

## **PLANNING COMMITTEE MEETING of 29<sup>th</sup> July 2026**

### **Amendment Sheet**

#### **Major applications**

Item number: 4

Planning reference number: 25/04832/FUL

Site address: Wolfson Court, Clarkson Road, And 15A And Side/rear Of, 15 Madingley Road, Cambridge.

Description of development: Demolition of existing and construction of replacement purpose-built student accommodation and for academic staff/academic visitors, ancillary facilities, landscaping, new pedestrian access from Madingley Road and other associated development. Installation of a temporary construction access from Madingley Road.

Summary of amendment(s):

- Additional neighbour comment from Joint Objection Group
- Additional letter to Chair of planning committee
- Comments from Public Art Officer
- Amendment to Para 23.4 – Crime Prevention
- Revision to para 11.24 referencing use by Institute of Mathematics
- Revision to Para 11.4, 11.37, 11.38 and 11.42. Total of 41 rooms not 49 rooms
- Clarity that Academic staff and visitors combined will not occupy more than 41 rooms at any one time.
- Amendment to 22.5 Heads of Terms
- Revision of proposed conditions (complete set revised)

#### **Third Party Representations**

An additional third-party representation from the Joint Objection Group has been received. There are no additional material planning considerations that have not already been assessed or considered within the Officer Report.

An additional letter has been sent to Chair of Planning Committee on Saturday 25<sup>th</sup> July from the Joint Objection Group. This letter has been uploaded to the public record and does not contain any additional material planning considerations that have not already been assessed or considered within the Officer Report.

### **Addition of comments from Public Art Officer (Para 6.35 and 6.36)**

6.35 No Details are contained within the information regarding a public art strategy. A planning condition regarding public art should be imposed on the application should it be supported.

6.36 Public Art could be located on the site frontage on Clarkson Road as it is a permeable and visually open part of the site. It is recommended that the applicant engages with the Public Art Advisory Service and Youth Engagement Service prior to the discharge of any planning condition.

Assessment within paragraphs 23.6 to 23.8

### **Amendment to wording of paragraph 23.4 – Crime Prevention**

Wording amended from "...it is considered that the area is of *low* vulnerability to the risk of crime..." to "it is considered that the area is of **medium to high** vulnerability to the risk of crime".

### **Amendments to officer report regarding Academic Staff and Visitors.**

Amendments to Paragraphs 11.4, 11.37, 11.38 and 11.42. These paragraphs mention a total of 49 rooms, which reference submitted appendix B from the applicants. The applicants have confirmed this is not correct, the total academic staff and visitors combined will not occupy more than 41 rooms at any one time.

Paragraph 11.24 mentions that the proposal would provide 9 dwelling units for residential staff and would be provided for the Sir Issac Institute of Mathematics. The number of dwelling units would not exceed 9 and this would be stipulated in the S106. These would not all be specifically allocated to the Institute of Mathematics.

### **Amendment to 22.5 - Heads of Terms**

A Monitoring Obligation is indicated in the heads of terms as £750 per obligation, this would be £750 each for those at the City Council and County Council as necessary.

### **Planning Conditions – (See Appended Document)**

- Condition 3 – Removed - Phasing Strategy (the applicants have indicated the development would not be phased)
- All conditions up to condition 32 are now numbered one less.
- Condition 4 amended to remove wording of re-use and include term renewable.

- Condition 6 amendment to the trigger point
- Condition 8 amendment to trigger point and reference to submitted documents
- Condition 9 amendment to trigger point
- Condition 11 amendment to include reference to Ecological Impact Assessment
- Condition 13 amendment to trigger point
- Condition 14 amendment to wording of point b (against to above)
- Condition 15 amended to be a compliance condition
- Condition 16 amendment to trigger point
- Condition 18 amendment to allow for consented tree works to occur
- Condition 20 amendment to trigger point
- Condition 22 wording altered to specifically mention Madingley Road and is specific for two-way wide vehicle movements
- Condition 25 amended to be a compliance condition
- Condition 26 amendment to trigger point and more generic wording for details required
- Condition 28 amendment to include reference to submitted documents
- Condition 31 amended to relate to Reused Material Management Plan only and associated details required
- Addition of condition required for Imported Materials Management Plan (numbered condition 31)
- Condition 32 amended to require details of demolition and environmental management plan and a construction environment management plan.
- Condition 34 amendment to trigger point
- Condition 35 amendment to trigger point
- Addition of Condition 36 – Public Art

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# Appendix 1

## PLANNING COMMITTEE MEETING of 29<sup>th</sup> July 2026

### Amendment Sheet

#### Wolfson Court Conditions

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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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.

