

PLANNING COMMITTEE MEETING – 11th June 2024

Amendment/De-brief Sheet

MAJOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/04849/FUL
Address: Car Park, Pool Way, Cambridge
Determination Date: 18th June 2024

To Note:

Amended conditions

Condition 3 (BNG)- amended wording to secure 20% BNG.

Condition 6 (Phasing)- deleted as this detail is secured by the Barnwell Local Centre redevelopment application (condition 59 of application reference 23/04687/FUL).

Condition 21 (Green roof)- amended to secure the specification of the proposed green roof for the Bowls Club pavilion.

Amendments to Text:

Updated list- Additional conditions

Condition 19 (cycle parking)- amended to secure cycle parking details for the MUGA facility in addition to the Bowls Club.

Condition 20- additional condition to secure provision of car parking in accordance with the approved plans.

Pre-Committee
Amendments to
Recommendation:

-

Decision:

-

Circulation : First Item:
Reference Number: 23/04687/FUL
Address: Barnwell Local Centre, Barnwell Road, Cambridge
Determination Date: 12th July 2024

Deletions to report below marked out and additions in bold.

To Note:

Paragraph 11.104

The application site is adjacent to existing residential properties along **Newmarket Road, Barnwell Road, Malden Close, Rawlyn Close and Peverel Road** ~~Fanshawe Road~~. Policy 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Paragraph 11.138

(Additional contribution towards City Council infrastructure-indoor sports)

Amendments to Text:

Heads of Terms	Summary
City Council Infrastructure	
Indoor sports	£96,612.00 towards provision and improvement of Indoor Sports provision at Abbey Sports Complex.

Conditions

- Updated final list of recommended conditions to be circulated ahead of the meeting.
- Condition 41 has been amended. The pre school hours of use will be from 8.30am-5.30pm Monday to Friday. This has been considered acceptable by the City Council Environmental health officer.
- Condition 60 as set out on page License agreement for the Bowls Club is secured by application reference 23/04849/FUL. This has been deleted and replaced by a Phasing Plan condition.
- The wording of various other conditions have been updated to enable the development to be completed on a phased basis.

Approve subject to:

Pre-Committee Amendments to Recommendation:

- The planning conditions as set out **within the updated list of conditions** and delegated authority to officers to amend and add conditions where required.
- Satisfactory completion of a S106 agreement with delegated authority to officers to agree the final contribution amounts and minor amendments to the Heads of Terms as set out in the officer report.
- **Referral to the Secretary of State to determine whether it is appropriate to call in the planning application.**

Decision:

Circulation: First Item:
Reference Number: 23/02294/FUL
Address: Edward House, 8 Albion Row, Cambridge
Determination Date: 14.06.2024
To Note: Deletions to report below marked out and additions in bold.

Paragraph 8.74

Amendments to Text:

No.2 Albion Row 8.74 No.2 Albion Row lies to the north east of the site and forms an end of terrace property. No side elevation windows lie within this neighbouring property facing the site however there are windows in the front and rear elevations and a small enclosed garden. The proposal would extend closer to the common boundary with the Albion Yard access road by 2 metre and would extend along the whole of the boundary, also being approximately 2 metres higher than the existing lean-to structure. The proposal would not result in any significant loss of light or be visually overbearing **or result in any loss of privacy.**
~~A condition shall be added to any consent granted to obscure~~

glaze any first floor elevation windows in the north east (Albion Yard Elevation).

Pre-Committee
Amendments
to -
Recommendation:

Decision: -

Circulation: First Item:
Reference Number: 24/00943/FUL
Address: 27-29 Clayton Hotel, Station Road, Cambridge
Determination Date: 18.06.2024

To Note:
Amendments to
Text:
Pre-Committee
Amendments to
Recommendation:

Decision:

MINOR PLANNING APPLICATIONS

Circulation: First Item:
Reference Number: 23/02127/FUL
Address: Mayflower House, Manhattan Drive, Cambridge
Determination Date: 1 August 2023 (14th June 2024 – Extension of Time Agreed)

To Note:

New photos from a third party have been received and uploaded to the application file for public viewing. These are unverified.

