

<b>Application Number</b>	14/0657/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	30th April 2014	<b>Officer</b>	Miss Catherine Linford
<b>Target Date</b>	25th June 2014		
<b>Ward</b>	East Chesterton		
<b>Site</b>	Combined Colleges Boathouse Logans Way Cambridge Cambridgeshire		
<b>Proposal</b>	Demolition of existing single storey boathouse and erection of new two storey boathouse for Combined Colleges together with associated landscaping works.		
<b>Applicant</b>	Mr Nick Downer Selwyn College Grange Road Cambridge CB3 9QD United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The design of the replacement building is appropriate to its setting and account has been taken of potential flood risk.</li> <li><input type="checkbox"/> The development will not have a harmful effect on the amenities enjoyed by local residents.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is at the southern of Logan’s Way and currently accommodates the Combined Colleges Boathouse. The site fronts the river to the south, to the west is the Capstan Close development including its mooring pool and to the east is the Logan’s Meadow nature reserve. Land to the north is used by a bowling club and accommodates a single storey widespan indoor bowls area and bowling green.

1.2 Logan's Meadow is a Local Nature Reserve. The site falls within the Central Conservation Area and within the Environment Agency's Flood Zone 3. There are not trees that are the subject of Tree Preservation Orders but the existing trees are protected by virtue of their location in a conservation area.

## **2.0 THE PROPOSAL**

2.1 It is proposed to demolish the existing boathouse and erect a replacement boathouse. As a separate development, a new boathouse is to be erected for the use of Camrowers and the Cambridgeshire Rowing Association on part of the site which is currently laid to grass. The planning application for this development (14/0696/FUL) was approved at Planning Committee on 2 July 2014.

2.2 The application is accompanied by the following supporting information:

1. Design and Access Statement
2. Tree Survey
3. 3D visual images
4. Flood Risk Assessment
5. Structural Statement
6. Traffic Survey
7. Demolition Statement
8. Drainage Statement
9. Plant Noise Assessment and Energy Report

2.3 Amended plans have been received which show the following revisions:

- Removal of the balcony on the western elevation

## **3.0 SITE HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
14/0696/FUL	A new boathouse for Camrowers and the Cambridgeshire Rowing Association.	A/C

#### 4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes
Public Meeting/Exhibition:	No
DC Forum:	No

#### 5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/9 3/11 3/12 4/4 4/11 4/13 5/12 6/2 8/1 8/2 8/3 8/4 8/6 8/9 8/10

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)

	<u>City Wide Guidance</u>  Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)  Strategic Flood Risk Assessment (2005)  Cambridge and Milton Surface Water Management Plan (2011)
	Riverside and Stourbridge Common Area Conservation Area Appraisal

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan are of relevance.

## 6.0 CONSULTATIONS

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No significant impact on the public highway subject to a condition relating to the submission and approval of a traffic management plan

## **Head of Refuse and Environment**

- 6.2 No objection subject to conditions relating to construction hours, construction delivery and collection hours, plant noise insulation, piling, and waste collection.

## **Head of Streets and Open Spaces (Landscape Team)**

- 6.3 The architectural design of the proposed building is generally supported, however the landscape team would welcome further initiatives to integrate the new building into the wider landscape. We suggest that a green/brown roof would aid in softening the built form, contribute to the biodiversity of the adjacent wildlife site, as well as reduce the runoff. The introduction of a permeable surface is welcomed, subject to detailed design.

## **Urban Design and Conservation team**

- 6.4 The existing boathouse building on the site is not considered to have any great architectural or historic merit and it is annotated in the Riverside and Stourbridge Common Area Conservation Area Appraisal Townscape Analysis map as a 'building which detracts' from the character of the area.

There are no objections to the loss of the existing boathouse as it is not considered to add to the character and appearance of the Conservation Area and it has no architectural or historic merit.

The replacement of the building with a new boathouse is supported and the design blends successfully, in terms of materials, with the character and appearance of the Conservation Area. The architectural design of the building is unavoidably that of a boathouse which contrasts from the usage of buildings to the opposite side of the River Cam but ties well with the existing building typology to this side of the River. As such, this proposed building complies with Policy 4/11 regarding the impact on the Conservation Area.

