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: Devinda Kumarasinghe
Our ref: AVBC/2026/019119
Your ref: AVA/2026/0609
Date: 13 November 2026

Dear Alex Shaw

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

PROPOSAL: Demolish existing rear outbuilding and erect two storey rear extension (with balcony) , new windows/doors to existing, and installation of a 9 person Package Treatment Plant

LOCATION: Pond House Shipley Lane Mapperley Ilkeston Derbyshire DE7 6BR

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 recommends that the application is **deferred** pending additional information.

Access and highway impact

The proposal would retain the existing vehicular access via the private car park circulation road connecting with Shipley Lane. No alterations to its connections with the public highway are proposed.

The existing and proposed floor plans both show three bedrooms. Having regard to the continued use as a single dwelling and the established access arrangements, the proposal would not be expected to generate a material increase in traffic or materially affect the operation of the surrounding highway network.

Parking and layout

DCC's Parking Guidance for New Developments identifies a minimum provision of two car parking spaces for a three-bedroom dwelling.

Drawing No. 2609/SF/03 shows the proposed extension but does not clearly identify the parking provision. An annotated and dimensioned site layout plan should confirm the existing parking provision and demonstrate that two suitably sized and accessible spaces would remain available, together with satisfactory access and manoeuvring areas. Any departure from the guidance should be explained and justified.

The plan should also identify the proposed package treatment plant and associated works, confirming that these would not obstruct parking or access.

Clarification of existing and proposed cycle parking provision should be provided, having regard to DCC guidance and the relevant design principles in LTN 1/20.

Treatment plant servicing

A brief servicing statement and annotated plan should identify the anticipated servicing vehicle type and size, access route, standing position, hose route and distance to the treatment plant.

The information should demonstrate that the vehicle can enter and leave the public highway in forward gear, using the private circulation road where appropriate, without obstructing the highway or preventing safe use of the access road. Swept-path analysis would only be necessary where an identified access or manoeuvring constraint requires verification.

Refuse collection

The applicant should confirm whether the existing refuse storage and collection arrangements would change. If changes are proposed, the Local Planning Authority should consult the relevant waste collection authority to confirm their suitability.

Conclusion

The LHA raises no objection to the principle of the extension or the continued use of the existing access.

However, the proportionate layout and servicing information identified above is required to confirm that usable parking and access would be retained and that the proposed package treatment plant can be serviced safely.

Yours sincerely,

Devinda Kumarasinghe
Transport Development Management

Date Received	Case Officer	Reviewer	Date Issued
24 September 2026	**Devinda Kumarasinghe**		**13 November 2026**