3. The development hereby approved shall not be occupied until the approved sustainability strategy, including renewable energy, low carbon, and water efficiency, as set out in the Energy and Sustainability Statement, Skelly & Couch, 05/12/2025, Revision 3.0 has been implemented in full. Any associated renewable and/or low carbon technology shall thereafter be retained and remain fully operational in accordance with the approved details.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (Cambridge Local Plan policy 28 and Greater Cambridge Sustainable Design and Construction SPD 2020).

4. Prior to the occupation of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits.

The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

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)

5. No development above base course (other than demolition, vegetation clearance and enabling/utility diversion works) shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. 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).

6. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, 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 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;
- 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 (2024).

7. No development above ground level, other than demolition, vegetation clearance and enabling/utility diversion works, shall commence until a hard and soft landscaping scheme in general accordance with the approved Landscape Proposals, drawing number 2529-TF-XX-00-DR-L-1001 Rev P13 by Terrafirma dated 3 February 2026 and Landscape Planting Strategy, drawing number 2529-TFC-XX-XX-DR-L-3001 Rev P07 by Terrafirma dated 3 February 2026 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
  - a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
  - b) hard surfacing materials;
  - c) Street furniture and artifacts (including refuse and cycle storage);
  - d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
  - e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
  - f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed 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).

8. No development above base course (other than demolition, vegetation clearance and enabling/utility diversion works) shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

9. Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

10. Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in the Ecological Impact Assessment Issue 3 by Lucion dated 3 September 2025. The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4).

11. No development shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
  - a. Risk assessment of potentially damaging construction activities.

- b. Identification of biodiversity protection zones.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timings of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (South Cambridgeshire Local Plan 2018, policies HQ/1 and NH/4).

12. No development above ground level shall take place apart from demolition, vegetation clearance and enabling/utility diversion works until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and H/4 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

13. Prior to the installation of any artificial lighting in any phase, an ecologically sensitive 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 the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (above an agreed baseline) on the vertical plane at agreed locations;

c) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/4).

14. The surface water drainage scheme for the site shall be implemented in full accordance with the agreed Flood Risk and Drainage Strategy Report, Smith and Wallwork Engineers, Ref: 0347, Rev: P02, Dated: 12th August 2025 prior to occupation of the first dwelling. Any changes to this need to be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Policy 32 of the Cambridge Local Plan 2018).

15. No development, including demolition and preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site 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. (Policy 32 of the Cambridge Local Plan 2018).

16. Prior to commencement of development, including demolition, 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 and agreed in writing by the local planning authority before any tree works are carried out and before any 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 (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

17. Apart from those trees identified for removal or works the Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan revision B Appendix D "Schedule of Works to Allow Development" (Haydens) (2 March 2026) and shown on drawing TS & AIA, drawing 11729-D-AIA revision B (Haydens) (27 February 2026), 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 the of replacements, species, size, location and approximate date of planting. The planting shall be carried out in accordance with the approved details.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity. (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

18. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interests of visual amenity (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

19. No development shall commence above base course (other than demolition, vegetation clearance and enabling/utility diversion works) until detailed plans and an associated report for the foundation design of the development have been submitted to and approved in writing by the Local Planning Authority. The plans and report shall demonstrate that the foundation design accounts for tree variety and age, soil type, root growth (including root barriers) and ground movement. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the tree roots are suitably protected from development and that the design of the foundations are appropriate (Cambridge Local Plan 2018, policy 71)

20. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:15hrs - 14:55hrs, Monday to Friday, and shall specifically prohibit deliveries to and from the site during nearby school drop-off and pickup periods

Reason: in the interests of highway safety (Policy 55 and 56 of the Cambridge Local Plan)

21. No demolition or construction works shall commence on site until a construction traffic management plan (CTMP) has been agreed in writing with the Planning Authority. Once approved, the proposal shall be carried out in accordance with the approved details for the duration of the construction period.

Reason: in the interests of highway safety

22. The temporary construction access from Madingley Road shall not be used for two way wide motor vehicular traffic. Details of operational arrangement, including appropriate signage and management measures, shall be submitted to and approved by the Local Planning Authority prior to its use and retained for the duration of the construction period.

Reason: in the interests of highway safety

23. Notwithstanding the approved plans, the flat roof of any ancillary building hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

a) 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 60 mm thick.

b) Provide suitable access for maintenance.

c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the building(s) 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).

