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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Summary of Amended Application

Please Note

It is always advisable to check the progress of your application with the Local Planning Authority to ensure that an amendment will be accepted by them.

Proposal Name	295 Priory Centre
Reference	PP-13635910
Version Number	2
Submission Date	Monday, December 16, 2024

Amendments to the Application Form

Description of the Proposal - Please provide a description of the approved development as shown on the decision letter

Previous Answers:

Proposal: Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.

(Condition 15) No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

(Condition 20)
Flood Risk Activity Permit:
The River Great Ouse is a main river. You must follow the environmental permitting rules if you want to do work: on or near a main river; on or near a flood defence structure in a flood plain; on or near a sea defence

Ordinary Watercourse Consent:
Constructions or alterations within an ordinary watercourse require consent from the Lead Local Flood Authority. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of Main Rivers.

Pollution Control:
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase.
This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels.

(Condition 21)
Under the terms of the Environmental Permitting Regulations, a permit may be required from us for any proposed works or structures within the floodplain or in, under, over or within 8 metres from the top of the bank of the River Great Ouse, which is a designated main river.
An emergency plan will be needed wherever emergency response is an important component of making a development safe.

Updated Answers:

Proposal: Refurbishment and extension of existing community building and town council offices to include demolition of existing single storey extension and replacement two-storey extension with screened plant at roof level, first floor extensions to east and west elevations, glazed dormer window to east elevation, creation of external ramps and steps, canopies over entrances, glazed ground floor link extension on west elevation, installation of solar panels, replacement chimney, new balcony to west elevation, alterations to balustrade on riverside and replacement fenestration and doors.

(Condition 15) No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036.

Description of the Proposal - Please state the condition number(s) to which this application relates

Condition number(s)

Previous Answers:

Condition 15, Condition 20, Condition 21

Updated Answers:

Condition 15

Discharge of Conditions - Please provide a full description and/or list of the materials/details that are being submitted for approval

Previous Answers:

Condition 15:
As advised by the LLFA, information detailing proposed mitigation measures ensuring surface water runoff is managed during the construction phase can be found within Section 4 of documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.

Condition 20:
- Flood Risk Activity Permit: Application for Flood Risk Activity Permit issued to the Environmental Agency on 15/10/2024. The application is awaiting allocation, pending ongoing delays, with an expected return 02/01/2025.
- Ordinary Watercourse Consent: See correspondence within document "AOC295_241022_RE/ 295_Priory Centre_St Neots" noting that alterations are not proposed to an ordinary water course, as such consent is not required.
- Pollution Control: Information detailed within Section 7 of documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.
- Construction Surface Water Maintenance: Refer to documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.

Condition 21:
Information on the Emergency Flood Action Plan is detailed within Section 5 of documents 'CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2' and 'CSWMP Rev01- plus Appendices F,G,H - 2 of 2'.

Updated Answers:

Condition 15:
As advised by the LLFA, information detailing proposed mitigation measures ensuring surface water runoff is managed during the construction phase can be found within Section 4 of documents 'CSWMP Rev A - plus Appendices A-E' and 'CSWMP Rev A- plus Appendices F-H'

Pre-application Advice - Details of the pre-application advice received

Previous Answers:

Further input requested on submission material required against Condition 15. Advice outlined a response on the following points:

"In regard to condition 15 we would expect the following information:

Information detailing proposed mitigation measures ensuring surface water runoff can be managed during the construction phase. This should include but is not limited to temporary storage structures, discharge points, flow controls, and water quality control measures;
Maintenance schedules and inspection frequencies for proposed mitigation measures;
Confirmation of who will be responsible for the management and maintenance of any temporary controls;
Commentary on phasing confirming adequate permanent drainage infrastructure will be in place to accept flows from impermeable areas to ensure no increase in flood risk during the construction period;
Incident Action Plans outlining control measures to manage pollution incidents and ensure no detriment to water quality leaving the site;
Location of any temporary hard surfacing and how these areas will drain and be managed

Where the proposal does not seek to increase impermeable area and retain the existing drainage system we would focus on the water quality control measures ensuring no detriment to water quality and no increased risk of blockage of the existing system during the construction phase."

Responses have been addressed on page 4 of the document "CSWMP Rev01- plus Appendices A,B,C,D,E - 1 of 2"

Updated Answers:

Further input requested on submission material required against Condition 15. Advice outlined a response on the following points:

"In regard to condition 15 we would expect the following information:

Information detailing proposed mitigation measures ensuring surface water runoff can be managed during the construction phase. This should include but is not limited to temporary storage structures, discharge points, flow controls, and water quality control measures;
Maintenance schedules and inspection frequencies for proposed mitigation measures;
Confirmation of who will be responsible for the management and maintenance of any temporary controls;
Commentary on phasing confirming adequate permanent drainage infrastructure will be in place to accept flows from impermeable areas to ensure no increase in flood risk during the construction period;
Incident Action Plans outlining control measures to manage pollution incidents and ensure no detriment to water quality leaving the site;
Location of any temporary hard surfacing and how these areas will drain and be managed

Where the proposal does not seek to increase impermeable area and retain the existing drainage system we would focus on the water quality control measures ensuring no detriment to water quality and no increased risk of blockage of the existing system during the construction phase."

Responses have been addressed on page 4 of the document "CSWMP Rev A - plus Appendices A-E"

Declaration - Date

Previous Answers:

12/12/2024

Updated Answers:

16/12/2024

Declaration - Amendments Summary

Previous Answers:

Updated Answers:

Amendment made to reflect submission of condition discharge against Condition 15 only. Prior submission included description against items 20 & 21, have been removed under the guidance note that these are notes to applicant.

Amendments to the Fee Calculation

Calculation - Fee for previous version

Previous Answers:

0

Updated Answers:

145

Calculation - Subtotal

Previous Answers:

145

Updated Answers:

0

Calculation - Service Charge

Previous Answers:

70

Updated Answers:

0

Calculation - Total

Previous Answers:

215

Updated Answers:

0

Calculation - Total:

Previous Answers:

215

Updated Answers:

0

Amendments to the Location Plan

Polygon / Site Boundary

Has the polygon / site boundary changed?

False

Amendments to the Supporting Documents - Added

Supporting Documents Added

No supporting documents added

Amendments to the Supporting Documents - Updated

Supporting Documents Updated

No supporting documents updated

Amendments to the Supporting Documents - Deleted

Supporting Documents Deleted

No supporting documents deleted