Our Ref: 24/80374/COND
Your Ref: Latham Condition 5 resubmissi...

6 December 2024

Mr Gareth Bridge
South Bank Architects
83 DeBeauvoir Road
London
N1 4EL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Mr Bridge

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

Proposal: Discharge of Condition 5 (Drainage during construction) of 24/00241/FUL.

Site address: Land North Of 11 Latham Road Huntingdon

Your client: Martin Coulson

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

Yours sincerely

Clara Kerr
Chief Planning Officer

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6th December 2024

Dear Mr Bridge

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

Proposal: Discharge of Condition 5 (Drainage during construction) of 24/00241/FUL.

Site address: Land North Of 11 Latham Road Huntingdon

Applicant: Martin Coulson Marman Ltd

I refer to your application above received on 28 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 5 - Drainage during construction
Condition wording: 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 to comply with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the NPPF 2023.

Submission:

- Construction Phase Plan Phase 1 & 2, Parsons, Ref: 22178, Rev: P3, Dated: 21st October 2024
- Construction Phase Plan Phase 3, Parsons, Ref: 22178, Rev: P1, Dated: 21st October 2024

Based on the above, the Local Lead Flood Authority have recommended discharge of Condition 5 (Drainage during construction) of planning permission 24/00241/FUL. It has been demonstrated that surface water will be adequately drained from site during the construction phase using both existing and temporary drainage infrastructure until the final proposed system is in place. The submitted details therefore comply with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the NPPF 2023 and Condition 5 is discharged.

Where conditions have been discharged by the Local Planning Authority the works must be implemented in full accordance with the approved details.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 6 December 2024