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Mr A Sylvester
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Our ref: 8239708/HDC/SH/17065
Your ref: DMPA/2019/0856
Date: 5 September 2019

Dear Mr Sylvester

Proposed Change of Use Dwelling and Formation of Access at Rosliston Medical Unit

The current use of the application site is a medical centre which, I understand, is being sold without the benefit of, or any rights over, the land to the side of the property which is currently used to access the parking area to the rear. To address this lack of parking, the current application, for the change the use of the building to a dwelling, includes the creation of parking space on the front of the site.

At an access onto a section of road subject to a 30mph speed limit, the Highway Authority would expect the provision of 2.4m x 43m visibility sightlines in each direction. This cannot be achieved at the above site over controlled land. However, considering the significant reduction in the amount of traffic which would be generated by the site should the change of use take place albeit at the village hall access, the location of the site and bearing in mind the Inspectors decision (9/2012/0120, APP/F1040/D/12/2176190) regarding an access at 26 Main Street, it is not considered that the shortfall is sufficient that an objection on highway safety grounds could be sustained.

Therefore, there are no objections to the proposal from the highway point of view subject to the following conditions being included in any consent in the interests of highway safety.

- 1 Prior to being taken into use, the parking space shall laid out and constructed in a solid bound material for at least 5.5m into the site from the highway boundary and provided with a splayed vehicular crossover constructed in accordance with Derbyshire County Council's specifications for work within the highway.

- 2 Prior to the access being taken into use, the entire site frontage shall be cleared and maintained throughout the life of the development clear of any obstruction exceeding 600mm in height relative to the nearside carriageway edge for the first 2m into the site from the highway boundary in order to maximise emerging visibility.
- 3 Any gates shall be set back at least 5.5m into the site from the highway boundary and open inwards only to ensure that drivers do not park across the footway when stopping to open them causing an obstruction and hazard.

The following notes should be appended to any consent for the information of the applicant:

- a Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website, email highways.hub@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.
- b Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

Yours sincerely

Highways Development Control