CONTROLLED

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

Sarah Brooks
Planning Manager
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Market Place
RIPLEY DE5 3XE

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Ask for Adrian Martin
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Our ref 82010072/HDC/AM/TP49159
Your ref AVA/2021/0196
Date 23 March 2021

Dear Ms Brooks

Application for proposed residential development for the construction of 7no. dwelling following the demolition of the existing pubic house and access amendments – Sir Barnes Wallis, Maple Avenue, Ripley.

I refer to the above application recently received by this authority for highway comments.

It is noted that similar applications for residential development on this site have received no highway objections, subject to conditions. It is considered that this latest application provides a suitable access on to Maple Avenue as well as a satisfactory internal layout with appropriate parking and manoeuvring facilities.

As with the previous applications, there should be no access serving any of the proposed dwellings on to Sandwell Lane; this should be conditioned accordingly.

Based on the above comments, there are no highway objections to the application subject to the following conditions being included in any consent granted:

1. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for the storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

2. Before the first occupation of the dwellings a splayed vehicular access shall be created to Maple Avenue in accordance with the application drawings, laid out, constructed and maintained in perpetuity free from any impediment to its designated use.

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 and manoeuvring of residents', visitors, service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

4. The sole means of vehicular and pedestrian access to the application site shall be from Maple Avenue only. There shall be no means of access (either vehicular or pedestrian) to Sandham Lane.

5. No part of the development shall be occupied until a bin dwell area adjacent to Maple Avenue has been provided to ensure bins can be stored clear of the public highway on collection day.

Please also include the following advisory notes to any consent granted for the information of the applicant:

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 http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, e-mail highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190

Yours sincerely

[redacted]

Highway Development Control