The proposals will preserve and enhance the established character and appearance of the Conservation Area. A condition is recommended requiring samples of materials.

## **Environment Agency**

- 6.5 The Flood Risk Assessment (FRA) demonstrates that there will be no net loss of floodplain storage as a result of the two proposed boathouses and associated landscaping. The FRA also demonstrates that there will be no impedance to flood water flows as both boathouses will be designed to allow flood water to pass through, up to the 1 in 100 year flood level. As such, EA are satisfied that there will be no increase in flood risk elsewhere as a result of this development. This location is one of the first areas the River Cam comes out of banks. The construction phase of the boathouse must ensure that it does not present a flood hazard nor take up vital flood storage.
- 6.6 Although EA have no objection to the proposed development, this is solely based on the boathouse building being able to allow flood water to flow internally at all times for the life time of the development so that there is no loss of floodplain. Therefore, EA have no objection as long as the mitigation measures detailed in the FRA are implemented and secured by way of a condition on any planning permission. EA also recommend a condition to ensure safe demolition and construction of the boathouse within the floodplain.
- 6.7 Conditions are recommended relating the FRA, and the storage of building materials.

## **Cambridge City Council Access Officer**

- 6.8 Supports the inclusion of a lift, accessible changing room and toilet.

## **County Council (Archaeology)**

- 6.9 Records indicate that the site lies in an area of high archaeological potential. The application area lays on the opposing bank to the site of the medieval Barnwell Abbey (HER No. MCB5626). It is thought that possible managed water systems or associated features with the abbey will be found on this opposing bank. To the north east of the application area is the site of the medieval deserted village of Presiston (HER No. MCB9726) which also may extend out towards the current application area.

The site should be subject to a programme of archaeological investigation and Historic Building Recording and recommend that this work should be commissioned and undertaken at the expense of the developer. This programme of work can be secured through the inclusion of a negative condition.

- 6.10 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

- 7.1 The owners/occupiers of the following addresses have made representations against the application:

5 Capstan Close  
6 Capstan Close  
7 Capstan Close  
8 Capstan Close

24 Riverside  
26 Riverside  
27 Riverside  
30 Riverside  
31 Riverside  
40 Riverside  
42 Riverside  
44 Riverside  
47 Riverside  
48 Riverside

- 7.2 The following objections are made:

### Principle

- The flood risk must be assessed by an expert

### Context and character

- The apron at the front of the Boathouse should be reinforced grass and not concrete
- Impact on trees
- The proposed building is too tall, far taller than the existing building. Why does it need to be so tall? At a

consultation event prior to the application being submitted residents were led to believe that the building would be the same height as the existing building

### Residential amenity

- Noise from parties and from music when training is taking place on the first floor of the building
- Overlooking
- Dominance
- Overshadowing
- The hours of use should be limited
- Impact on outlook
- The shutters on the front of the building must be silent when being operated and maintained as they could disturb neighbours in the early morning and evening. The galvanised stairs could also cause disturbance
- The land and water next to the Boathouse are used as garden and will be dominated by the proposals

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

## **8.0 ASSESSMENT**

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces and impact on the Conservation Area
3. Flood risk impacts
4. Disabled access
5. Residential amenity
6. Refuse arrangements
7. Highway safety
8. Car and cycle parking
9. Third party representations



## **Principle of Development**

- 8.2 The site is already in use as a Boathouse for the Combined Colleges. Policy 6/2 of the Cambridge Local Plan 2006 supports the development or improvement of a leisure facility if it improves the range, quality and accessibility of facilities, it is of an appropriate scale for the locality and it would not have an adverse effect on the vitality and viability of the City Centre.
- 8.3 I do not consider that there will be any impact on the viability or vitality of the City Centre as a result of the development. I have addressed the issue of the appropriateness of the scale of development in terms of building design and residential amenity impact below.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 6/2.

