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/2026/016844/R4
Your ref: AVA/2026/0204
Date: 10 September 2026

Dear Rebecca Godson,

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

PROPOSAL: Change of use and conversion to 4no. residential flats at 44A Charles St, Leabrooks

LOCATION: 44A CHARLES STREET LEABROOKS ALFRETON DE55 1LZ

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.

Background

The applicant originally sought permission for the change of use of the existing retail bathroom/kitchen/bedroom showroom into 4 no. one-bedroom apartments. The highway authority's initial observations were issued on 22/4/26.

The applicant then proposed a change of use to a house of multiple occupancy with 5 bedrooms, for which the highway authority's observations were issued on 8/6/26.

The applicant then amended the planning application to seek permission for 3 no. one-bedroom apartments, with internal space for the storage of cycles and bins. The highway authority provided observations on that proposal on 22/7/26.

The applicant then amended the layout and elevations drawing (number 113.102 Rev G), which includes details of the proposed internal cycle and bin store. The highway authority provided observations on that proposal on 18/08/26.

Revised plan layout and elevations drawing (number 113.102 Rev H) has been submitted, which now shows storage space within each apartment for cycle equipment together with an internal cycle and bin storage room.

Cycle Parking and Refuse Collection

The provision of 3 no. vertical cycle racks and a cycle equipment storage area in each apartment would be acceptable.

The applicant makes no proposal for provision of glass recycling containers and has not assessed the space requirement for additional recycling which may be collected in bags. The applicant should consult with the waste/refuse authority to determine the overall requirement.

It is not therefore clear that the proposed cycle and bin store would have adequate overall capacity. Further information is required to justify the size of the bin storage area.

Conclusion

Having regard to the above, the planning conditions and informatives recommended in the highway authority's 22/4/26 observations, which include requirements which would secure details of cycle and bin storage facilities, remain appropriate for the applicant's current proposal.

Yours sincerely,

Gemma Statham
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
27 August 2026	**Gemma Statham**	**SD**	**10 September 2026**