

DP5755

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NON MATERIAL AMENDMENT TO VARY CONDITION 14 OF PLANNING PERMISSION REFERENCE.
HGY/2022/0044

On behalf of our client, Florentia Property Unit Trust (the 'Applicant'), we enclose herewith an application for a Non-Material Amendment (NMA), pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission HGY/2022/0044.

This application seeks to vary Condition 14, relating to the District Energy Network. Condition 14 reads:

"Prior to commencement of above ground construction works, details relating to the future connection to the DEN shall be submitted to and approved by the Local Planning Authority. This shall include:

- a) Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);*
- b) Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.*
- c) Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;*
- d) A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;*
- e) Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;*
- f) Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;*
- g) Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue; and*

h) Details of a future pipework route from the temporary boiler location to the plant room".

An application for the approval of details has been submitted to the Council under separate cover in respect of Part D; Part E; Part F; Part G and Part H of Condition 14.

The Applicant's Energy Consultant has advised that Condition 14 Part A; Part B; Part C are not applicable to the development. This application therefore seeks to remove the aforementioned parts of the condition, in accordance with the information prepared by DWA as part of this application.

Submission Documents

- Application Form, prepared by DP9.
- District Energy Network Report, prepared by DWA.

The requisite application fee was paid via the Planning Portal at the time of submission.

We trust that the application is in order and look forward to receiving confirmation of its receipt and registration. Should you have any queries or require further information, please do not hesitate to contact Tom Horne or Carol Bowditch of this office.

Yours faithfully

A handwritten signature in black ink that reads "DP9 Ltd." in a cursive, slightly stylized font.

DP9 Ltd