

Carpenter Solar Array

Carpenter Plc, Dinting Lodge Industrial Estate, Dinting, Glossop, Derbyshire, SK13 6LE.

High Peak Borough Planning Department
Buxton Town Hall,
Market Place,
Buxton,
Derbyshire,
SK17 6EL.

Centrica plc
Millstream East
Maidenhead Road
Windsor
Berkshire
SL4 5GD

16/05/2025

Non-Material Amendment to Planning Permission HPK/2023/0442.

Proposal: Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting.

Located at: Carpenter Plc, Dinting Lodge Industrial Estate, Dinting, Glossop, Derbyshire, SK13 6LE.

Dear Sir/Madam,

On the 10th of March 2025, High Peak Borough Council granted planning permission for the development of a solar array at Carpenter Plc (reference: HPK/2023/0442).

After discussions with Ben Haywood at the LPA, we were recommended to submit a Non-Material Amendment application, under s.96A of the Town and Country Planning Act 1990 which states:

[^{F1}96A Power to make non-material changes to planning permission [^{F2}or permission in principle]

- (1) A local planning authority ^{F3}... may make a change to any planning permission [^{F4}, or any permission in principle (granted following an application to the authority),] relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission [^{F5}or permission in principle] as originally granted.
- (3) The power conferred by subsection (1) includes power [^{F6}to make a change to a planning permission] —
 - (a) to impose new conditions;
 - (b) to remove or alter existing conditions.

Post-permission project management work by Centrica has concluded that the temporary access road within the approved drawings (via Dinting Road) is no longer required for construction and that the use of the current access road at the site is suitable (via Shaw Lane).

The existing access to the site via Shaw Lane is currently in use by Carpenter Plc. This access point is also situated within the red line of the approved planning permission. We believe that utilising the Shaw Lane access for construction activities would be more practical and beneficial for several reasons:

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- Improved Logistics: The Shaw Lane access is closer to the main construction area, which will streamline operations and improve efficiency.
- Reduced Environmental Impact: By using the existing Shaw Lane access, we can avoid the need to implement the temporary access via Dinting Road. This will eliminate any potential adverse impacts on local ecology and wildlife.
- Reduced impact on the Public Right of Way (PRoW): There is a PRoW that crosses the site, which would be affected by the temporary access at Dinting Road. By removing the need for the temporary access, the impact on the PRoW and its users will be removed.

Furthermore, the project team have reviewed the number of HGVs that was referenced within the submitted CTMP. As it stands, it stated there would be 100 HGV deliveries. However, the figure will be much lower; it will be around 25 (see table below). We believe using the current access on site would be more suitable, whilst also providing an overall betterment to the project. Further information will be submitted and included in the Discharge of Condition process for Condition 16: Construction Environment Management Plan (CEMP) (Construction).

	Number of Vehicles	Number of Visits	Total
Welfare	1	2	2
Plant	3	2	6
Piles	2	1	2
Framework	2	1	2
Modules	3	1	3
Transformer	1	1	1
Auxiliary Equipment	9	1	9

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It is important to note that all other conditions attached to the planning permission, including those pertaining to ecology, the Landscape and Ecological Management Plan (LEMP), etc., will remain in full effect and will be adhered to. We will start work on the Discharge of Condition process once this amendment has been approved. All other documentation submitted to discharge relevant conditions will also reference the use of this permanent access where applicable.

Accordingly, the changes to this permission under s.96A of the Town and Country Planning Act 1990 are as follows:

- Update approved Figure 2 Location Plan Scale 1:5000 to remove the temporary access road (Figure 2 Location Plan Scale 1:5000 Rev 2).
- Update approved Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 Rev P4 to remove the temporary access road (Proposed Site Plan (Proposed Solar Arrays) ref. 48268-CBS-SW-XX-DR-E-4203 P5 Proposed Site Plan).
- Removal of Condition 17, which is no longer required, of permission HPK/2023/0442 which states: *'No development hereby permitted shall be commenced (including any ground works, vegetation clearance and movement of plant, machinery and materials), until details of the temporary access arrangements from Dinting Road, including temporary track and subsequent reinstatement works with landscaping in accordance with Conditions 11 and 12 above, together with details of timescales / phasing for implementation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved details including timescales / phasing of the development hereby permitted.'*

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We firmly believe that this proposed amendment represents a betterment to the existing planning permission. By utilising the established the Shaw Lane access, we will significantly reduce any potential impacts on the local ecology and the Public Right of Way.

I trust that the submitted documentation meets your requirements to formally register the application. In the meantime, should you have any queries regarding any of the above, or require any further information at this time, please do not hesitate to contact me.

Yours sincerely,

Peter Stewart.

Senior Town Planner.

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