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/2026/019334
Your ref: AVA/2026/0625
Date: 13 October 2026

Dear Mrs Godson,

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

PROPOSAL: Change of use from Class E (Shop) to Class C3 (Dwelling) and associated alterations.

LOCATION: Mansfield Road Heanor Post Office 88 Mansfield Road Heanor Derbyshire DE75 7AQ

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 planning application proposes the change of use of a shop to residential use at 88 Mansfield Road, Heanor. The scheme would provide a 4-bedroom dwelling, which would require provision of 3 car and 4 cycle parking spaces in accordance with the highway authority's Parking Guidance for New Developments (PGND).

The site currently has three car parking spaces and a garage which could accommodate cycle parking, satisfying the PGND requirement.

Accordingly, subject to there being no removal of the existing parking facilities, the highway authority would have no objection to this planning application.

SD; DCC TDM; 13/10/26.