DERBYSHIRE County Council

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: Gemma Statham
Our ref: AVBC/2025/014964
Your ref: PDR/2025/0057
Date: 26 November 2025

Dear Laura Anthony

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

PROPOSAL: Application to determine if prior approval is required for the conversion of redundant office spaces into required 4no. residential units (2no. 2-bed, 2no. 1-bed).

LOCATION: 23-29 High Street 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.

The Highway Authority has considered the above mentioned proposal for the change of use of redundant office space to four residential apartments.

It would appear that planning consent already exists under application AVA/2024/0403 for the change of use of the upper floors to two apartments, to which no highway objections were raised. Therefore this proposal would result in two additional apartments.

Given the town centre location of the property and surrounding parking restrictions, together with the existing use of the building it is not considered that a highway objection could be sustained subject to the parking being laid out as shown on the application drawings.

The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 2025-1090-200.
Reason: To ensure conformity with submitted details.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
17 November 2025	**Gemma Statham**		**26 November 2025**