

**From:**James Wright  
**Sent:**24 Oct 2023 11:46:50 +0100  
**To:**Marc Giles  
**Subject:**22/00673/FULL - Request for Non Material Variation  
**Attachments:**dn 39 houses.pdf

**REQUEST FOR A NON MATERIAL VARIATION OF PLANNING PERMISSION 22/00673/FULL**

**Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended)**

Mr Giles,

I refer to the above application and the information you have submitted with regards to the Non Material Variation (NMV) requests and would comment as follows:

Changes to the Development:

- Alter southern boundary of red line application site by reducing the site slightly;
- Siting of Small Electricity Substation.

In order to assess the proposals you have provided:

- Full Set of Amended Plans that have the red line show on them – The plans have amended red lines that follow the same format as those submitted with application 22/00673/FULL;
- Plans showing the proposed Electricity Substation and layout;

In judging the materiality of the proposed change, it is noted that:-

- The layout has not changed and the red line only relates to the southern boundary close to the road;
- The proposal has not materially changed in terms of distances to nearby housing;
- The sub station is small in scale

**In deciding whether the proposed variation/change is material, regard must be had to the effect of the change (together with any previous non-material changes) on the planning permission as originally granted and the scheme context.**

The application has not previously been subject to variation. The small change to the red line has no significant impact on the scheme or the surrounding area. The only impact would be that a couple of existing trees along the frontage would now be outwith the site. This requires a small wording change to Condition 3(b) of the decision notice to ensure that the scheme for the management and maintenance when approved incorporates these trees. The small sub station is a minor addition to the larger scheme and has no material impacts on the area. Overall, subject to the minor change to wording of Condition 3(b), the changes would not result in any significant impacts on the area or surrounding receptors over and above those impacts which would be experienced were the approved scheme built as per the approved plans.

**Having regard to the effect of the change and the scheme context it is considered that the proposed changes are not material and a non-material variation of the planning permission under s64 of the Act is approved. An amended decision notice which amends only the wording of Condition 3(b) is also attached.**

**Please note that these drawings do not approve any changes other than the red line and sub station siting. Conditions attached remain relevant.**

**Approved Drawings for Red Line Change:**

Proposed Layout – Developable Area Calculation Drawing Number 21012-910 E

Plot Levels - Drawing Number 22060-100-100

Proposed Drainage Layout- Drawing Number 22060-500-100

Proposed Site Layout- Drawing Number 21012 - 101 E

Softworks General Arrangement Plan - Drawing Number Number 21012 - 101 E Rev P03

Swept Path Analysis Plan (refuse Vehicle) - Drawing Number 22060-AT-02

Swept Path Analysis Plan (box van) - Drawing Number 22060-AT-03

Swept Path Analysis Plan (Scottish Water Tanker) SUDS Basin - Drawing Number 22060-AT-05

Swept Path Analysis Plan (Fire Appliance) SUDS Basin - Drawing Number 22060-AT-01

Existing Tree Layout Plan - Drawing Number 21012 - 902 C

Tree Works Plan - Drawing Number ED13901-WA-X-XX-DR-L-0002 Rev P03

**Approved Drawings for Siting of Small Electricity Substation:**

Drawing xxxx\_100\_XXXXXXXXXX\_1 of 1 Rev A entitled SSE GRP Substation Layout

Regards

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