From: Penford, Mark
Sent:21 Jul 2021 15:21:44 +0100
To: Development
Subject:FW: [OFFICIAL] AVA/2021/0517 - 1 The Orchard, Codnor - proposed dwelling at rear

Please attach as consultation

thanks

Mark Penford

Planning Officer

Development Management

Amber Valley Borough Council

From: Gemma Statham (Place) <Gemma.Statham@derbyshire.gov.uk>
Sent: 21 July 2021 13:43
To: Penford, Mark <Mark.Penford@ambervalley.gov.uk>
Subject: RE: [OFFICIAL] AVA/2021/0517 - 1 The Orchard, Codnor - proposed dwelling at rear

Hi Mark

I refer to the additional information submitted and there remain no highway objections subject to the following conditions being included on any consent granted.

1. Before any other operations are commenced a new vehicular and pedestrian access shall be created to Holborn View in accordance with the application drawings, laid out, constructed and 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 of residents vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.
3. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

The following notes should also be included on 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 - Place 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.

Regards

Gemma Statham | Senior Technician – Development Control | Place | County Hall, Matlock, DE4 3AG | 01629 538519 www.derbyshire.gov.uk

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