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Mr Andrew Girvan
Marham and George Property Ltd
Unit 6
Lancaster Way
Ermine Business Park
Huntingdon
Cambs
PE29 6XU

Our Ref: 25/00373/DEMDET
Your Ref:

2nd April 2025

Dear Mr Girvan
Demolition Determination under Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Application for prior approval to demolish redundant factory and ancillary buildings

Site address: Bridge Works The Avenue Godmanchester Huntingdon

I refer to the above submission received on the 27th February 2025 and can confirm that Prior Approval is required of the method of demolition and proposals for restoration of the site. The Prior Approval details should be submitted to the Local Planning Authority at the earliest opportunity.

Subject to the following condition/s.

1. Condition.
The development shall be carried out within a period of five years of the date that the application was submitted to the Local Planning Authority.

Reason:To accord with Schedule 2, Part 11, Class B (B.2 (ix) aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. Condition.
Notwithstanding the submitted details, no development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby granted prior approval until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site for the

duration of the works in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

3. Condition.
Notwithstanding the submitted details, no development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the works hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Prior to the commencement of any works given consent as part of this prior approval an updated Demolition Statement shall be provided to and approved in writing by the Local Planning Authority. This shall include details of:

a) Further details on the securing of the water supply point (referenced page 6) and a contingency plan should this not be available.

b) Further details of the use of the generator (referenced page 8) including hours of operation, where it will be located, and (where necessary) any acoustic screening.

c) Details of any proposed security lighting (were applicable)

d) Details of maximum drop heights and any sheeting of vehicles loading hardcore/spoil

Where, throughout the course of the works any amendment is required (referenced page 10) which may result in pollutants escaping, this must be approved in writing by the Local Planning Authority before works continue. The demolition shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that before any works commence the amenity of nearby properties is protected in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036.

5. Note to applicant.
Whilst matters relating to the protection of protected species and habitats falls outside of the matters for consideration in determining prior notifications this does not absolve the applicants or any appointed contractors of their responsibilities to prevent wildlife crime as defined within the Wildlife and Countryside Act 1981.

Should you wish to discuss the matter further please contact Kevin Simpson on 01480 3807547 671902.

Yours sincerely



Clara Kerr
Chief Planning Officer