Our Ref: 24/80441/COND
Your Ref: Sawtry C13

15 January 2025

Nick Jenkins
Smith Jenkins Ltd
7 Canon Harnett Court
Wolverton Mill
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Pathfinder House, St Mary's Street
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Dear Mr Jenkins

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 13 (contamination) of 23/01578/S73

Site address: Sawtry Services Great North Road Sawtry

Your client: Moto Hospitality 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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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15th January 2025

Dear Mr Jenkins

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

Proposal: Discharge of condition 13 (contamination) of 23/01578/S73

Site address: Sawtry Services Great North Road Sawtry

Applicant: Moto Hospitality Ltd

I refer to your application above received on 17 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved:

Condition 13 - Contamination
Condition wording:
“The remediation scheme outlined in section 5.3.3 of the "Ground Investigation Report" written by Ground Investigation Ltd (report reference P1187.1.1, dated 8 May 2019) shall be implemented and a Verification Report submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use. If, during development, contamination not previously identified is found to be present at the site, it shall be reported to the Local Planning Authority within 1 working day. 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. The remediation strategy shall be implemented as approved. 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 the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved by the Local Planning Authority.

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 as amended) (paragraphs 118c and 178) and Policy LP37 of the Huntingdonshire Local Plan to 2036."

Submission:
Fuel Tank Validation Letter Report written by Geo2 Remediation Ltd (reference 4333.1.1, dated 15 August 2024)

Assessment:
The Environmental Protection Officer has reviewed the above document and agrees with the findings. There is no objection to the discharge of condition 13. The submitted scheme accords with the requirements of the condition and ensures that risks from land contamination to the future users of the land and neighbouring land are minimised and the development can be carried out safely without unacceptable risks in accordance with the NPPF 2024 and Policy LP37 of the Local Plan to 2036.

Condition 13 is therefore 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: 15 January 2025