

From: Paul Bigg (Place) <Paul.Bigg@derbyshire.gov.uk>
Sent: 19 November 2021 08:50
To: James Norton
Cc: SDDC Planning Applications
Subject: RE: DMPA/2021/1064 - Approval of reserved matters (access, appearance, landscaping , layout and scale) pursuant to outline permission ref. 9/2017/0196

Hi James,

I refer to the additional information submitted in support of the above application received by this authority for highway comments, which are as detailed below.

Application Ref: DMPA/2021/1064

Address: 41 Grove Close, Thulston, Derby, DE72 3EY

Proposal: Approval of reserved matters (access, appearance, landscaping , layout and scale) pursuant to outline permission ref. 9/2017/0196

Comments:

A response to this application was issued by the Highway Authority on the 19th October 2021 that requested additional information be submitted in respect of the access visibility splays and the proposed parking provision.

This additional information has now been submitted by the applicant and has been thoroughly reviewed and is considered acceptable.

Taking the above into account the Highway Authority has no objections to the application subject to the following conditions being imposed should planning approval be granted.

1. Prior to the first occupation of any dwelling hereby permitted, the new vehicular and pedestrian access to Grove Close should be constructed in accordance with the approved plans and shall be provided with 2.4m x 33m visibility sightlines in each direction. The area forward of the sightlines shall be maintained throughout the lifetime of the development to ensure it is kept clear of any obstruction exceeding 1m in height (600mm in the case of vegetation) relative to the nearside carriageway edge. For the avoidance of doubt, this will require the lowering or setting back of the front boundary wall.

Reason: In the interest of highway safety.

2. The parking spaces and garages shown on the approved plans shall be constructed and available for use prior to the occupation of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required.

3. Any entrance gates shall be set back a minimum of 5m from the highway boundary and maintained at that distance for the life of the development unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

In addition, the following Informatives should be included on any consent.

- a) Planning permission does not give you approval to work on the public highway. To carry out 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 strongly 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.
- c) Where the site curtilage slopes down towards the public highway provisions within Section 163 of the Highways Act 1980 requires measures to 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 dished channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

Should you have any queries please do not hesitate to let me know.

Best Regards

Paul

Paul Bigg | Engineer - Development Control | paul.bigg@derbyshire.gov.uk

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

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