

Annex F of SOC Appendix E - Application ref. 16/01399/HYBR – Non-Material Amendments Planning History Table

NMA Ref	Description	Key Change	Approved Parameter Plan	Decision
20/00417/ANM	Application for non-material amendment to planning permission 16/01399/HYBR relating to the full construction of the new link road	Reword conditions 3 (engineering drawings of link road), 4 (full design and construction details of link road), 5 (drainage design of link road), 8 (intrusive site investigation works), 9 (contamination risk assessment) and 19 (external lighting scheme) of Schedule 1: conditions relating to full planning permission (Construction of new link road) of 16/01399/HYBR.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N (not changed by NMA)	22 Jul 20
20/00464/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for changes to layout and alignment of sections of Link Road and conversion of junction connections from South Heywood Employment Zone and Hill Top Road to traffic-signal control	Seeks amendments to the approved plans in relation to the full approval of the South Heywood Link Road (SHLR). These changes have been brought about through the ongoing pre-construction design works and Road Safety Audit exercises.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev N (not changed by NMA)	27 Jul 20
20/00933/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for proposed amending wording to Schedule 2 conditions 11, 12, 13, 14, 18 and 37	Plan updated to remove reference to realignment of gas main, which is no longer required.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev Q	23 Sept 20

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20/01270/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amended wording to Schedule 2 Condition 33 and insertion of new Condition regarding submission of Travel Plans	Condition 33 in relation to the Travel plan requirements for the elements of the outline approval alongside the insertion of a new associated planning condition. These changes represent a procedural change in the timings for submission of travel plans dependent on the circumstances of the different use classes being provided onsite.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev Q (not changed by NMA)	28 Oct 20
20/01338/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amended wording to Schedule 1 Conditions 2 and 4, and Schedule 2 Conditions 11 and 13	Plan updates relate only to one updated access point to the north of the commercial area off Pilsworth Road. This access point has been moved a short distance to the west in order to facilitate the final layout of the first phase of the commercial development which has now been submitted under (20/01480/REM).	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev R	22 Mar 21
21/00390/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amendments to wording of Schedule 2 Conditions 10, 11 and 13	Change sought to ratio of B2/B8 land use and extension of emp area into area originally approved for resi.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev S	29 Apr 21
21/01210/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amendments to wording of Schedule 2 Conditions 11 and 13	To remove a restriction on Residential Parcel 2 which requires any homes built to be no taller than 2 storeys in height.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev T	17 Sept 21

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22/00500/ANM	Application for a non-material amendment to planning permission 16/01399/HYBR for revisions to approved parameters plan, comprising commercial buildings height and landscape buffer amendments	Amending the maximum building height permitted in the dark blue area from 'up to 20m in height above FFL' to 'up to 23m in height above FFL' Moving the proposed access point arrow from Pilsworth Rd approximately 350 metres further south-west along Pilsworth Road Amending a stretch of the landscaping buffer along the western boundary of the commercial area to be 5-8m.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev U	10 Jun 22
22/00283/ANM	Non-material amendment for planning permission 16/01399/HYBR for the re-wording of condition 34 (external lighting)	The change to the condition would allow for the condition to be triggered later in the development process. This trigger would move from pre-commencement to pre-occupation	and Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev U (not changed by NMA)	10 Jun 22
22/00989/ANM	Application for non-material amendment to planning permission 16/01399/HYBR for amended wording of conditions 11 and 13 (Schedule 2) in relation to height parameters (commercial area only)	Amending the maximum building height permitted in the dark blue area from 'up to 23m in height above FFL' to 'up to 23m in height to the parapet or top of eaves, whatever is the highest, above FFL' Amending the maximum building height permitted in the light blue area from 'up to 15m in height above FFL' to 'up to 19m in height to	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev V	Jan 23

		the parapet or top of eaves, whatever is the highest, above FFL'		
23/00100/ANM	Application for non-material amendment to planning permission 16/01399/HYBR which seeks changes to the boundaries of the local centre and commercial area (Amendment to conditions 11 and 13)	Increasing the size of the area allocated as local centre by circa 3000sqm; Decrease in area allocated for commercial development by this same amount; Realignment of area designated as SuDs, ecology, access and landscaping; and Amendment of the Local Centre Description to include explicit reference to substations.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev X	23 Jun 23
23/00981/ANM	Application for non-material amendment to planning permission 16/01399/HYBR which refers to the updated land use and parameters plan (Amendment to conditions 11 and 13)	The application seeks to alter the approved parameter height for the B2/B8 buildings in the south/east portion of the commercial area. The eastern side of the southern area (as demarcated below the proposed internal spine road location but north of the gas easement) would be redefined on the parameters plan with a maximum building heights of 17m and 21m above finished floor levels to the eastern and western sections respectively. This would reduce the building heights circa 2m below that most recently approved, but approximately 1-2m taller than originally approved under 16/01399/HYBR.	Land Use and Height Parameters Plan Drawing No 4846_SP(90)43 Rev Z	05 Dec 23

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		Previous NMAs have approved taller buildings in these locations, however this was on the basis of reduced ground levels in this location as was approved under 22/00787/REM resulting in a net increase in overall height that was not considered material in the context of the overall proposals. Subsequent works in assessing ground conditions has meant that it is now proposed to remove less material in this area resulting in increased ground levels. It is considered that increased ground levels alongside the increased building heights previously approved would be material and therefore this application seeks to reduce these and bring the building heights in this area of the site back within an acceptable range. The amended ground levels has been applied for through a separate parallel s96a application 23/00982/ANM.		
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