Our Ref: 25/80010/COND
Your Ref: Condition 12 & 17 discharge -...

13 February 2025

Distinct Designs UK Ltd
Suit 45 Enterprise Works
North Lynn Industrial Estate
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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 12 (Drainage) and 17 part c (implementation of remediation scheme pursuant to details approved under 21/80169/COND relating to plots 1-4 only) of 18/02445/FUL.

Site address: Land Adjacent 233 Oilmills Road Ramsey Mereside

Your client: New Build And Renovations Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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13th February 2025

Dear Sir/Madam

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Condition 12 (Drainage) and 17 part c (implementation of remediation scheme pursuant to details approved under 21/80169/COND relating to plots 1-4 only) of 18/02445/FUL.

Site address: Land Adjacent 233 Oilmills Road Ramsey Mereside

Applicant: New Build And Renovations Ltd

I refer to your application above received on 15 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 12 - Drainage
Condition:

The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent surface water discharging to the highway.

Documents/plans:

*Location Plan 3305-09
*Section 278 Proposed Drainage Area Plan ref 3305-05 Rev A
*Section 278 General Arrangement Plan ref 3305-03 Rev F
*Section 278 Agreement Plan ref 3305-02 Rev C

*S278 Standard Highway Construction Detail ref 3305-06 Rev A
*Section 278 HDrain Section ref 3305-08
*S278 Standard Highway Beany Block Construction Detail ref 3305-07
*Section 278 Proposed Contour Plan ref 3305-04 Rev D

All received by the Local Planning Authority on the 15th of January 2025.

Consultee comments:

Cambridgeshire County Council's Highways Team have been consulted and following a review of the documents raise no objections to the discharge of the condition noting that the works are being conducted under a Section 278 agreement with the Local Highways Authority with approved drawings and as such Condition 12 can be discharged.

Conclusion:

Given the detail provided alongside the favourable comments from specialists (as above) it is considered that the submission element of Condition 12 of 18/02445/FUL can be discharged. It remains for the works to be carried out in accordance with the approved details and the S278 agreement.

Condition 17 - Contamination
Condition:

A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) details of previous land uses;

(ii) a site investigation survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- human health,
- property*,
- adjoining land,
- groundwaters and surface waters,
- ecological systems and
- archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) an options appraisal and remediation strategy;

(ii) remediation objectives and remediation criteria;

(iii) remediation works to be undertaken;

(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site:

(i) it shall be reported to the local planning authority within 1 working day;

(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;

(iii) the remediation strategy shall be implemented as approved

(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:

a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;

b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite receptors, in accordance with the National Planning Policy Framework (2019) (paragraphs 118c and 178).

N.B, it should be noted at this stage that parts a and b of the condition were dealt with and subsequently had the submission element discharged under application reference number 21/80169/COND (decision issued on the 2nd of November 2021). It remained that part c (remediation scheme) required discharge with part d retained (which is standard). As detailed in the proceeding sections of this letter, the submitted report only satisfies matters relating to plots 1-4. Therefore, at the agreement of the agent the description of the application has been revised to reflect this.

Documents:

*Verification Report (Soil Cover System) written by EPS report reference UK21.5330c, dated 6 December 2024 and received by the Local Planning Authority on the 15th of January 2025.

Consultee comments:

HDC's Environmental Health Team have reviewed the submitted information and confirm that is acceptable in relation to Condition 17 (plots 1-4) and that only those plots may be occupied. The report does not indicate that plots 5-9 have undergone remediation and as such must not be occupied until this is satisfied.

Conclusion:

Having regard to the detail submitted alongside the comments from specialists, it is considered that the submission element of Condition 17 part c (in relation to plots 1-4 only) may be discharged. Parts c and d (the latter being retained in any event and not requiring discharge) remain outstanding. A future submission to satisfy C17 part c in relation to plots 5 to 9 will be required and remains in force.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 13 February 2025
Agent