

27th November 2023
L231127 SAV Covering letter



Planning Department
Chesterfield Borough Council
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SUBMITTED VIA THE PLANNING PORTAL REFERENCE: PP-12625698

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF 22 NO. ADDITIONAL AIR CONDITIONING UNITS AND A
GAS CYLINDER CAGE
PETS AT HOME, UNIT 5, RAVENSIDE RETAIL PARK, CHESTERFIELD
PETS AT HOME LIMITED**

Introduction

We write on behalf of our client, Pets at Home Limited, to apply for the installation of 22 no. air conditioning units, and the installation of a gas cylinder cage at Pets at Home, Ravenside Retail Park in Chesterfield.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- This covering letter;
- The completed application forms;
- CIL Forms;
- Drawing Reference:6958/20 – ‘Site Location Plan’;
- Drawing Ref: 6958/01 – ‘Existing Layout Plans and Elevations’;
- Drawing Ref: 6958/23 Rev A – ‘Proposed Layout Plan and Rear Elevation’; and
- Flood Risk Assessment

As the application has been submitted electronically via the Planning Portal website (**PP-12625968**), payment for £462.00 has been made online.

The Application Site

The application site is the Pets at Home unit at Ravenside Retail Park in Chesterfield.

The Retail Park itself is accessed off the A619 Markham Road, a major arterial route through Chesterfield.

The Retail Park is located within walking distance of the town centre. It is an established destination for a mix of retail operators including Hobbycraft, Asda Living and B&M Bargains.

Directly adjacent to the site is a B&Q and Go Outdoors, which, with the Retail Park, creates a wider commercial area which is integral to Chesterfield’s overall attractiveness as a retail destination.

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The Retail Park has recently flooded and therefore Pets at Home are seeking to re-locate the existing vet onto a new mezzanine floor to reduce any cost impact as a result of any future flooding.

The Proposed Development

This application seeks planning permission for the installation of 22 no. air conditioning units and the installation of a gas cylinder cage. The proposed alterations are illustrated on Drawing Ref: 6958/23 Rev A – 'Proposed Layout Plan and Rear Elevation'.

The air conditioning units are required for the specific operational requirements of the pet care, treatment and grooming facility proposed on the mezzanine floor (subject to a separate application).

Consideration

The alterations and the additional plant is required to enable the pet care, treatment and grooming facility to operate.

The Site is predominantly commercial in terms of land use and physical characteristics and therefore the air conditioning units are entirely appropriate. There are no residential properties in the close proximity to the Site, so there will be no adverse impact on the amenity to any adjoining land uses.

Summary and Conclusion

This application seeks planning permission for the installation of 22 no. air conditioning units, and the installation of a gas cylinder cage at Pets at Home, Ravenside Retail Park in Chesterfield. The units are required for the operation of the in store pet care and treatment facility.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Tim Price at these offices.

Yours faithfully



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