S Gladwin
Chief Executive
Development Management

Town Hall
Ripley
Derbyshire DE5 3BT
Tel: 01773 570222
Fax: 01773 841523
Email: enquiry@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

Mrs K Falls
Avant House
Tallys End
Barlborough
S43 4WP
United Kingdom

Our Ref :ALFIAC- COND/2023/0171
Your Ref :H2986
Date :18 June 2025
Ask For :Alfia Cox

Email :alfia.cox@ambervalley.gov.uk

Dear Madam

Proposal **Discharge of conditions Condition 8 (Estate Road details) of AVA/2017/0645**
Location Nether Farm Land Off Birchwood Lane Somercotes
Applicant Mrs K Falls Avant House Tallys End Barlborough

Decision – Submission to Discharge Planning Conditions

Conditions to Discharge:

8. *The dwellings, the subject of the application, shall not be occupied until the estate street has been provided with suitable turning arrangements to enable service and delivery vehicles to turn, all as agreed in writing with the Local Planning Authority. In the case where interim turning arrangements are constructed these shall remain available until any permanent estate street turning is available, in accordance with the approved estate street designs.*

***Reason:** In the interests of highway safety in accordance with saved policy TP1 of the Adopted Amber Valley Borough Local Plan 2006.*

The following information has been submitted:

- Drawing Number P3627-05-03 Revision C – Proposed Refuse Vehicular Tracking (S278 Entrance)
- Drawing Number 202 Revision P01 – Vehicle Tracking Layout Sheet 1 of 2
- Drawing Number 203 Revision P01 – Vehicle Tracking Layout Sheet 2 of 2
- Drawing Number P3627-20-05 – Vehicular Tracking
- Drawing Number P3627-05-04 Revision B – Proposed Fire Tender Tracking (S278 Entrance)
- Drawing Number P3627-21-02 – Proposed S184 Construction Details and Vehicular Tracking
- Drawing Number 0144 Revision P01 – S104 Pumping Station Tracking

DCC Highway Authority has been consulted and raised no objection. Consequently, condition 8 can now be discharged.

Conditions not Requiring Formal Discharge: 1, 2, 4, 6, 7, 8, 9, 10, 11, 13, 14, 16, 20, 25 and 26

Conditions Outstanding: 3, 5, 12, 15, 17, 18, 21 (part 2) and 22 (part 2)

Yours faithfully



Simon Gladwin
Chief Executive