Our Ref: 25/80154/COND
Your Ref: 3 Frumetty Lane Condition Di...

13 June 2025

Mr Chris Butler
Chris Butler
59 High Sreet
ALCONBURY
Huntingdon
PE28 4DP

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Butler

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

Proposal: Discharge of Condition 4 (Bat Activity Survey) of 24/02194/HHFUL

Site address: The Hollies 3 Frumetty Lane Alconbury Huntingdon

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
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Mr Chris Butler
Chris Butler
59 High Sreet
ALCONBURY
Huntingdon
PE28 4DP

Our Ref: 25/80154/COND
Your Ref: 3 Frumetty Lane Condition Di...

13th June 2025

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

Proposal: Discharge of Condition 4 (Bat Activity Survey) of 24/02194/HHFUL

Site address: The Hollies 3 Frumetty Lane Alconbury Huntingdon

I refer to your application above received on 19 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Bat Activity Survey
No development shall commence until a Bat Activity Survey has been carried out within the site by a licensed ecologist. A report of the findings including a suitable mitigation strategy if required, should the above specified species be found, shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with the approved report.

Reason: This is a pre-commencement condition to ensure that important specified species are fully protected in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submitted documents/Drawings:
Bat Emergence Survey Report dated May 2025 prepared by Eco 360 Ltd received by the Local Planning Authority on the 19th May 2025

Assessment:
The submitted document has been reviewed and is considered acceptable, as requested under Condition 4 (Bat Activity Survey) of planning application 24/02194/HHFUL, to ensure that important specified species are fully protected in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036. It is noted that no bat roosts were found within the existing structure and that the re-development of the site would have a negligible effect on

potential foraging and commuting habitat, with the adjacent land providing better opportunities for bats to use.

Conclusion:
Condition 4 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 sincerely



Clara Kerr
Chief Planning Officer
Date: 13 June 2025