The Green Roof Code is available online via: [green-roofs.co.uk](http://green-roofs.co.uk).

24. The approved Travel Plan Final 03 by Mayer Brown dated December 2025 shall be implemented and monitored as approved upon the occupation of the development.

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

25. No development shall take place above ground level (except for Demolition, vegetation clearance and enabling/utility diversion works) until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include all external features such as brick, stone, tile cladding, roof tiles, metalwork, doors, windows, rainwater goods, ASHP enclosures and chimney cowl.

The details shall consist of a materials schedule and a design details document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations. Any documentation/plans provided must be accompanied with clear justification for the materials selected. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 56 and 57)

26. No brickwork above ground level shall be laid until a sample panel at least 1.5m wide and 1.5m high has been prepared on site detailing the choice of brick, bond, coursing, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with (Cambridge Local Plan 2018 policies 55 and 57).

27. The development 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 development in general accordance with Substation\_ Bin and Bike Store\_Gardener's Compound - Plans and Elevations - Sheet 1 of 2, drawing number 777-MICA-ZZ-00-DR-A-19090-PL2 by MICA dated 8 April 2026 and Bike & Bin Stores - Plans and Elevations - Sheet 2 of 2, drawing number 777-MICA-ZZ-00-DR-A-19091-PL2 by MICA dated 8 April 2026 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).

28. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation 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.

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

29. 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).

30. No material for the development (or phase of) shall be reused until a Reused Material Management Plan (RMMP) in general accordance with the principles in the Material Reuse Feasibility Studies: Opportunity for Reclaimed Demolition Materials – Feasibility Study revision P01 dated 26 February 2025 by Smith and Wallwork and the Re-Use of Demolition Materials – Feasibility Study (*Masonry & Concrete*) revision P02 dated 8 August 2025 by Smith and Wallwork has been submitted to and approved in writing by the Local Planning Authority. The RMMP shall include:

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

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

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

31. No material for the development (or phase of) shall be imported until an Imported Materials Management Plan (IMMP) has been



submitted to and approved in writing by the Local Planning Authority. The IMMP shall include:

- a) details of the volumes and types of material proposed to be imported on site
- b) details of the proposed source(s) of the imported material
- c) details of the chemical testing for ALL imported material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the imported 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, and placement.

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

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).

32. Prior to (a) demolition a Demolition Environmental Management Plan (DEMP) and (b) above base course Construction Environmental Management Plan (CEMP), both in accordance with the Outline DCEMP by Ridge dated February 2026, shall be submitted to and approved in writing by the local planning authority. The DEMP and CEMP shall include the following aspects of demolition and construction:

- a) Demolition and construction phasing programme.
- b) Confirmation of demolition and construction hours (works shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation).
- c) Deliveries for the purposes of demolition and construction activities

shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.

d) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.

e) Soil Management Strategy.

f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - noise.

g) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - vibration.

h) Dust management, monitoring and wheel washing measures in accordance with the provisions of:

- Guidance on the assessment of dust from demolition and construction, version 2.2 (IAQM, 2024).

- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).

i) Details of concrete crushers (location and noise, vibration and dust management).

j) Prohibition of the burning of waste on site during demolition/construction.

k) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.

l) Screening and hoarding details.

m) Consideration of sensitive receptors.

n) Complaints procedures, including complaints response procedures.

The development shall then be undertaken in accordance with the agreed plan.

Reason: To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policies 35 (noise and vibration) and 36 (air quality) of the Cambridge Local Plan 2018.

33. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

(i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors  
All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/21 (or as superseded)'.

Where required, the mitigation scheme shall be carried out as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

34. Prior to the commencement of development/construction (apart from demolition), a noise insulation scheme detailing the acoustic / noise insulation performance specification of the glazing shall be submitted to and approved in writing by the local planning authority.

The scheme shall have regard to the 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

hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 Policy 35)

35. *Prior to any above ground works (apart from demolition and tree removal)*, details of an alternative ventilation scheme for the habitable rooms to all residential facades to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development. 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 future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 Policy 35)

36. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), 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;
- h) How the public art would be replaced in the event that it is destroyed;

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)).

### **Informatives**

1. Partial discharge of condition 7 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

2. 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.
3. The Highway Authority requests that the CTMP be a stand-alone document separate from any Construction Environment Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with any internal site arrangements. 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)
  - ii. Contractor parking; provide 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)
  - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.
4. 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
5. 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-andconstruction-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

### ***Biodiversity Net Gain Condition***

Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

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