## **Context of site, design and external spaces and impact on the Conservation Area**

- 8.5 The wider site is mainly visible from the River and the residential properties on the opposite side along Riverside. The site area extends to approximately 0.42 hectares and its western half is occupied by the Combined Colleges Boathouse. This is a five bay boathouse with gable ends facing the river. It has a brick base extending to 1.8m and corrugated profile metal cladding above with a double pitched roof. It is not a particularly attractive building as noted in the comments from the Urban Design and Conservation Team it is acknowledged as detracting from the character of the area.
- 8.6 The Urban Design and Conservation Team have no objections to the loss of the existing boathouse as it is not considered to add to the character and appearance of the Conservation Area and it has no architectural or historic merit.
- 8.7 The existing boathouse on the site is of a modest scale and massing. The proposed boathouse is comparable in terms of its foot print but is taller and will therefore appear more prominent from the river and Riverside. The increase in height is a consequence of providing improved facilities for rowers within a first floor level. The flat roof form of the building reduces the impact of the increase height to a minimum. At its tallest the

proposed boathouse will be 9.4 high compared to 7m high to the highest part of the ridge on the existing boathouse.

- 8.8 Although the boathouse will be of greater scale and mass than the existing I do not regard it as appearing out of character with the surrounding development on this side of the River. The proposed Camrowers Boathouse on the adjacent site result in a stepping down in scale from west to east towards the nature reserve. To the west the bend in the river and the trees screen views of the building from the River itself. The boathouse will be fairly dominant in the views from Riverside but it will at some distance from the houses and flats and will be an attractive addition to the riverside view in my opinion. The Urban Design and Conservation team have been involved throughout the design process including at pre-application stage and agree that the proposed building is appropriate for its setting in the Conservation Area. It is recommended that materials samples are required by condition (5).
- 8.9 It is proposed that the apron to the front of the boathouse is concrete, bordered by reinforced grass. The apron to the front of the existing boathouse is also concrete and is a larger area than is proposed and it is my view that the proposed treatment of this area of the site would not have a detrimental impact on the character or appearance of the Conservation Area. Due to the concern raised by neighbours this matter has been discussed with the applicant who has advised that reinforced grass would not be an appropriate material for this part of the site as it would be extensively used. The applicant is willing to investigate this further and I recommend that a hard and soft landscaping scheme is required by condition (6). I recommend that details of tree protection measures are required by condition (7)
- 8.10 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/12, 4/4 and 4/11 and to advice provided by the NPPF.

### **Flood risk impacts**

- 8.11 The site is susceptible to flooding and a Flood Risk Assessment (FRA) has been submitted with the application. The FRA relates to the development of both the Combined Colleges

Boathouse and the Camrowers/CRA boathouse. It includes the following:

- Description of the existing site
- An assessment of the existing flood hazard to the site with reference to the EA Flood Zones and the Strategic Flood Risk Assessment
- Description of the proposed development
- Development impacts and mitigation
- Residual risks
- Summary and Conclusion

8.12 The FRA summary includes a number of points but of particular note is that there is only a very minor increase in flood storage volume ( $0.7\text{m}^3$ ) as a result of the combined scheme due to the proposed flood compensation scheme. The summary also recommends that a Flood Evacuation Plan may be required. The FRA concludes that the development proposals are appropriate subject to the implementation of mitigation measures on site.

8.13 As part of the flood compensation scheme the proposed boathouse would allow for a flow through of flood water and would incorporate flood resilient detailing and materials.

8.14 The Environment Agency (EA) has not raised any objection to the development subject to two conditions to ensure that the mitigation measures that are set out in the FRA are fully implemented. I have recommended these conditions (8 and 9) and also a further condition to secure the submission and approval of a Flood Evacuation Plan (10)

8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7 and advice provided by the NPPF.

## **Residential Amenity**

### Overshadowing, enclosure and dominance

8.16 The proposed boathouse would be situated in the same position on the site as the existing boathouse, forward of the neighbouring houses on Capstan Close, adjacent to water, which forms part of the curtilage of the Capstan Close houses.

Concern has been raised that due to the increased height of the boathouse it would dominate these houses and their external amenity space.

