

Steve France
Senior Planning Officer
Durham County Council
Strategic Planning Team
County Hall
Durham
DH1 5UQ

Date: 23 March 2023
Our ref: 65949/01/MHE/26424015v1

Dear Steve

Integra 61 - Phase 7 - Non-material Amendment to DM/22/01168/RM

We write on behalf of our client, GMI Construction, in relation to an application for a non-material amendment pursuant to reserved matters permission DM/22/01168/RM relative to Plot DC5 (Phase 7) of planning permission DM/18/01597/VOC. Permission DM/18/01597/VOC relates to Integra 61, land south of Bowburn and west of the A688.

Reserved Matters permission was granted 23 June 2022 for:

“Submission of Reserved Matters pertaining to details of access, appearance, landscaping, layout and scale of Industrial development (B2/B8 Use Class (Phase 7)), with associated infrastructure, in accordance with the approved outline planning (Ref: DM/15/03912/OUT) as amended by application (Ref: DM/18/01597/VOC)”.

The application proposes a non-material amendment to Condition 1 of the planning permission regarding adherence with the approved plans as set out in Part 3 of the decision notice.

Our client seeks to amend the list of approved plans following non-material changes to the layout and design following a review of the design by the contractor and occupier to ensure the property meets the needs of the occupier. The plans proposed for amendment, as set out in Part 3 of the decision notice, are set out in the table below, together with a description of the changes proposed and updated drawing references:

Plan	Old Drawing No.	New Drawing No.	Changes
DC5 Proposed Site Plan	5725.DC5_PP.1.5	7069-005-G	Updated to show Georoc retaining walls Car park layout and site pedestrian access updated.
Proposed Building Plans	7069-09-A	7069-09-B	Fire exit door locations updated to suit steel frame
Proposed Building Sections	7069-10-A	7069-10-B	Roof profile updated.
Proposed Building Elevations	7069-11-A	7069-11-B	Building eaves detail updated from horizontal cladding to vertical cladding Additional door added to front elevation (southwest) Personal and level access door colours updated to bring in lines with the notes on the material schedule Personal door locations updated to coordinate with steel frame
Proposed Admin Office Sections	7069-12-A	7069-12-C	Canopy above reception area added
Proposed DC Office Sections	7069-13-A	7069-13-C	Updated hub office roof
Proposed Roof Plans	7069-14-A	7069-14-C	Warehouse roof slope updated Hub office roof slope updated

Proposed Site Sections	7069-15-A	7069-15-B	Site levels updated Warehouse F. F. L updated Retaining walls added to drawing
Hard Surface Plan	5725.DC5_HSP.2.0	5725.DC5_HSP.2.OA	Car park layout updated including pedestrian access point Extent of service yard updated local to Georoc retaining wall Width of fire track increased including the corner of fire track extended local to Georoc retaining wall Colour of tarmac footpath updated to black
Planting Plan Overview	5725.DC5_PP.1.0	5725.DC5_CON_PP.1.OA	Updated landscape drawings to capture the general site plan updates
Planting Plan 1 of 5	5725.DC5_PP.1.1	5725.DC5_CON_PP.1.1A	Updated to capture the general site plan updates
Planting Plan 2 of 5	5725.DC5_PP.1.2	5725.DC5_CON_PP.1.2A	Updated to capture the general site plan updates
Planting Plan 3 of 5	5725.DC5_PP.1.3	5725.DC5_CON_PP.1.3A	Updated to capture the general site plan updates
Planting Plan 4 of 5	5725.DC3_PP.1.4	5725.DC5_CON_PP.1.4A	Updated to capture the general site plan updates
Planting Plan 5 of 5	5725.DC5_PP.1.5	5725.DC5_CON_PP.1.5A	Updated to capture the general site plan updates

Due to the very minor changes proposed these are considered to be non-material to the overall proposals.

LICHFIELDS

The requisite fee of £266.20 has been paid via the planning portal. We trust the above is in order for you to validate and determine this application.

Should you have any further queries or require further information please do not hesitate to contact myself or my colleague, Emma Hepplewhite.

Yours sincerely

Oliver Joslin
Planner