CONTROLLED

DERBYSHIRE County Council

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

Sarah Brooks
Planning Manager
Amber Valley Borough Council
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Market Place
RIPLEY DE5 3XE

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Ask for Adrian Martin
Email Adrian.Martin@derbyshire.gov.uk
Our ref 82011140/HDC/AM/TP28145
Your ref AVA/2021/0332
Date 19 April 2021

Dear Ms Brooks

Application for proposed construction of 2 No. bungalows and associated parking – 3 Padley Close, Ripley.

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

The application proposes a new vehicular access to serve the proposed dwellings; it is considered that there is appropriate exit visibility in both directions, hence, there are no objections to the formation of the access.

The internal parking arrangements for the proposed dwellings are considered acceptable and the proposal will retain the existing parking facilities for the existing dwelling.

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 a new vehicular access shall be created to Padley Close in accordance with the application drawings, laid out and constructed with the entire site frontage being cleared, and maintained thereafter clear, of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2m into the site from the highway boundary in order to maximise the visibility available to drivers emerging onto the highway. The access shall be maintained in perpetuity free from any impediment to its designated use.

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

3. No part of the development shall be occupied until a bin dwell area adjacent to the highway boundary has been provided, with the facility being retained for the designated purposes at all times thereafter.

Please also attach the following advisory note to any consent granted for the information of the applicant:

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 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]

Highways Development Control