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16 December 2024

Planning and Building Control
Huntingdonshire District Council
St Mary's St
Huntingdon
PE29 3TN

Planning Portal Ref: PP- 13642353
Our Ref: 1064

Dear Sir/Madam

Application for the discharge of Conditions 13 (Ground Remediation Scheme) of planning permission reference: 23/01578/S73

Land Between Toll Bar Way And Great North Road, Sawtry, PE28 5XW

On behalf of our client ("the applicant"), Moto Hospitality Ltd, we have today submitted an application via the Planning Portal under ref: PP-13642353 for the discharge of Conditions 13 of planning permission ref. 23/01578/S73.

The application comprises the following:

- This letter
- The application forms, duly completed
- Geo2 Letter dated 15 Aug 2024

The application fee of £145.00 has been paid on-line on the Planning Portal.

Planning permission ref: 23/01578/S73 was approved on 02/02/2024 subject to conditions. This comprised a S73 approval to a previous planning permission dated 19/5/21 (ref. 19/01445/FUL).

Condition 13 states:

"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".

Section 5.3.3.1 of the Ground Investigation Report as referred to in the above condition is focussed upon former underground fuel storage tanks and it is these items that required remediation, as follows:

"Specific remedial actions will need to be undertaken in due course to address the presence of the former underground fuel storage tanks that believed to still be present beneath the central/eastern part of the site. Subject to discussions with the Local Authority regulators, the fuel tanks (i.e. the primary source of contamination) should either be permanently and effectively decommissioned or removed from site such that they do not present any ongoing risk to human health or the environment….." (section 5.3.3.1)

These tanks and associated infrastructure have all been removed from site. The enclosed letter from Geo2 outlines the works undertaken on site, the laboratory testing of samples, concludes that there is no evidence of contamination in the samples collected or remaining on site, and represents a Verification Report for the purposes of Condition 13.

Should you have any queries please do not hesitate to contact me.

Yours faithfully



Nick Jenkins MRICS
Director
Smith Jenkins Ltd

Enc.