[redacted]

From: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>
Sent: 23 May 2022 10:01
To: Penford, Mark <Mark.Penford@ambervalley.gov.uk>
Cc: 'jon@pilkington-architecture.co.uk' <jon@pilkington-architecture.co.uk>
Subject: FW: [OFFICIAL] FW: Land at Ridgeway Lane, Ridgeway - AVA /2021/1220

Dear Mark,

Further to previous correspondence regarding the above application and the submission of the attached revised site layout (103C), please find below final HA comments to the application:

It is now considered that there are no objections to the proposed development with the revised layout incorporating satisfactory on site parking and turning facilities. Discussions have taken place with the applicant's agent regarding the access gradient and the impact of the development on the boundary wall fronting Ridgeway Lane; both of the these issues can be conditioned accordingly.

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

1. Before any other operations are commenced, an assessment of the future integrity and potential impact of the development on the boundary retaining wall fronting Ridgeway Lane, including appropriate structural calculations, shall be submitted to and approved in writing by the LPA with any works identified being carried out in accordance with an approved scheme prior to the first occupation of the dwellings.

2. Before the first occupation of the dwellings, the existing access to Ridgeway Lane shall be modified in accordance with the revised application drawings, laid out, constructed and provided with 2.4m x 43m visibility splays in both directions, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

3. Before the first occupation of the dwellings, space shall be provided within the application site in accordance with the revised 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.

4. The proposed access drive to Ridgeway Lane shall be no steeper than 1:10 for the first 5m from the nearside highway boundary.

Please also attach the following advisory notes 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 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. 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.

3. 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.

Yours sincerely,

Adrian Martin

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