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DISTRICT COUNCIL

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Gary Martin
Development Manager
Linden Homes Midlands
Ashurst, Southgate Park
Bakewell Road
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Peterborough
PE2 6YS

Our Ref: NAS/0102801OUT, 0901659REM and 0901668FUL
Your ref:

1 March 2012

Dear Mr Martin

Discharge of Planning Conditions
Residential Development, London Road, St Ives

I apologise for the delay in providing written confirmation in respect of the discharge of the planning conditions. I can now confirm as follows.

Outline planning permission 0102801OUT (Granted 24 October 2007)

1. Specifies the reserved matters to be approved, as such no separate submission is required by this condition.

2. Requires the reserved matters to be submitted and approved in writing and the development to be carried out as approved. – This condition has been discharged in respect of the submission and approval of reserved matters but the requirement to carry out the development as approved is an ongoing requirement.

3. Application for approval of reserved matters within 3 years - Requirement met by submission of application 0901659REM on 19 January 2010.

4. Development to commence within 2 years of the date of approval of the last reserved matter (by 29 October 2012). The requirement has been met and the condition is discharged.

5. Details to accord with the Design Brief Statement unless otherwise agreed – This requirement has been met, variations from the Design Brief have been justified and the condition is discharged.

6. Extent of developed area and levels – This requirement in respect of the developed area has been met in the reserved matters. The approved drawings for levels are:

Road levels 8498-103-1 Road levels sheet 1
Road levels 8498-103-2 Road levels sheet 2
Road levels 8498-103-3 Road levels sheet 3
Road levels 8498-103-4 Road levels sheet 4
External levels 8498-113-1 Rev D, received 24 May 2011
External levels 8498-113-2 Rev B, received 13 October 2010
External levels 8498-113-3
External levels 8498-113-4
This condition will only be discharged when the development has been completed in full accordance with the approved drawings

7. Replacement of failed planting – This is an ongoing requirement for 5 years from the date of planting.

8. Footway improvement scheme – The approved drawing is:
Proposed offsite footway/cycleway 8498-105-1 Rev P received on 20 February 2012.
This condition is subject to an application for variation, reference 1001644S73. The condition will only be discharged when the development has been completed in full accordance with the condition, subject to the variation.Demolition of buildings and cessation of uses – This condition is subject to an application for variation, reference 1001644S73. The condition will only be discharged when the development has been completed in accordance with the condition, subject to the variation.

9. Demolition of existing buildings
This condition is subject to an application for variation, reference 1001644S73. The condition will only be discharged when the development has been completed in accordance with the condition, subject to the variation.

10. Programme of archaeological work
The condition was discharged by the local planning authority on 16 January 2008 by their letter to John Martin Associates.

11. Scheme to deal with contamination – The approved details are:
Soil Technics Ground Investigation Report, dated December 2010
Soil Technics Report Letter, dated 1 April 2011
Soil Technics Report, dated 8 September 2011
This condition will only be discharged when the development has been completed in full accordance with the approved scheme.

12. Details of foul and surface water drainage – The approved drawings are:
8498-106 Rev A S104 Sewer Layout
8498-107-1 Rev E Drainage Layout Sheet 1
8498-107-2 Rev E Drainage Layout Sheet 2
8498-107-3 Rev C Drainage Layout Sheet 3
8498-107-4 Rev E Drainage Layout Sheet 4
8498-107-5 Rev B Drainage Layout Sheet 5
8498-200 Rev A Road and Sewer Sections Sheet 1
8498-201 Rev B Road and Sewer Sections Sheet 2
8498-202 Rev A Road and Sewer Sections Sheet 3
8498-203 Rev A Road and Sewer Sections Sheet 4
8498-204 Rev A Road and Sewer Sections Sheet 5
8498-300 Rev D Construction Details Sheet 1
8498-301 Rev A Construction Details Sheet 2
8498-302 Rev B Construction Details Sheet 3
8498-303 Rev A Construction Details Sheet 4

8498-305 Rev E Construction Details Sheet 6
This condition will only be discharged when the development has been completed in full accordance with the approved drawings.

