[redacted]

From: Gemma Statham (Place) <Gemma.Statham@derbyshire.gov.uk>
Sent: 27 July 2021 12:57
To: Pearce, Sarah <Sarah.Pearce@ambervalley.gov.uk>
Subject: FW: 82014856 FW: [OFFICIAL] FW: AVA/2021/0308 - Land Adj 51 Park Street, Heanor

Hi Sarah

I refer to the amended plans submitted for the above mentioned planning application and comment as follows.

The proposed parking layout is now acceptable and the following conditions should be included on any consent granted.

1. Before any other operations are commenced, the redundant part of the existing vehicular access to Park Street shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway in a manner to be agreed in writing with the Local Planning Authority in consultation with the County Highway Authority.
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 revised application drawings for the

parking and manoeuvring 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 attached to any consent granted.

1. Pursuant to Section 127 of the Highways Act 1980, no work may commence within the limits of the public highway to close any redundant accesses and to reinstate the footway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 127 Agreements may be obtained by contacting this Authority via email – highways.hub@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 127 Agreement.
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

Working Days | Monday | Tuesday | Wednesday

Derbyshire County Council - Improving life for local people

ü Please consider the environment before printing this e-mail

From: Gemma Statham (Place) <Gemma.Statham@derbyshire.gov.uk>
Sent: 20 July 2021 07:06
To: Place Development Control (Place) <ETE.DevControl@derbyshire.gov.uk>
Subject: 82014856 FW: [OFFICIAL] FW: AVA/2021/0308 - Land Adj 51 Park Street, Heanor

[redacted]