Amendments to
Text: None

Pre-Committee
Amendments to
Recommendation: None

Decision:

Circulation: First Item:
Reference Number: 23/04434/FUL

Address: 15 High Street Trumpington, Cambridge

Determination Date: 15 January 2024

Additional third-party representation received on the 28th May. No additional material considerations were raised, therefore this is not considered to impact the recommendation.

To Note:

New photos from a third party have been received and uploaded to the application file for public viewing. These are unverified.

Amendments to
Text: 7.2. Representations have been received from ~~three~~ **four** neighbouring properties.

Pre-Committee
Amendments to
Recommendation:

Decision:

Circulation:

First

Item:

Reference Number:

24/00245/REM

Address:

111 - 113 Queen Ediths Way, Cambridge

Determination Date:

19 March 2024

To Note:

Details regarding the proposed bike store have been received that were initially requested by way of a condition. The details provided within the approved plan (EP955-23-06 REV B) is considered acceptable and a condition requiring compliance with this plan will be added.

Amendments to Text:

8.74 The provided site plan shows the provision of a cycle parking store to the rear of the garden with convenient access from along the proposed footpath to the dwelling. Revisions have been received to show the rear gate for the site to be widened to 1.1 metres which is considered sufficient to allow access for bikes. Full details regarding design of the cycle parking store have not been provided within this application. However, within appendix L, the proposal is required to provide 2No. cycle parking spaces within the site. Condition 22 of the outline permission requires details of this cycle parking. **Details of the proposed cycle store have been provided and are considered to comply with the requirements of Appendix L, a condition will be attached to ensure compliance with these details.** ~~This condition is considered sufficient to ensure that the proposed development is acceptable in this regard.~~

Pre-Committee Amendments to Recommendation:

Condition 6 shall be added: The cycle store associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum

of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Decision:

Circulation:	First	Item:	
Reference Number:	24/00658/FUL		
Address:	36 Peverel Road, Cambridge		
Determination Date:	18 April 2024		
To Note:			
Amendments to Text:	Section 4.0 – Relevant Planning History		
	Reference	Description	Outcome
	06/0005/FUL	Proposed two storey side extension to house.	Permitted
	14/1285/CL2PD	Certificate of Lawfulness under section 192 for erection of a single storey rear extension, rear dormer (43m3) and velux window to front.	Certificate Granted
	16/1475/FUL	Change of use from dwelling (C3) to a 7 bed HMO (sui generis)	Withdrawn
	18/1226/FUL	Retrospective change of use from a dwelling (C3) to a 7 bed/person HMO (sui generis).	Permitted
	22/03413/FUL	Internal alterations to create one studio flat, existing 7 bed HMO	Permitted

	<p>reduced to 6 bed HMO (sui generis)</p> <p>22/03544/FUL Construction of a block of 4 No. flats and associated works. Refused - Appeal Dismissed</p> <p>This application follows a previous submission that was refused for 4 no. flats and then dismissed at appeal.</p>
Pre-Committee Amendments to Recommendation:	
Decision:	

Circulation: First Item:

Reference Number: 23/03741/FUL

Address: 261 Mill Road, Cambridge

Determination Date: 28 November 2023

To Note:

Amendments to Text:

Pre-Committee Amendments to Recommendation:

Decision:

23/04849/FUL- Final List of Recommended Planning Conditions

Standard time

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

BNG plan

3. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum 20% net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Hard and Soft Landscaping

4. No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Replacement tree planting

5. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

License agreement

6. Prior to the first use of the bowling green a license agreement between Cambridge City Council and the Bowls Club shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that an equivalent or better management arrangement is secured.

Lighting

7. Prior to the installation of any artificial lighting to serve the MUGA a scheme setting out the location, type, design, lux levels and measures to control glare and overspill light from sports lighting, and measures to ensure sports lights are switched off when not in use, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England and the Environmental Health officers. After commencement of use of the sports facility the sports lighting shall be operated in accordance with the approved scheme.

Reason: To balance illuminating the sports facility for maximum use and benefit to sport with the interest of residential amenity in accordance with Cambridge City Local Plan 2018 policy 35.