8.17 The proposed boathouse would stand to the east of the river inlet, and to the southeast of the houses. The existing boathouse is split into two sections. The front section is 4.9m in height to the eaves for a depth of 20.4m; and the rear section is 3.2m in height for a depth of 13.4m. The proposed boathouse would have a double monopitch and would be 9.8m at its tallest point, dropping down to 7.8m in the centre of the building.

8.18 I can understand the concerns expressed by residents of Capstan Close in terms of the potential for the boathouse to enclose and dominate the river inlet which is used as an external amenity space. However this area is already dominated by heavy tree planting which is being retained as part of the development. The boathouse will be visible from this space but given its height and relationship with the boundary I do not consider that it would be dominant or harmful to residential amenity.

#### Overlooking

8.19 The proposed balcony has been amended so that it no longer wraps around the western elevation of the boathouse, which would have allowed direct views towards Capstan Close. I recommend that details of a screen for the western end of the balcony are secured by condition (11).

#### Noise and disturbance

8.20 The scale of development and the uses which are to be accommodated have the potential to generate noise and disturbance which could be harmful to the amenity of local residents.

8.21 The submitted Plant Noise Assessment considers the potential impact from the proposed air handling units. The Assessment has been written on the understanding that the plant would only operate during the daytime and therefore concentrates on daytime hours. As boathouses often operate before 7am to accommodate early morning training sessions, Environmental Health have recommended that any noise mitigation also takes

into account the potential for noise disturbance during the night. Monitoring at night has been carried out and the Assessment recommends that mitigation measures are required to protect neighbouring properties at night. This conclusion is agreed by Environmental Health and it is recommended that details of this are required by condition (12).

- 8.22 Due to the improved facilities provided there is potential for an increase in noise and disturbance created by users of the site. Considering that there is a need to use the boathouse for long hours both early in the morning and in the evenings I am of the opinion that the most appropriate method for mitigating against noise would not to restrict the hours of use. To ensure that neighbouring properties are not disturbed by amplified music or voice, I recommend that a noise insulation scheme is required by condition (12). I also recommend that all doors and windows on the first floor of the building are closed when amplification is used (13). This requirement may have implications for the ventilation of the building, and I therefore recommend that a ventilations scheme is required by condition (14).
- 8.23 In my opinion, noise caused by users of the Boathouse on the balcony and on the stairs can be minimised through the implementation of a Management Plan, which includes a contact for neighbours. I recommend that this Management Plan also includes a maintenance schedule for the doors on the ground floor to ensure that they are quiet when in operation (15).
- 8.24 The Environmental Health officer has also suggested conditions to control construction phase impacts which I recommend. (2, 3, 16)

### **Refuse Arrangements**

- 8.25 Arrangements for storage of waste are not shown on the plans but in my view there is likely to be very little waste generated by the use of the building and adequate space for on-site storage. I recommend that details are required by condition (19). In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Highway Safety**

- 8.26 The Highway Engineer has not raised any concerns about access to the site but has recommended a condition relating to the submission and approval of a traffic management plan (17) and has recommended a condition requiring the retention of the manoeuvring area (18).
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

## **Car and Cycle Parking**

- 8.28 Eight car parking spaces (including one disabled parking space) and 60 cycle spaces are available on the wider site. The floor area of the proposed replacement Combined Colleges boathouse is 1386 sqm and the floor area of the approved CRA/Camrowers boathouse is 338 sqm giving a combined floorspace of 1724 sqm. This results in a requirement for 69 cycle parking spaces. Car parking is determined on the basis of staff and seating which is not relevant here.
- 8.29 The combined site would be slightly deficient in cycle parking provision on the basis of the approved cycle parking standards. However, this application includes a traffic survey which demonstrates that the provision of 60 spaces will be adequate to serve the proposed uses. I am satisfied with this assessment and in any event there is adequate space to accommodate additional cycle parking should there be a demand for it in the future.
- 8.30 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Third Party Representations**

- 8.31 The issues raised in the representation received have been addressed above.

