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: Robert Smith
Our ref: AVBC/2026/016047
Your ref: AVA/2026/0051
Date: 23 February 2026

Dear Laura Anthony,

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

PROPOSAL: Loft conversion with front and rear dormers to form a 8 bed HMO property (may affect the setting of a listed building)

LOCATION: 15 Hall Street, Alfreton DE55 7BT

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 planning application proposes a loft conversion with front and rear dormers to form an 8 bed HMO property.

Based on the analysis of the information submitted it is evident that no car parking is provided. However, considering the location of the property, nearby public parking, public transport links, local amenities and facilities within a reasonable walking distance, and existing on-street parking restrictions in place in the vicinity of the site, this is acceptable.

However, it is considered that secure and covered cycle parking should be provided for future residents, to mitigate the lack of car parking, and it is evident that this could

be provided within the site curtilage to the rear of the property. Details can be secured by planning condition.

Having regard to the above, the highway authority would have no objection to this planning application subject to the following planning condition being attached to the decision notice if planning permission is granted.

Condition

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for secure, covered cycle parking and secure cycle equipment storage facilities in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.

Reason: In the interest of highway safety and furthering travel by sustainable modes.

Yours sincerely,

Robert Smith
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
10 February 2026	**Robert Smith**	**SD**	**23 February 2026**