CONTROLLED

Tim Gregory
Director
Economy, Transport and Environment
County Hall
Matlock
Derbyshire DE4 3AG

Sarah Brooks
Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall
Market Place
RIPLEY DE5 3XE

Telephone 01629 538519
Ask for Gemma Statham
Email Gemma.Statham@derbyshire.gov.uk
Our ref 82006393/52995
Your ref AVA/2020/1063
Date 18 November 2020

Dear Mrs Brooks

3No Proposed Dwellings on Land at the Rear of 39 – 47 Porterhouse Road, Ripley

I refer to the above mentioned planning application and comment s follows.

The proposal is to construct 3 dwellings on land at the rear of 39 – 47 Porterhouse Road, the proposal will be served from an existing access point on Poterhouse Road. The Highway Authority has previously commented on application AVA/2019/0580 which was for 2 dwellings on this to which no highway objections were raised overall although concerns were raised over the width of the access road serving the dwellings.

The proposal is now for 3 dwellings on the land and they have been shown with a single garage and a single parking space each. The garage can only be considered as a parking space if the internal measurements are a minimum of 6m x 3m, I am not in a position to measure from the drawings so therefore this will need to be confirmed. The parking spaces also need to be a minimum of 5.5m x 2.5m in size with a minimum of 6m manoeuvring space behind the parking spaces for manoeuvring. Due to the overlong man carry distance from Porterhouse Road to the dwellings space should be provided within the site from small delivery vehicles to manoeuvre such as supermarket delivery vans.

Please hold the application in abeyance until the above information has been provided, at which point I will be in a position to comment further on the proposal.

Yours sincerely

[redacted]

Highway Development Control