## **9.0 CONCLUSION**

- 9.1 The design of the building is appropriate for its setting and measures have been taken to ensure there will be no adverse

impact in relation to flooding. The development is supported by Development Plan policies and approval is recommended.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following 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 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. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours:

0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity (Cambridge Local Plan policy 4/13)

4. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: Due to the proximity of residential properties to this premises and that extensive refurbishment will be required, the above conditions are recommended to protect the amenity of these residential properties throughout the redevelopment in accordance with policies 4/13 and 6/10 of the Cambridge Local Plan (2006)

5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include 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.

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 2006 policies 3/4, 3/11 and 3/12)



7. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). 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 this condition, 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.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

8. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 27 March 2014, ref. C-213102F, and the following mitigation measures detailed within the FRA: - The boathouse will be designed to allow flood waters to pass through the front and back walls up to 5.40m.AOD and allow the entire internal main area of the ground floor to flood. - The finished floor level (FFL) of the boathouse will strictly be built in accordance with the gradients set out in the FRA - the CRA/CAM boathouse will have a FFL between 4.50m.AOD and 4.60m.AOD. - Flood resilience measures will be incorporated into the design of each boathouse, as detailed in section 5.2.1 of the FRA.

Reason: To ensure there will be no increase in flood risk elsewhere and to reduce the damage of flooding on the proposed development. (Cambridge Local Plan policy 3/4)

9. A satisfactory scheme for the demolition and construction of materials within the floodplain shall be submitted and agreed with the Local Planning Authority prior to commencement.  
Reason.

To prevent building materials becoming a flooding hazard and to prevent the loss of floodplain. (Cambridge Local Plan policy 3/4)

10. Prior to commencement of use of the building hereby approved, a Flood Evacuation Plan shall be submitted to and approved by the local planning authority. The approved Flood Evacuation Plan shall be implemented as necessary during the use of the building.

Reason: To ensure the safety of users of the building. (Cambridge Local Plan policies 3/4 and 3/7)

11. Prior to occupation, full details of a screen on the western end of the balcony shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be implemented in accordance with the approved details prior to the occupation of the building and shall remain in perpetuity.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

12. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

13. When amplification is in use all external doors and windows on the first floor shall be closed and remain closed.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

14. Prior to the commencement of development a ventilation scheme for the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of the amenity of the users of the building. (Cambridge Local Plan 2006, policy 3/7)

15. Prior to occupation a Management Scheme for the approved Boathouse shall be submitted to and approved in writing by the Local Planning Authority. The Management Scheme shall include a contact for neighbours and a Maintenance Scheme for the ground floor doors to ensure that they are quiet when in operation.

Reason: In the interests of residential amenity. (Cambridge Local Plan 2006, policy 3/7)

16. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details. Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: In the interests of residential amenity (Cambridge Local Plan policy 4/13)

17. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, (it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway).

Reason: In the interests of highway safety. (Cambridge Local Plan 2006, policy 8/2)

18. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety. (Cambridge Local Plan policy 8/2)

19. Prior to the commencement of development, full details of the on-site storage facilities for commercial waste, including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, or any other means of storage will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point and the arrangements for the disposal of waste shall be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/7 and 4/13)

20. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

21. Prior to the commencement of the development hereby approved full details of a scheme of public art shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme will need to meet the Council's requirement for public art as set out in the Planning Obligation Strategy 2010 and the associated public art plan for Cambridge. The approved scheme for public art shall be carried out in accordance with the approved details not later than 3 months after the first occupation of the building or within a timeframe set out and agreed within the submitted scheme.

Reason: In the interest of creating successful, high quality, attractive environments, Cambridge Local Plan 2006 policy 3/7.

22. To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

23. The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

Councils Supplementary Planning Document Sustainable Design and Construction 2007:  
[https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD\\_WE B.pdf](https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WE B.pdf)

Control of dust and emissions from construction and demolition - Best Practice Guidance produced by the London Councils:  
[http://www.london.gov.uk/thelondonplan/guides/bpg/bpg\\_04.jsp](http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp)

**INFORMATIVE:** New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

**INFORMATIVE:** The applicant is invited to contact the Council's Access Officer for advice in relation to the detailed design of the accessible toilet and changing room.