



High Peak Borough Council

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Sarah Carpenter
Planware Ltd
St Andrews Castle
33 St Andrews Street South
Bury St Edmunds
United Kingdom
IP33 3PH

McDonald's Restaurants Ltd
11-59 High Road
East Finchley
London
N2 8AW

Application no: NMA/2024/0023

Determined on: 30th December 2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Former ALDI, Station Road, Buxton, Derbyshire, SK17 6AQ

Description of Proposal:

Non material amendment relating to HPK/2022/0300 to include substation, electrical kiosks and updated elevations.

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 17/09/2024 and revised plans accompanying the application subject to the following amended conditions:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan drawing ref. 11551_AEW_8426 0001 Rev C
- Proposed Site Plan ref. 11551_AEW_1706_0004 Rev R
- Proposed Building Elevations ref. 11551_AEW_1706_0005 Rev Q
- Proposed Floor and Roof Plan ref. 11551_AEW_1706_0006 Rev E
- Prefab Enclosure ref. KPL_NPG_STD_02_ASM Rev 2 (RAL 7016 – anthracite grey)
- GRP Cabinet KD Range ref. KD10 Rev 4 (RAL 7016 – anthracite grey)

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

26. Deliveries taken at or despatched to the site (Proposed Site Plan ref. 11551_AEW_1706_0004 Rev R) and collection of refuse or recycling materials shall be limited to the following hours of operation with the exception of newspaper deliveries as follows:

- 0700 to 2200 Monday to Saturdays, and,
- 0800 to 2200 on Sundays.





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Reason:- To safeguard the amenity of local residents and the surrounding area from noise disturbance and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application HPK/2022/0300, together with any subsequent approved amendments and that any conditions attached to that permission (or as subsequently varied) still apply.

Informative(s)

1. The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and accord with the development plan. These were incorporated into the scheme and / or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements of Paragraph 38 of the National Planning Policy Framework.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

