



Ms. Helen Frith
Development Management
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
Derbyshire
S40 1LP

PP-12706330
Our Ref: 70087651
13 February 2024

Dear Helen,

**SECTION 96a APPLICATION TO PLANNING PERMISSION REF: CHE/22/00540/FUL
CHESTERFIELD ROYAL HOSPITAL, CHESTERFIELD ROAD, CALOW, CHESTERFIELD,
DERBYSHIRE, S44 5BL**

On behalf of Derbyshire Healthcare NHS Foundation Trust, please find enclosed a Non-Material Amendment (NMA) application to regularise subtle design changes to permission ref: CHE/22/00540/FUL.

Planning permission was granted on 28 September 2022 for the following development:

“Construction of a new mental health facility and associated landscaping, groundworks, parking, and access arrangements - re-submission of CHE/21/00887/FUL”.

This application seeks to regularise subtle amendments to the layout of the above approved development, by amending condition 2 (list of approved plans / documents) of permission ref: CHE/22/00540/FUL. This approach was agreed by Ms. Helen Frith prior to the submission.

In addition to this covering letter and the completed application forms, the following documents are submitted in support of this application:

- Level 00 Overall GA Floor Plan (ref: RG0004-RYD-00-00-DR-A-3030 Rev C6);
- Level 00 Overall GIA Floor Plan (ref: RG0004-RYD-00-00-DR-A-1400 Rev P8);
- Proposed Site Plan (ref: RG0004-RYD-00-ZZ-DR-A-1001 Rev P12);
- Landscape Masterplan (ref: RG0004-RYD-ZZ-XX-DR-L-2100 Rev C9.0);
- Circulation and Movement (ref: RG0004-RYD-ZZ-XX-DR-L-2110 Rev P7);
- Site Sections Sheet 1 (ref: RG0004-RYD-ZZ-XX-DR-L-2701 Rev P7);
- Site Sections Sheet 2 (ref: RG0004-RYD-ZZ-XX-DR-L-2702 Rev P6); and
- Planting Strategy (ref: RG0004-RYD-ZZ-XX-DR-L-7000 Rev C2).

For additional information, please also find attached:

- Vegetated Retaining Wall Details (ref: RG0004-IHP-XX-XX-SK-W-01010).

The application fee of £293 for a non-material amendment application has been paid online via the Planning Portal (PP-12706330).

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Proposed Amendments

We propose to amend Condition 2 (approved plans list) to supersede some of the plans, as set out in the approved plans list (**Table 1**).

Table 1: Proposed Non-Material Amendments to the Approved Plans List

Plan Type	Plan Ref – Rev	Superseded Plan Ref
Level 00 Overall GA Floor Plan	RG0004-RYD-00-00-DR-A-3030 Rev P12	RG0004-RYD-00-00-DR-A-3030 Rev C6
Level 00 Overall GIA Floor Plan	RG0004-RYD-00-00-DR-A-1400 Rev P7	RG0004-RYD-00-00-DR-A-1400 Rev P8
Proposed Site Plan	RG0004-RYD-00-ZZ-DR-A-1001 Rev P11	RG0004-RYD-00-ZZ-DR-A-1001 Rev P12
Landscape Masterplan	RG0004-RYD-ZZ-XX-DR-L-2100 Rev P10	RG0004-RYD-ZZ-XX-DR-L-2100 Rev C9.0
Circulation and Movement	RG0004-RYD-ZZ-XX-DR-L-2110 Rev P6	RG0004-RYD-ZZ-XX-DR-L-2110 Rev P7
Site Sections Sheet 1	RG0004-RYD-ZZ-XX-DR-L-2701 Rev P6	RG0004-RYD-ZZ-XX-DR-L-2701 Rev P7
Site Sections Sheet 2	RG0004-RYD-ZZ-XX-DR-L-2702 Rev P5	RG0004-RYD-ZZ-XX-DR-L-2702 Rev P6
Planting Strategy	RG0004-RYD-ZZ-XX-DR-L-7000 Rev P6	RG0004-RYD-ZZ-XX-DR-L-7000 Rev C2

In addition to the above, a Vegetated Retaining Wall Details plan is submitted for completeness to show the planting details on the retaining structure.

The changes proposed are shown on the attached planning drawing pack, and comprise the following:

- Retaining wall structure to change to a vegetated retaining wall.
- Removal of fences and gates at the police/ambulance vehicular entrance.
- Addition of stairs to hard landscaping proposals.

The above changes proposed are minor in nature and do not represent a material change to the approved development given they do not impact on the principles of mass nor design and scale of the approved scheme and have no adverse effect on the overall design of the development. On this basis, and as agreed by the case officer (Helen Frith) in correspondence on the matter, we consider that the changes can be dealt with via a NMA application.

Conclusion

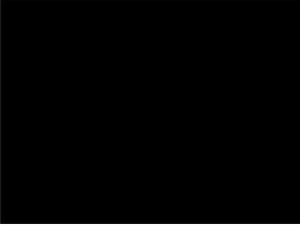
This application seeks make some subtle amendments to planning permission ref: CHE/22/00540/FUL which consented a new mental health facility at Chesterfield Royal Hospital.



The amendments are necessary to regularise subtle landscaping changes on the proposed scheme. These amendments have previously been discussed with the case officer (Helen Frith) and it was agreed that the changes could be regularised via an NMA.

I trust the application can be validated and progressed accordingly. However, if you require any further information, please do not hesitate to contact me.

Yours faithfully,



Lydia Easten
Planner