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 82008446/54483
Your ref AVA/2021/0014
Date 20 January 2021

Dear Mrs Brooks

Two Proposed Dwellings on Land Adjacent to 4 Watkinson Street, Heanor

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

The Highway Authority has previously commented on a similar proposal for a single dwelling on this land under application AVA/2019/0355 to which no highway objections were raised.

In view of this I would not wish to raise any objections to this proposal subject to the following conditions being included on any consent granted.

1. Before any other operations are commenced the existing access vehicular and pedestrian access on Watkinson Street shall be modified in accordance with the application drawings, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.
2. Before any construction works commence 2 off street parking spaces shall be retained for the existing dwelling, number 4 Watkinson Avenue, in accordance with the revised application drawing.
3. The premises the subject of the application shall not be occupied until 2 off street parking spaces per dwelling, minimum 2.4m x 5.5m have been provided, laid out and constructed of a solid bound material, all in accordance with the application drawings and maintained thereafter free from any impediment to their designated use. In addition, there shall be no gates.

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 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.

Yours sincerely

[redacted]

Highway Development Control