

22nd July 2024

Jonathan Markwell
Principal Planning Officer
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Submitted via the Planning Portal

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Dear Jonathan

Submission of Section 96A application following approval of application 170326.

Planning permission for development at Weldale Street was granted in March 2018 under (reference 170326) and has subsequently been the subject of a number of non-material amendment applications.

This application seeks to amend Condition 2 of permission 170326, which relates to the approved drawing list. An updated plans list accompanies this application.

At the present time, Blocks A1 and A2 have been completed with Blocks B1 and B2 currently under construction. This application seeks to retain the existing sub-station on the site.

As you will be aware, there is an existing SSE sub-station located on the northern boundary of the site adjacent to Weldale Street and as part of the proposals, it is intended to relocate the sub-station to the eastern boundary and space is provided for this on lower ground floor ensuring that SSE will have direct access to the sub-station from Caversham Road.

The Developer has been actively trying to engage with SSE since January 2023 to agree the relocation of the sub-station and has managed to get the lease agreed. However, since this time there has been no response from SSE and there is now a risk that the development will not be able to be completed if the final details cannot be agreed with SSE in time.

The existing sub-station on the site serves the wider area and neighbouring streets and not just the development site therefore it cannot just be relocated without wider implications. As a result, it is proposed to retain the existing sub-station on the site, which results in minor amendments to the landscaping along the northern boundary of the site.

As can be seen on the accompanying lower ground floor plan, an area for the SSE sub-station will be retained and constructed in accordance with the sub-station specification the developer will continue to try and engage with SSE so the sub-station can be re-located. If agreement is reached in due course, then the area will be landscaped as per the original approved plans.

Section 96A

The Town and Country Planning Act 1990 sets out at Section 96A(3) that a non-material amendment includes the power to

- a. Impose new conditions
- b. To remove or alter existing conditions.

The PPG provides further guidance on the non-material amendments and sets out that *“there is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.”* (ref: 17a-002-20140306).

In this case, the proposal seeks to retain the existing sub-station on the site, because of the lack of engagement from SSE. The retention of the existing sub-station will have no impact on the built form within the site, it will simply mean a minor alteration to the proposed landscaping on the northern boundary.

As a result, when considering the scheme, the proposal is considered to be non-material.

I trust this information is sufficient to register this application. If you would like to discuss any of the matters raised in this letter further, please do not hesitate to contact me on the number at the head of this letter.

Yours sincerely

Emma Wilsdon MRTPI

Associate- Planning

For Ridge and Partners LLP