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: Robert Smith
Our ref: AVBC/2025/014926
Your ref: AVA/2025/0800
Date: 26 November 2025

Dear Alfia Cox,

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

PROPOSAL: Non-material amendment of AVA/2024/0821 for the introduction of a second roller shutter door to the approved self-storage unit and installation of new fenestration. Creation of ramped access with retaining wall, and amendment to parking arrangement

LOCATION: Taylor House Taylor Lane Loscoe Heanor Derbyshire DE75 7TA

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 subject to conditions being imposed should approval be granted.

This non-material amendment planning application will see the introduction of a second roller shutter door and installation of new fenestration, to the development permitted under planning permission reference AVA/2024/0821 for the sub-division of the existing building into three commercial units and a self-storage facility.

Whilst this application will slightly reduce the previously approved overall gross floor area (GFA), it is not considered that it will alter the previously approved parking requirement.

The introduction of the second roller shutter door will affect the parking layout. However, the overall level of parking provision is unaffected, as demonstrated on drawing 1963-210 Rev. D (contrary to the application form which suggests there would be a net loss of 1 no. parking space compared to that previously approved).

Based on the above, there is no highway objection to this planning application, subject to the previously recommended condition being revised to the latest drawing number, should planning permission be granted.

Condition

No building shall be occupied until the areas indicated on the submitted plans to be set aside for parking have been permanently demarcated in accordance with the details as shown in drawing ref: 1963-210 Rev. D. The parking areas shall be retained as such thereafter.

Reason: To ensure that parking provision is made on the site for the traffic generated by the development.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
14 November 2025	**Robert Smith**	**SD**	**26 November 2025**