Our Ref: 24/80391/COND
Your Ref: The Old Exchange Surgery - Co...

6 January 2025

Mrs Adri Visagie
Space+
21 Northfield
Girton
Cambridge
CB3 0QG

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mrs Visagie

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

Proposal: Discharge of part of Condition 4 (Contamination) Part B (second) and Part C of 24/00117/P3JPA.

Site address: The Old Exchange East Street St Ives

Your client: Mr Craig Flemming

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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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6th January 2025

Dear Mrs Visagie

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

Proposal: Discharge of part of Condition 4 (Contamination) Part B (second) and Part C of 24/00117/P3JPA.

Site address: The Old Exchange East Street St Ives

Applicant: Mr Craig Flemming, Flemming Construction

I refer to your application above received on 12 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Contamination
Condition wording:
"A. Site Investigation Information
No occupation of the building 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 from 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;
a) human health,
b) property*,
c) adjoining land,
d) groundwaters and surface waters,
e) ecological systems and
f) 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 contamination 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 and the order in which the works will be progressed;
(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 contaminant 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.

B. 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 contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

C. Reporting of Unexpected Contamination
If, during development, contamination not previously identified is found to be present at the site;
(i) it shall be reported in writing 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 undertaken 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 contaminant 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."

Submitted Documents/Drawings:
o Email trail dated the 1st November 2024.
o Email received by the LPA in regard to the installation of water barrier pipe received the 06.01.2025.

The Environmental Health Officer has been consulted as part of this application, the full response of which is set out on the Council's website, and raises no objection with the submitted evidence. The proposed details therefore comply with policy LP37 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

Condition 4 is therefore discharged in full.

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 sincerely



Clara Kerr
Chief Planning Officer
Date: 6 January 2025