Bowls Green ground conditions and quality

8. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the bowling green which identifies constraints which could adversely affect bowling green quality; and
 - (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect bowling green quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.
- (b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for bowling green use in accordance with the scheme.

Reason: To ensure that the bowling green is prepared to an adequate standard and is fit for purpose.

Surface water drainage strategy

9. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall be based upon the principles within the agreed ABBEY LEISURE CENTRE, EAST BARNWELL, CAMBRIDGE Flood Risk Assessment and Drainage Strategy, reference JE/VL/P22-2760/06, dated November 2023 and prepared by Create Consulting Engineers Limited and shall also include:
- a) Full results of the proposed drainage system modelling for the 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - c) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - d) Full details of the proposed attenuation and flow control measures;
 - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - f) Full details of the maintenance/adoption of the surface water drainage system; The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF).

Foul water strategy

10. No building hereby permitted shall be occupied until foul water drainage works have been submitted to and approved in writing by the local planning authority.

Reason: To ensure an acceptable foul drainage strategy in accordance with policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF.

Finished floor level

11. Finished ground floor level shall be set in accordance with ABBEY LEISURE CENTRE, EAST BARNWELL, CAMBRIDGE Flood Risk Assessment and Drainage Strategy, reference JE/VL/P22-2760/06, dated November 2023 and prepared by Create Consulting Engineers Limited.

Reason To reduce the risk of flooding to the proposed development and future occupants in accordance with policies 31 and 32 of the Cambridge Local Plan 2018 and paragraphs 165 – 175 of the NPPF.

Construction hours

12. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Deliveries and collections

13. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Noise and vibration impact assessment

14. No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from

noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Dust

15. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority.

The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

AIA and TPP

16. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, access, storage of materials, ground works, installation of services and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Approved TPP (compliance)

17. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees TC3)

5 year tree replacement

18. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that remaining arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Cycle parking

19. Prior to the first use of the Bowls Club or enhanced MUGA facility hereby permitted the details of the covered, secure parking of cycles for use in connection with the Bowls Club and enhanced MUGA facility shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Car parking

20. Prior to the first use of the Bowls Club or enhanced MUGA facility hereby permitted the manoeuvring and car parking areas required for that use shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

Green Roof

21. Notwithstanding the approved plans, the flat roof of the Bowls Club pavilion hereby approved shall be a green biodiverse roof(s). The specification of the green biodiverse roof(s) shall be submitted to and approved in writing by the

Local Planning Authority. The green biodiverse roof(s) shall be implemented in full prior to the use of the building and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31).

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East Barnwell redevelopment- Final List of Planning Conditions

Standard time

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Written scheme of investigation

3. Unless an alternative trigger is agreed in writing by the local planning authority, no demolition/development shall commence on each phase of development until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development within that phase of development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme; and
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2023).

M4(2) compliance

4. Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

M4(3) dwellings

5. Notwithstanding the plans hereby approved, four dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

Management/ Maintenance of streets

6. No development above ground level other than demolition shall commence on each phase of development until details of the proposed arrangements for future management and maintenance of the proposed streets within that phase have been submitted to and approved in writing by the Local Planning Authority.
The streets shall thereafter be maintained in accordance with the approved management and maintenance details for the life time of the development.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with NPPF (2023) paragraph 114.

Levels

7. All paved areas within the site that abut the public highway shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway, in accordance with NPPF (2023) paragraph 114.

3.5 tonnes construction vehicles hours

8. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:00hours-16:00hours, Monday to Friday.

Reason: in the interests of highway safety.

CEMP/ Traffic management plan

9. No demolition or construction works shall commence on each phase of the development, hereby permitted, (including demolition or preparation works within that phase) until a Construction Environmental Management Plan for

that phase has been submitted to and approved in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway where practical);
- ii. Contractor parking; providing details and quantum of the proposed car parking and methods of preventing on-street car parking;
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway where practical);
- iv. Control of dust, mud and debris, in relation to the operation of the adopted public highway.
- v. Contact details for the site manager, including how and where these details will be displayed on site.

The development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

Travel Welcome Pack

10. Prior to the first occupation of the development a Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority, and such arrangements shall be implemented in accordance with agreed details and in accordance with an agreed programme.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Materials and sample panel

11. Prior to the commencement of the development on each phase of development hereby approved, with the exception of demolition and below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings within that phase, which includes external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57).

