

Assessed the proposal from the highway point of view and consider that the proposed access, parking and manoeuvring layout is now acceptable and that the following conditions should be included in any consent in the interests of highway safety.

1. Prior to the first occupation of the additional accommodation hereby permitted, the garage parking and manoeuvring space shall be provided in accordance with application drawing 1915-YTF-MMA-Z1-XX-DR-A-01009-D5-P7 And maintained throughout the lifetime of the development free from any impediment to its designated use.
2. Prior to the new garage being taken into use, the access and manoeuvring space shall be laid out in accordance with application drawing 1915-YTF-MMA-Z1-XX-DR-A-01009-D5-P7. The access shall have a minimum width of 3.25m, be surfaced in a solid bound material (i.e. not loose chippings) and be provided with visibility sightlines of 2.4m x 33m to the south and 2.4m x 39m in the northerly direction. The area forward of the sightlines shall be cleared and maintained throughout the lifetime of the development free from any obstruction exceeding 600mm in height relative to the nearside carriageway edge.
3. Any gates shall be set back at least 5m into the site from the highway boundary and open inwards only.

The following note shall be appended to any consent for the information of the applicant.

- a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk , email highways.hub@derbyshire.gov.uk or telephone 01629 533190.
- b. Under provisions within Sections 149 and 151 of the Highways Act 1980, the developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness