

**Planning**

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Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Craig

Surname

Collishaw

Company Name

LNC Property Developments Ltd

Address

Address line 1

Unit 2 Lindricks Way

Address line 2

Barlborough

Address line 3

Town/City

Chesterfield

County

Country

United Kingdom

Postcode

S43 4XE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Variation of condition no. 2 (approved drawings), attached to planning permission 134207/FO/2022, to allow for amendments to the acoustic boundary treatment along the northern boundary.

Reference number

136127/JO/2023

Date of decision

24/11/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Relocation of external Air Source Heat Pump area.

Please state why you wish to make this amendment

The previous (currently approved) location of the external air source heat pump compound is not suitable for the operational function of the required air source heat pumps for the scheme. Following progression of the mechanical and electrical technical designs for the project, due to the proximity of the Northern facade of the building with the physical Northern boundary and the air flow between these surfaces, the air source heat pumps have to be positioned elsewhere within the site for the functionality of the air source heat pumps to operate properly.

The newly proposed location offers a solution that is not impactful in terms of noise and appearance. The BWB acoustic report, currently approved under condition 13, has been revised and the findings demonstrate that no acoustic impacts will occur and demonstrates that the revised location is no different from the previously approved location. This revised BWB acoustics report has since been re-submitted for condition 13. The revised landscaping information for condition 8 has also been re-submitted to reflect this minor update.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Landscape Layout reference 201 Rev C.
Proposed Site Plan Reference L0206-105 Rev C.
Noise Impact Assessment ref 220454 Prepared by BWB.

New plan/drawing numbers

4153-101G Landscape Layout
23-2516(90)003-C04-Proposed Site Layout-General Arrangement
20240911_220454_Yew Tree Care Home_Condition 13_P01.0

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Luke Hunter

Date

25/09/2024