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: Jenny Rhodes
Our ref: AVBC/2026/018067/R2
Your ref: AVA/2026/0425
Date: 19 October 2026

Dear Mrs Godson,

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

PROPOSAL: Conversion of first and second floors to form 5no. self-contained apartments (Use Class C3) and ground floor to form three retail units (Use Class E(a))

LOCATION: Wood Bros 9 - 13 Ray Street Heanor Derbyshire DE75 7GE

Derbyshire County Council, the Local Highway Authority (LHA) 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. recommends that determination of this planning application should be deferred pending the submission of further information.

Background

The highway authority's most recent observations on this planning application were issued on 2/10/26. The applicant has submitted further information comprising a revised plan showing proposed floor plans, elevations, and cycle storage (JG/BG/2026/265/02 Rev E).

This planning application seeks permission for the conversion of the first and second floors to form 5 no 1-bed apartments and the ground floor to form three retail units.

Assessment

No off-road parking proposed at the site, which accords with the LHA's previous recommendation and is acceptable.

Cycle storage is proposed at the side of the 1.2m wide pedestrian access to the apartments. Although manoeuvring cycles within that limited space is not ideal, it is considered acceptable.

The revised plan (JG/BG/2026/265/02 Rev E) shows the design of the cycle store. The covered, open fronted structure does not show any means of securing cycles to prevent theft. Details can be secured by planning condition.

The revised plan shows a total of 14 domestic wheelie bins, 8 to one side of the pedestrian access to the apartments and 6 to the rear of the retail units. A further 4 commercial bins are located to the side of the retail storage building. The proposed locations for bin storage are considered acceptable.

The LHA's previous 22/7/26 and 2/10/26 observations stated that the applicant should consult with the relevant refuse collection department to ascertain what will be acceptable to them in terms of access, numbers, and locations of bins. The applicant should provide evidence that bin provision is acceptable to the relevant refuse collection department and should show where the bins would be stored for collection on refuse collection days.

Conclusion

The LHA recommends that this planning application should not be determined until the applicant has submitted further details which satisfactorily address the above issues.

The highway authority will comment again following receipt of further information.

Yours sincerely,

Jenny Rhodes
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
7 October 2026	**Jenny Rhodes**	**SD**	**19 October 2026**