CONTROLLED

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Ask for Gemma Statham
Email Gemma.Statham@derbyshire.gov.uk
Our ref 82008431/51746
Your ref AVA/2021/0029
Date 19 January 2021

Dear Mrs Brooks

Proposed Dwelling at 1 The Old Pond, Ilkeston Road, Heanor

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

The application is a resubmission of application AVA/2020/0780 which permission was granted for a replacement dwelling at the above mentioned site which retained a single parking space at the rear of the property off The Old Pond – the Highway Authority raised no objections.

This current proposal wants to relocate the parking space to the front of the property with a new access located off Ilkeston Road.

It is not ideal constructing a new access onto Ilkeston Road which is a well trafficked classified road when access already exists from The Old Pond which is a private road and of lower classification to Ilkeston Road. Parking for new dwellings served from classified roads should also be provided sufficient space within the site to manoeuvre so that vehicles can enter and exit the site in a forward gear.

The proposed access from Ilkeston Road would however have good visibility due to there being both a verge and footway fronting the site. In view of this I do not consider that a highway objection could be sustained and therefore the following conditions should be included on any consent granted.

It should also be noted that the parking space should measure a minimum of 5.5m x 2.5m.

1. Before any other operations are commenced a new vehicular and pedestrian access shall be created to Ilkeston Road in accordance with the application drawings, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.
2. The access, the subject of condition 1 above, shall not be taken into use until 2m x 2m x 45° pedestrian intervisibility splays have been provided on either side of the access at the back of the footway, the splay area being maintained throughout the life of the development clear of any object greater than 0.6m in height relative to footway level.
3. The premises, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings

for the parking of residents vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

4. There shall be no gates or other barriers located across the entire frontage of the property.

The following notes should also be attached to any consent granted.

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy, Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx
   E-mail highways.hub@derbyshire.gov.uk or
   Telephone Call Derbyshire on 01629 533190.
2. The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.
3. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway, measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
4. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

If you require any additional information please contact me.

Yours sincerely

[redacted]

Highway Development Control