Hard and Soft Landscaping

12. No development above ground level, other than demolition, shall commence on each phase of development until details of a hard and soft landscaping scheme for that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, visitor cycle parking, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs)
 - d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and play spaces.
 - e) Notwithstanding the approved plans the applicants shall ensure the waste collection process can take place without conflict with any of the hard and soft landscaping features.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior

to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Landscape Maintenance and Management

13. No development above ground level, other than demolition, shall commence on each phase of development until details of a landscape maintenance and management plan for that phase, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Green roof details

14. Prior to the commencement of any superstructure works on each phase of development the details of the biodiverse (green) roof(s) for that phase shall be submitted to and approved in writing by the Local Planning Authority. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- d) A management/maintenance plan
- e) Evidence of installation shall be required in photographic form prior to handover.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

Public Art delivery

15. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/ utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:
- a) Details of the public art and artist commission;
 - b) Details of how the public art will be delivered, including a timetable for delivery;
 - c) Details of the location of the proposed public art on the application site;
 - d) The proposed consultation to be undertaken;
 - e) Details of how the public art will be maintained;
 - f) How the public art would be decommissioned if not permanent;
 - g) How repairs would be carried out;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

AMS and TPP

16. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.
- Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Site meeting trees

17. Prior to the commencement of site clearance on each phase of development a pre-commencement site meeting for that phase shall be

held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Tree protection compliance

18. The approved tree protection methodology will be implemented throughout each phase of the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site/phase. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Replacement planting

19. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Surface water drainage strategy

20. No laying of services, creation of hard surfaces or erection of a building shall commence within each phase of development until a detailed design of the surface water drainage of that phase has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting

Engineers Limited (ref: JE/VL/P22- 2768/01) dated 9th February 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.
- j) Measures taken to recycle rainwater within the development.

Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Surface water management during construction

21. No development, including preparatory works shall commence within each phase of development until details of measures indicating how additional surface water run-off from that phase will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk

to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Sustainability Conditions

Energy statement compliance

22. No dwelling shall be occupied within each phase of development until the approved carbon reduction strategy for that dwelling as set out in the Energy and Sustainability Statement, Qoda, 27/11/23, Issue 01 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water efficiency (residential)

23. Within each phase of development hereby permitted the water efficiency measures for the scheme shall be implemented in line with the water efficiency targets as set out in the Energy and Sustainability Statement, Qoda, 29/11/2023 Issue 01. Prior to the occupation of the development within each phase of development hereby permitted the final water efficiency specifications shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate achievements of these design standards and to respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM (non residential design stage)

24. Within 12 months of the commencement of development on each phase, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met for that phase, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM (non residential post construction stage)

25. Within 12 months following the first occupation of each phase, a BRE issued post Construction Certificate for that phase shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water efficiency (non residential)

26. Following completion of the first fit out of the non residential uses and prior to occupation of each phase, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority to demonstrate the non-residential elements in that phase meet 5 credits in the Wat01 section of BREEAM based on the product installations set out in Appendix A and B of the Water Conservation Strategy, East Barnwell, Hill Partnerships Ltd, May 2024. The report shall include relevant drawings showing the any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Standard EH conditions

Phase 2 Site Investigation

27. No development on any phase of the development or any investigations required to assess the contamination within that phase, shall commence until a Phase 2 Site Investigation Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

Phase 2 investigation and Phase 3 remediation strategy

28. No development shall commence on each phase until the following have been submitted for that phase and approved in writing by the Local Planning Authority:

- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
- b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Contamination remediation phase 3 (compliance)

29. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Contamination verification report

30. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Unexpected contamination

31. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Material Management Plan

32. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

Dust management

33. No development shall commence on each phase until a scheme to minimise the spread of airborne dust from that phase including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

Noise and vibration

34. No development (including demolition, enabling works or piling shall commence on each phase until a demolition/construction noise and vibration impact assessment associated with the development in that phase, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and

mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

35. **Noise Insulation**

Prior to the commencement of development/construction above ground level (with the exception of demolition) in each phase, a noise insulation / attenuation scheme as appropriate for that phase, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area from the road shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use in each phase is commenced and shall be retained thereafter.

