

P20_2801_L017v1_PL_MAN_JD_JB

26th July 2023

Rachael Simpkin
High Peak Borough Council
Buxton Town Hall
Market Place, Buxton
Derbyshire
SK17 6EL
Sent via Planning Portal only

Dear Rachael,

Further Non-Material Amendment to HPK/2021/0145

Pegasus Group has been instructed on behalf of our client, HDD Buxton Limited, to submit a further non-material amendment (NMA) application to the above planning application. This letter provides a further updated schedule of plans submitted for approval/replacement within this NMA.

Reasons for NMA

The proposed amendment provides HDD Buxton Limited more flexibility on unit sizes within the retail parade, whilst at the same timing providing the opportunity to sub-divide the unit (if required) to meet tenants specific requirements. As such, it is proposed to amend the layout of the retail units although the total amount of proposed floorspace remains as previously approved. The amendments are summarised below:

- Amendments to former units B3/B4 to create a larger unit capable of being used as a single unit or subdivided into two units.
- Reduction in the size of units B1 and B2, with the footprint reduced to accommodate an expanded unit B3/4.
- Associated minor updates to the elevations, roof and boundary treatments to reflect the changes in the building footprint and reduction in the number of units.
- Inclusion of small canopy above front doors of retail units to ensure scheme accords with relevant building regulations.

For ease of reference, the table below sets out those plans which this updated non-material amendment relates to and the proposed amended plan references. The previously approved plans are referenced within the Decision Notice for the previous NMA (application reference NMA/2023/0007) approved on 31st May 2023.

Queens House, Queen Street, Manchester, M2 5HT
T 0161 3933399 E Manchester@pegasusgroup.co.uk
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Queens Business Centre, Whitworth Road, Cirencester, Gloucestershire GL7 1RT

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

  
Pegasus_Group @pegasusgroup Pegasus_Group
PEGASUSGROUP.CO.UK

Previously Approved Documents	Submitted Documents for Approval
Proposed Site Plan 1240-110 (Rev AB)	Proposed Site Plan 1240-110 (Rev AC)
Boundary Phasing Plan 1240-113 (Rev C)	Boundary Phasing Plan 1240-113 (Rev E)
Retail Unit Floor Plan 1240-220 (Rev G)	Proposed Retail Floor Plans 1240-222 (Rev P-01)
Retail Unit Roof Plan 1240-221 (Rev D)	Roof Plan 1240-223 (Rev P-01)
Retail Elevations 1240-320 (Rev W)	Proposed Elevations 1240-321 (Rev P-02)
Site Section A-A 1240-320 (Rev G)	Site Section A-A 1240-491 (Rev J)
Site Section B-B 1240-492 (Rev F)	Site Section B-B 1240-492 (Rev G)
Site Section C-C 1240-493 (Rev J)	Site Section C-C 1240-493 (Rev L)
Site Section D-D 1240-494 (Rev D)	Site Section D-D 1240-494 (Rev E)
Phasing Plan with Landscaping 1240-733 (Rev O6)	Phasing Plan with Landscaping 1240-733 (Rev O8)
Preliminary Levels Layout FWBN-BSP-ZZ-OO-DR-C-O210 (Rev P11)	Preliminary Levels Layout FWBN-BSP-ZZ-OO-DR-C-O210 (Rev P12)

The site sections not cutting through the retail parade have been updated to ensure that the inset plans match the revised layouts.

Should you have any queries regarding this, please do not hesitate to contact me on the details provided below.

Yours sincerely



Jonathan Burns
Director

dd. 0161 507 0414

Cc. Joe Davis (Pegasus)
Damian Middleton (HDD)

Enc. Updated Application Form
Proposed Site Plan 1240-110 (Rev AC)
Boundary Phasing Plan 1240-113 (Rev E)
Proposed Retail Floor Plans 1240-222 (Rev P-01)
Roof Plan 1240-223 (Rev P-01)
Proposed Elevations 1240-321 (Rev P-02)
Site Section A-A 1240-491 (Rev J)
Site Section B-B 1240-492 (Rev G)



P20_2801_LO18v1_PL_MAN_JD

Site Section C-C 1240-493 (Rev L)

Site Section D-D 1240-494 (Rev E)

Phasing Plan with Landscaping 1240-733 (Rev 08)