Response provided under the delegated authority of the Executive Director for Place

Planning Manager
Amber Valley Borough Council
PO Box 15, Town Hall, Market Place
RIPLEY
Derbyshire
DE5 3XE

Highway Officer: Steve Dudhill
Our ref: AVBC/2025/014078
Your ref: AVA/2025/0669
Date: 9 October 2025

Dear Mr Redmond,

TOWN AND COUNTRY PLANNING ACT 1990
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY

PROPOSAL: **Variation of conditions 2 (approved drawings) 3 (lighting) 4 (biodiversity) 5 (trees) and 6 (parking) of AVA/2023/0709 for amended storage building design and minor alterations to parking arrangement within site.**

LOCATION: **TwoK Polymer Systems Ltd Venture Crescent Alfreton Derbyshire**

Derbyshire County Council, the Highway Authority acting in its role as Statutory Consultee, has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, has no objection.

This application seeks to vary planning conditions 2 to 6 as attached to planning permission reference AVA/2023/0709.

Only conditions 2 and 6 are relevant to the highway authority. Conditions 2 and 6 are as follows:

2. The hereby approved development shall be carried out in accordance with the following approved documents and drawings.

   Application Form
   Site Location Plan
   Car Park Construction Plan Drawing Number 889-23-35 Rev A
   Proposed Car Park Layout 889-23-05
   Ground Floor Plan Drawing Number 2KP/PP/111

   Proposed Elevations Drawing Number 2KP/PP/112
   Proposed Roof Plan Drawing Number 2kp/pp/113
   Site Levels Proposed Drawing Number 889-23-10

   Reason: To define the terms of this permission and for the avoidance of doubt.

6. The Development hereby approved shall not be brought into use until the parking and turning facilities have been provided as shown on drawing 2KP/PP/102.

   Reason: To ensure conformity with submitted details and to ensure adequate parking in accordance with Saved policy TP6 of the Amber Valley Borough Local Plan 2006.

Minor variations are proposed to the parking arrangements within the site, with the car park layout details now shown on drawing number 2412-S02-113 Rev P01.

The current scheme is functionally no different to that referred to in planning condition 6 and gives rise to no adverse highway impacts relative to the approved scheme. The highway authority therefore has no objection to this application.

SD; DCC TDM; 9/10/25.