre environment with good access to public transport, the footway network and to local services. The lack of parking provision would have been the same for the existing/former uses on the site, therefore, it is considered that there are no grounds for any highway related objections to the proposed development.

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.

Yours sincerely,

Adrian Martin

Transport Development Management