Our Ref: 24/80437/COND
Your Ref: 295 Priory Centre

6 January 2025

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Dear Sir/Madam

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

Proposal: Discharge of conditions 15 (Drainage during construction) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Your client: Caldbeck

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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6th January 2025

Dear Sir/Madam

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

Proposal: Discharge of conditions 15 (Drainage during construction) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Applicant: Caldbeck Huntingdonshire District Council

I refer to your application above received on 13 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

**Condition 15 - 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 in accordance with Policies LP5 and LP15 of the Huntingdonshire Local Plan to 2036."

Submission: Construction Surface Water Management Plan, SEH, Ref: IE24, Rev: 01, Dated: 12th December 2024

The Local Lead Flood Authority has confirmed (comments received 03.01.2025) that based on the above document condition 15 can be discharged. The applicant has provided a detailed construction surface water management plan outlining measures taken to prevent pollution of surface water from site. These measures include a mixture of permanent and temporary drainage using existing drainage gullies, catchpits, sandbags and smart filters. It is considered that this would ensure surface water is managed appropriately during the construction phase of the development in accordance with Policies LP5 and LP15.

Condition 15 is discharged.

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: 6 January 2025