

Mid Suffolk District Council
Endeavour House,
8 Russel Road,
Ipswich
IP1 2BX

Date: 19 February 2024
Our ref: 64846/04/HS/26802999v3
Your ref: PP-12320460

Dear Sir/Madam

Land at the Leys and Ivy Farm, Mellis Road, Yaxley, Suffolk: Application to Discharge Conditions related to Planning Permission DC/23/01494

On behalf of our client, Conrad Energy (Developments) II Limited ('the Applicant'), we enclose an application at Land at the Leys and the Ivy Farm, Mellis Road, Yaxley, Suffolk, IP21 4BT, seeking to discharge Condition 6 (Surface Water Drainage Details) and Condition 8 (Construction Surface Water Management Plan) pursuant to planning permission ref. DC/23/01494

Application Submission

The application has been submitted via the Planning Portal (ref. PP-12794931) and comprises the following, relevant to both Conditions 6 and 8:

- 1 Completed application form for the approval of details reserved by condition;
- 2 This Cover Letter, prepared by Lichfields;
- 3 Site Location Plan (drawing no. YAX-SYNCO-LP-002 Rev A);

The following documents submitted alongside this Covering Letter are relevant to Condition 6:

- 4 Surface Water Drainage Strategy, prepared by Haydn Evans, dated 09.02.24 including:
 - a PRP Drainage Calculations document Do69-SEL-V00-400-CA-C-0005 Rev P06 dated February 2024;
 - b PRP drawing Do69-SEL-C00-400-DD-C-0028 - Details 2 Drainage;
 - c PRP drawing Do69-DEL-V00-400-LY-C-0016 – Overview & Philosophy Drainage;
 - d PRP drawing Do69-SEL-V00-400- SH-C-0006 – Schedules Drainage;

- e HE drawing 306-006-D301 – Exceedance Flow Route Plan;
- f HE document 306-006-RP08 – SuDS & Surface Water Management & Maintenance Plan;
- g DRaW UK Ltd drawing 059-12-01(S73) C – Landscape Mitigation – Soft Works; and

The following document submitted alongside this Covering Letter is relevant to Condition 8:

- 5 Construction Surface Water Management Plan (CSWMP) prepared by Haydn Evans, document ref. 306-006-RP06, dated 12.07.23.

The requisite application fee of £145.00 (plus Planning Portal fee £64.00) has been paid online via the Planning Portal.

Background and Discharge of Condition

On 20 February 2023, Mid Suffolk District Council granted permission (ref. DC/22/04021) for the ‘construction and operation of Synchronous Condensers with ancillary infrastructure, and associated works including access’.

On 21 June 2023, Mid Suffolk District Council approved the details submitted to discharge Condition 6 (Surface Water Drainage Details) (ref. DC/23/02095) attached to the planning permission (ref. DC/22/04021).

On 20 June 2023, Mid Suffolk District Council approved the details submitted to discharge Condition 8 (Construction Surface Water Management Plan) (ref. DC/23/02293) attached to the planning permission (ref. DC/22/04021).

Subsequently, on 26 June 2023, Mid Suffolk District Council granted permission (ref. DC/23/01494) for an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Plans and Documents) of the above permission (ref. DC/22/04021).

Condition 6 (Surface Water Drainage Details)

This application seeks to discharge the sixth condition attached to planning permission DC/23/01494, which reads as follows:

“No development above slab level shall commence until a strategy for surface water drainage, including implementation, maintenance and management, has been submitted to and approved, in writing, by the Local Planning Authority. The surface water drainage strategy shall be implemented and maintained as approved.

Reason - To safeguard the ground water environment and minimise the risk of flooding.”

On 17 November 2023, details for the discharge of the above condition were submitted to Mid Suffolk District Council (ref. DC/23/05363), and comments were received from Suffolk County Council as Lead Local Flood Authority (‘LLFA’). Conrad Energy has sought to prepare a revised strategy for surface water drainage, including implementation, maintenance and management, and now wish to re-submit the application to address the LLFA’s comments.

In accordance with the requirements of Condition 6, the enclosed Surface Water Drainage Strategy submitted alongside this Cover Letter provides the above listed details. It is therefore considered that the details provided within this strategy are sufficient to formally discharge Condition 6.

Condition 8 (Construction Surface Water Management Plan)

This application also seeks to discharge the eighth condition attached to planning permission ref. DC/23/01494, which reads as follows:

“No development above slab level shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including site clearance operations) is submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i Temporary drainage systems;
- ii Measures for managing pollution / water quality and protecting controlled waters and watercourses;
- iii Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater.”

In accordance with the requirements of Condition 8, the enclosed Construction Surface Water Management Plan (CSWMP) submitted alongside this Cover Letter provides the three above required details. It is therefore considered that the details provided within this CSWMP are sufficient to formally discharge Condition 8.

Conclusion

We trust that the enclosed information provided is appropriate to satisfy the requirements of Condition 6 and 8 of planning permission ref. DC/23/01494. As such, we consider that the conditions can therefore be discharged. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully



Emily Clarke

Planner

BA (Hons) MSc