Reason: To protect the amenity of properties. (Cambridge Local Plan 2018 policy 35).

Community Centre EH conditions

36. **Community Centre Noise Assessment**

Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme and other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following shall be submitted in writing for approval by the Local Planning Authority:

- Nature / type of uses and events to be held;
- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- Acoustic performance of the building fabric, glazing, openings and ventilation systems;
- Details of an adequate alternative ventilation shall be provided to ensure external doors and windows remain closed during the playing of music.

- Premises entrances / exits and any associated external spaces and patron noise;
- Details of a cut-out device fitted to external entrance / exit doors shall be provided, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

Reason: To protect the amenity of properties. (Cambridge Local Plan 2018 policy 35).

37. **Noise Assessment / Insulation Scheme Post Construction Completion, Commissioning and Testing Report**

Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved / required by condition 36 respectively) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the Local Planning Authority will be required.

Reason: To protect the amenity of properties. (Cambridge Local Plan 2018 policy 35).

38. **Community centre hours of use**

The community centre use hereby approved shall not operate outside the hours of 08:00 – 22:00 Monday to Thursday, 08:00 – 23:00 Friday and Saturday and 09:00 to 20:00 on Sundays.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

39. **Community centre external / third party amplification**

All musical and sound generation equipment used within the community centre shall be connected to and played and channelled through the in-

house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

40. **Pre School Noise Insulation scheme**

Prior to the commencement of development/construction above ground level in respect of Block D, a scheme for the insulation of the pre-school building in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Pre School Hours of Use

41. The pre school (use class E (f)) shall only be open to the public between the hours of 08.30-17:30 Monday to Friday.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 35).

42. **Alternative ventilation scheme**

Prior to the commencement of development/construction above ground level (with the exception of demolition) in each phase, details of an alternative ventilation scheme for the residential accommodation units on that phase to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the amenity of properties. (Cambridge Local Plan 2018 policy 35).

Balconies/ Winter Gardens

43. Prior to the commencement of above ground works on each phase, full details of the design and construction of the balconies / winter gardens including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units as

a result of high ambient noise levels in the area from traffic in that phase shall be submitted to and approved in writing by the local planning authority.

The balconies / winter gardens shall be constructed and installed in accordance with the approved details and retained in situ thereafter.

Reason: To protect the amenity of properties. (Cambridge Local Plan 2018 policy 35).

Construction hours

44. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Collections and deliveries

45. No collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Plant noise

46. No operational plant, machinery or equipment shall be installed within each phase until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Create Consulting Engineers Ltd “Noise Impact Assessment – Revision B” dated 29th November 2023 (Ref: D/VL/P22-2760/02 Rev B).

Reason: To protect the amenity of nearby properties and future occupiers (Cambridge Local Plan 2018 policy 35).

Artificial lighting

47. Prior to the installation of any external artificial lighting on each phase, an artificial lighting scheme for that phase shall be submitted to and approved

in writing by the local planning authority. The scheme shall include details of any external artificial lighting of the phase and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/21 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity of nearby properties and future occupiers (Cambridge Local Plan 2018 policy 34).

EV charging scheme (residential and non residential)

48. Prior to the commencement of development on each phase (with the exception of demolition), an Electric Vehicle Charging Point Provision and Infrastructure Strategy' including an implementation plan for that phase shall be submitted to and approved in writing by the local planning authority.

The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the National Planning Policy Framework (2023), the Cambridge Local. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations.

