

Ben Haywood
High Peak Council
Issued online

Manchester
One Express
1 George Leigh Street
Manchester M4 5DL
nexusplanning.co.uk

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Dear Ben

**Non Material Amendment Application to Outline Consent Reference HPK/2019/0316
Former Shire Hill Hospital, Glossop**

We write to submit an application on behalf of Cube Homes Limited ('the applicant') to apply for non-material amendments to outline consent reference HPK/2019/0316 dated 5 September 2022.

The non-material amendments sought relate to the re-wording of a series of conditions attached to the outline consent, in order to allow for the demolition of existing buildings on site prior to the submission of a range of detailed technical information principally relating to highways and drainage matters. The information is being prepared in the background, but there is an urgent need to begin demolition works on the site due to ongoing security matters.

Section 96A of the Town and Country Planning Act was introduced in 2009 to allow for greater flexibility to amend extant planning permissions without the need to submit a brand new, full application.

In light of the above, we are seeking to amend the following:

Condition	Proposed Amends
Condition 6 – Construction Method Statement	To be amended to allow for a phased discharge requiring: 1. A CMS which relates specifically to the demolition phase; and 2. A CMS which relates to the wider development.
Condition 9 – highway improvement works	To be amended to allow for demolition prior to the submission of details. Wording to be amended to state: 'Other than demolition, the development shall not commence until...'
Condition 10 – access to Blackshaw Clough	To be amended to ensure there is certainty around its trigger point. Wording to be amended to state: 'Other than demolition, the development shall not commence until...'
Condition 13 – discharge of water from the development	To be amended to allow for demolition prior to the submission of details. Wording to be amended to state: 'Other than demolition, the development shall not commence until...'
Condition 17 – surface water drainage	To be amended to allow for demolition prior to the submission of details. Wording to be amended to state: 'Other than demolition, the development shall not commence until...'
Condition 18 – drainage hierarchy	To be amended to allow for demolition prior to the submission of details. Wording to be amended to state: 'Other than demolition, the development shall not commence until...'
Condition 25 - CEMP	To be amended to allow for a phased discharge requiring: 1. A CEMP which relates specifically to the demolition phase; and

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Condition	Proposed Amends
	2. A CEMP which relates to the wider development.

The proposed amendments are minor in nature and do not alter the approved development. Instead, the amendments sought to the wording of the conditions is simply to allow urgent demolition works to take place in advance of full detailed technical information being finalised.

We therefore trust that the Council considers the proposals to reflect non-material amendments and can be dealt with satisfactorily under Section 96A of the Town and Country Planning Act.

We trust the submitted information is acceptable and look forward to progressing the application with you in due course.

Yours sincerely

Heather Lindley-Clapp
Director