

12th November 2024

Rachael Simpkin
High Peak Borough Council
Buxton Town Hall
Market Place, Buxton
Derbyshire
SK17 6EL

Sent via Planning Portal only

Dear Ms Simpkin,

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 would allow the applicant to alter the previously approved service yard wall to the rear of the retail parade.

The proposed service yard wall segment extending from the side elevation of Unit B-2 has been amended to be set back from the unit's side elevation. This arrangement provides comparable screening for the service yard area, whilst retaining access to the rear of the retail units. The proposed amendment is required to avoid conflicts with the existing drainage infrastructure and specifically a drainage chamber which must be located where the previously approved wall was to extend to – unfortunately the relocation of the drainage chamber is not possible as this is where two drainage channels meet and therefore an inspection chamber/access is required for future maintenance.

The proposed adjustment to the wall is necessary to avoid the existing drain covers. Moving the manhole location is not considered feasible, as this may result in drainage blockages and require alterations to the existing drainage design.

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 Proposed Site Plan and Boundary Phasing Plan are referenced within the Decision Notice for the previous NMA (ref. NMA/2023/0016), approved August 4th 2023. The previously approved Service Yard Wall Details plan is referenced within the Decision Notice for a Discharge of Conditions application (ref. DOC/2023/0058), approved September 4th 2023.

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Previously Approved Documents	Submitted Documents for Approval
Proposed Site Plan 1240-110 (Rev AE)	Proposed Site Plan 1240-110 (Rev C-03)
Boundary Phasing Plan 1240-113 (Rev G)	Boundary Phasing Plan 1240-113 (Rev H)
Service Yard Wall Details (Service Yard Wall Details 1240-123 Rev 00)	Service Yard Wall Details (Service Yard Wall Details 1240-123 Rev 02)

One further drawing has been submitted in support of this application, for illustration purposes only. This drawing depicts the views extracted from a 3D model showing the comparison between the approved treatment, and the amended proposed treatment:

- Service Yard Wall Views 1240-SK0011.

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

Yours sincerely

Monika Somogyi
Graduate Planner

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dd. 0161 507 0417

Enc.

Proposed Site Plan 1240-110 (Rev C-03)
Boundary Phasing Plan 1240-113 (Rev H)
Service Yard Wall Details (Service Yard Wall Details 1240-123 Rev 02)
Service Yard Wall Views 1240-SK0011 (Rev 00)