The Strategy shall include the following principles which are to be applied to the detailed design of the Development Parcels as they come forward:

- 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated parking;
- Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking;
- Dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces

to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The approved scheme shall be fully installed before the use is commenced and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

49. **E (a & b) use – noise insulation scheme**

Prior to the commencement of any commercial uses that fall within use class E(a) & E(b) (as defined by Schedule 2, Part A of the Town and Country Planning Use Classes 2020) a noise insulation / mitigation scheme which minimises the airborne / impact noise emanating from the premises shall be submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

50. **E(b) use - Odour filtration / extraction**

Prior to the commencement of any commercial uses that fall within use class E(b) (as defined by Schedule 2, Part A of the Town and Country Planning Use Classes 2020) E(b) a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

51. **Class E hours of use**

The class E use hereby approved shall not open outside of the hours of 07:00 – 23:00hrs Monday to Saturday and 08:00 – 22:00hrs on a Sunday.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

52. **Commercial units delivery hours**

All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational

phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Biodiversity enhancements

53. Prior to the commencement of development above slab level on each phase, a scheme for biodiversity enhancement for that phase shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the number, location and specifications of the bird and bat boxes to be installed, hedgehog connectivity, habitat provision and other biodiversity enhancements. The approved scheme shall be fully implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Underground bin specification

54. Prior to the installation of the underground 'iceberg' bins within each phase of development hereby permitted the specification of the underground bins and details of the locations of the required pressure pads for that phase shall be submitted to and approved in writing by the local planning authority. The underground bin specification shall be compatible with the Greater Cambridge Shared Waste Service underground refuse vehicle.

Reason: to ensure an effective and efficient refuse collection strategy is achieved in accordance with Cambridge Local Plan 2018 policy 57.

Road markings (waste vehicle and highways)

55. Prior to commencement of development above ground level on site 1 (with the exception of demolition) the details of the proposed road markings along Rawlyn Close for the approved development shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the underground refuse vehicles can service the development site without obstructions along the tracked servicing route. In accordance with policies 57 and 59 of the Cambridge Local Plan 2018.

Fire hydrants

56. Prior to the commencement of above ground works on each phase, a scheme for the provision of fire hydrants within each phase of development shall be submitted to, and approved in writing by, the Local

Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

Energy consumption monitoring

57. Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28)

Letter boxes

58. All letter boxes for the proposed residential apartments shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority due to individual building layout constraints.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

Sport England condition

Phasing

59. Prior to the commencement of the development, a detailed delivery programme for the re-provision of the bowls green and tennis court, as detailed within application 23/04849/FUL, shall be submitted to and approved in writing by the Local Planning Authority. The delivery programme shall confirm:
- The construction programme for the replacement bowling green, including the duration of the bowling green construction period and details of when the green will be first ready for use.
 - The location(s) where members of the Abbey Bowls Club shall be provided with access to a bowling green(s) and associated facilities for the duration of the bowling green construction programme including details of pricing and programming of this facility.
 - The construction programme for the replacement tennis court, including the duration of the tennis court/MUGA construction period and details of when the court/MUGA will be first ready for use.

-The location(s) where access to a tennis court shall be provided for the duration of the tennis court/MUGA construction programme.

The development of the new bowls green and MUGA, approved via application 23/04849/FUL, shall thereafter be carried out in accordance with the approved delivery programme with the agreed venues of interim use maintained available for use at all times during the bowling green and tennis court/MUGA construction programme

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Cambridge Local Plan 2018 policy 73.

Development phasing plan

60. Prior to the commencement of the development, a phasing plan shall be submitted to, and approved in writing by, the local planning authority. The approved phasing plan shall include the following:
- 1) Phasing of the demolition of any existing buildings authorised for demolition within sites 1 and 2.
 - 2) Timescales for both demolition and construction phases of site 1 and 2.

The development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure demolition and construction works are phased appropriately in the interests of residential amenity and in the interest of ensuring the new community uses and commercial facilities are provided at appropriate stages of the development (Cambridge Local Plan 2018, policies 35, 72 and 73).

Interim Commercial Unit Reprovision Strategy

61. Prior to the commencement of the development (including demolition) on site 2 a detailed interim commercial unit reprovision strategy shall be submitted to and approved in writing by the Local Planning Authority. The reprovision strategy shall confirm:
- The proposed temporary arrangements for the existing commercial units that wish to remain during the construction phase on site 2.
 - The location(s) where the existing commercial businesses that wish to remain will trade from for the duration of the site 2 construction phase.
 - Confirmation the temporary arrangements for those businesses which wish to remain will be in place and available for the businesses to trade from prior to the commencement of development on site 2.

Reason: To ensure continuity of trading and provision of services during the construction phase to accord with Cambridge Local Plan 2018 policy 72.