13. Scheme of hard landscaping – The approved drawings are:
8498-114 Rev H Hard Landscaping subject to the use of Woodscape hardwood bollards (or similar) 125 x 125 square profile with 1000mm above ground level and the use of resin bonded gravel by Addastone, Sureset or similar, as agreed in your email of 31 January 2012.
8498-114-2 Rev B Blockwork colours
8498-119 Rev A Site Plan – Kerb Heights
8498-113-1 Rev D External Levels Sheet 1, received on 234 May 2011
8498-113-2 Rev B External Levels Sheet 2, received 13 December 2010
8498-113-3 External Levels Sheet 3
8498-113-4 External Levels Sheet 4
8498-307 Rev B Tree Pit Construction Details
This condition will only be discharged when the development has been completed in full accordance with the approved drawings

14. Completion of hard and soft landscape works – This is an ongoing requirement. The condition will only be discharged when the application has been completed in full accordance with the approved drawings.

15. Scheme for provision of fire hydrants – The approved drawing is:
SC0612 Rev A Cambridge Water Company – Water Main Scheme
This condition will only be discharged when the development has been completed in full accordance with the approved drawing.

Reserved Matters Approval 0901659REM (Approved 29 October 2010)

1. Scheme for the construction and long term management of the development roads – The approved drawings are:
8498-200 Rev A Road and Sewer Sections Sheet 1
8498-201 Rev B Road and Sewer Sections Sheet 2
8498-202 Rev A Road and Sewer Sections Sheet 3
8498-203 Rev A Road and Sewer Sections Sheet 4
8498-204 Rev A Road and Sewer Sections Sheet 5
8498-103-1 Road levels sheet 1
8498-103-2 Road levels sheet 2
8498-103-3 Road levels sheet 3
8498-103-4 Road levels sheet 4
8498-118 Rev A Tracking Drawing, received on 24 May 2011
8498-118-2 Rev A Tracking Drawing, received on 24 May 2011
Statement for Long Term Management
SH/120/51 Rev C
Street lighting details, received 13 December 2010
This condition will only be discharged when the development has been completed in full accordance with the approved drawing.

2. Materials and meter boxes – The approved details are:
Materials as set out in the Plot List Revision 1 (17 January 2011).
Meter boxes as set out in the email dated 21 December 2010.
This condition will only be discharged when the development has been completed in full accordance with the approved drawing.

3. Development to be carried out in accordance with the ecological recommendations by Smeeden Forman – This is an ongoing requirement for the duration of the development. This condition will only be discharged when the development has been completed in full accordance with the approved scheme.

4. Details of all play equipment, play area surfaces and play area boundary treatments – The approved drawings are:
8498-132 Rev A play equipment mounding Received 29 June 2011
Park Leisure Play Equipment Drawings (2 drawings, no reference) Received 29 June 2011.
This condition will only be discharged when the development has been completed in full accordance with the approved drawings.

5. Traffic noise mitigation report – The approved details are:
8934 r2 Noise.co.uk Noise Survey Report, received 3 February 2012
This condition will only be discharged when the development has been completed in full accordance with the approved scheme.

6. Details of levels – The approved drawings are:
8498-103-1 Road levels sheet 1
8498-103-2 Road levels sheet 2
8498-103-3 Road levels sheet 3
8498-103-4 Road levels sheet 4
8498-113-1 Rev D External Levels Sheet 1
8498-113-2 Rev B External Levels Sheet 2
8498-113-3 External Levels Sheet 3
8498-113-4 External Levels Sheet 4
This condition will only be discharged when the development has been completed in full accordance with the approved drawings.

Full planning permission 0901668FUL (Granted 29 October 2010)

1. Development to commence within 3 years of the date of approval – This requirement has been met and the condition is discharged.

2. Development to be carried out in accordance with the ecological recommendations by Smeeden Forman – This is an ongoing requirement for the duration of the development. This condition will only be discharged when the development has been completed in full accordance with the approved scheme.

3. Details of all play equipment, play area surfaces and play area boundary treatments – The approved drawings are:
8498-132 Rev A play equipment mounding Received 29 June 2011
Park Leisure Play Equipment Drawings (2 drawings, no reference) Received 29 June 2011.
This condition will only be discharged when the development has been completed in full accordance with the approved drawings.

4. Details of levels – The approved drawings are:
8498-103-1 Road levels sheet 1
8498-103-2 Road levels sheet 2
8498-103-3 Road levels sheet 3
8498-103-4 Road levels sheet 4
8498-113-1 Rev D External Levels Sheet 1
8498-113-2 Rev B External Levels Sheet 2

8498-113-3 External Levels Sheet 3
8498-113-4 External Levels Sheet 4
This condition will only be discharged when the development has been completed in full accordance with the approved drawings.

Yours sincerely,



NS

Andy Moffat
Planning Service Manager (Development Management)
Planning Services

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