From:Penford, Mark
Sent:Tue, 22 Nov 2022 12:02:44 +0000
To:Development
Subject:FW: [OFFICIAL] FW: AVA/2022/0680 - 106 Codnor Gate, Codnor

Please attach

Mark Penford

Planning Officer

Development Management

Amber Valley Borough Council

From: Gemma Statham (Place) <Gemma.Statham@derbyshire.gov.uk>
Sent: 22 November 2022 12:00
To: Penford, Mark <Mark.Penford@ambervalley.gov.uk>
Subject: RE: [OFFICIAL] FW: AVA/2022/0680 - 106 Codnor Gate, Codnor

Hi Mark

Sorry for the delay in my response, I can comment as follows on the amended details.

The proposal now appears acceptable to the Highway Authority and the following conditions should be included on any consent granted.

1. Before any other operations are commenced, the existing access to Codnor Gate 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.
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 small service and delivery 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 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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