

From: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>
Sent: 31 August 2021 08:51
To: Penford, Mark <Mark.Penford@ambervalley.gov.uk>
Subject: RE: [OFFICIAL] FW: AVA/2021/0791 - 117 Old Road, Heage

Dear Mark,

Further to the previous comments and following the receipt of a revised layout, please find revised comments to the application:

The proposed alteration to the parking arrangements i.e. the widening of the junction of Old Road and Schoolhouse Hill to provide a new parking area for 117 Old Road is considered acceptable. Exit visibility from Schoolhouse Hill will still be substandard; however, there is an improvement and the creation of the new parking space will, in effect, remove one vehicle movement through the junction of Old Road and Schoolhouse Hill.

The situation regarding the lack of space on Schoolhouse Hill to allow vehicle turning remains; however, it is considered that an objection based purely on this issue would be difficult to sustain.

Based on the above comments, the previous recommendation for refusal is withdrawn and the revised application is considered acceptable to the Highway Authority. Please include the following conditions in any consent granted:

1. Before the first occupation of the dwelling, the existing access to Schoolhouse Hill from Old Road shall be laid out and constructed in accordance with the revised application drawings and maintained throughout the life of the development free from any impediment to its designated use.

2. Before the first occupation of the dwelling space shall be provided within the application site in accordance with the application drawings for the parking of residents' vehicles of both the new dwelling and 117 Old Road, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

3. Before the first occupation of the dwelling, details of the means of demarcation of the highway boundary adjacent to the junction of Old Road and Schoolhouse Hill shall be submitted to the Local Planning Authority for written approval with the approved details being implemented and maintained throughout the life of the development free from any impediment to its designated use.

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.

2. 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.

Yours sincerely,

Adrian Martin

Adrian Martin | Highway Development Control | Place | Derbyshire County Council, County Hall, Matlock, DE4 3AG | 01629 538668 or 07780 752434
www.derbyshire.gov.uk

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