Community Facility Phasing And Management Plan

62. Notwithstanding the approved plans, prior to the commencement of the development, a community uses phasing and management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:
- 1) How the development of the community centre, library and pre school will be constructed so as to allow for the existing community uses to function uninterrupted prior to the opening of the community hub hereby approved.
 - 2) Final floor plans for the community centre and library facility and the details of the future management arrangements.

Reason: To ensure the adequate and uninterrupted, availability of community floorspace (Local Plan policy 73).

Natural England License

63. Demolition of buildings 1B1 and 1B4 (as identified on page 19, Figure 3, of the submitted preliminary roost assessment) shall not commence until the following detail has been submitted to and agreed in writing by the Local Planning Authority:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
 - b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Demolition shall thereafter be in accordance with the approved details.

Reason: To ensure the protection and appropriate mitigation for the proposed loss of the identified Pipistrelle day roost within the buildings (Cambridge Local Plan 2018 policy 70).

BNG

64. Prior to the commencement of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 20% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Confirm the baseline biodiversity assessment of the site (utilising Defra Biodiversity Metric 4.0) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.
 - Identify the proposed habitat improvements on-site and where applicable, off-site.
 - Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for both the on and off-site enhancements as appropriate.

The scheme shall thereafter be implemented in accordance with the approved implementation, management and monitoring plan.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, Cambridge Local Plan 2018 policy 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Cycle parking

65. The development on site 2 shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the maisonette properties (within block F) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

Obscure glazed windows

66. Notwithstanding the plans hereby approved, the apartments within the western façade of Block A hereby permitted, shall not be occupied until the proposed windows in the west elevation of Block A serving bedroom two on the ground, first, second and third floor, have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and with restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57 and 58).

Bird Hazard Management Plan

67. Development shall not commence (with the exception of demolition) until a Bird Hazard Management Plan for each phase of development has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards Around Aerodromes'
 - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow

- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste

- signs deterring people from feeding the birds.

The Bird Hazard Management Plan for each phase shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge City Local Plan 2018 policy 37).

Glint and Glare

68. No solar panels shall be installed on the framework within each phase of development until a Glint and Glare Assessment to determine the full impact on pilots approaching Cambridge and air traffic controllers in the Air Traffic Control tower, has been submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures required shall be agreed with the Local Planning Authority in writing in consultation with Cambridge Airport. The mitigation measures shall be subsequently implemented as approved and shall thereafter be maintained.

Reason: To mitigate the risk of aircraft accident and maintain the operational integrity of Cambridge Airport in accordance with Policy 37 of the Cambridge Local Plan 2018.

Stopping up/ Highway works

69. Notwithstanding the plans hereby approved, a revised proposed site plan showing the full extent of highway works to be undertaken shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development above ground level. The highway work shall be carried out fully in accordance with the approved details, and retained and maintained thereafter.

Reason: for the safe and effective operation of the highway in accordance with Policy 81 of the Cambridge Local Plan 2018.

Car and cycle parking management

70. Prior to the first occupation or commencement of any use on each phase of development hereby permitted a Car and Cycle Parking Management Plan (CCPMP) or that phase shall be submitted to and approved in writing by, the local planning authority.

The approved CCPMP shall include details:

a) how the car and cycle parking spaces will be allocated;

b) how access to the allocated car parking and cycle parking areas will be controlled/ managed.

The development shall be carried out in accordance with the CCPMP and retained thereafter.

Reason: To ensure the development does not have an unacceptable impact on highways safety (Cambridge Local Plan 2018, policies 81 and 82).

INFORMATIVES:

1. Residents parking scheme

Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits within the existing Residents Parking Schemes operating in surrounding streets.

2. Highway works

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

3. Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

4. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

5. Water efficiency

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

6. Sustainable Design and Construction SPD informative
To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:
 - 6: Requirements for Specific Lighting Schemes
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - 8: Further technical guidance related to noise pollution
7. The applicant is encouraged to include electric spurs for the charging of electric cycles within the cycle stores approved.
8. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.lineearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.
9. The applicants are advised to engage with Cambridge Airport regarding any proposed use of cranes or tall structures during construction.