

Application Number	14/2090/S73	Agenda Item	
Date Received	24th December 2014	Officer	Mrs Sarah Dyer
Target Date	25th March 2015		
Ward	Trumpington		
Site	The Edinburgh Building Shaftesbury Road Cambridge Cambridgeshire CB2 8RU		
Proposal	Section 73 application to vary condition 22 of outline planning permission reference 14/0492/OUT (approved drawing numbers) to allow increase in footprint of tower element and extended roof plant area.		
Applicant	Mr Andrew Spendlove c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The Minor Material Amendment that is proposed is acceptable in the context of the development as a whole.</p> <p>An approval would result in changes to the Outline consent to specify alternative drawing numbers only and the impact of these changes have been fully assessed.</p> <p>Mitigation measures that have been secured via the original Outline consent can be secured as part of the Minor Material Amendment and will ensure that all of the impacts of the development are dealt with.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is part of the Cambridge University Press site which is located off Shaftesbury Road. The application site,

which is triangular in shape, currently accommodates a four storey office building, the Edinburgh Building, two high bay warehouse buildings and a single storey boiler house. The remainder of the site is given over to landscaping and surface car parking. To the east/south east of the site is the London to Kings Lynn railway line and the Cambridge Guided Bus (CGB) route which includes a cycle/footpath. The cycle/footpath marks the eastern boundary. To the west/south west are the Eastbrook Office building and its associated surface car park and a building which also accommodates Cambridge University Press. To the north are the Stephen Perse Sixth Form Centre, a predominately three storey building and the Kaleidoscope residential development.

1.2 The site is substantial in size at 2.67 hectares therefore the wider site context is also an important consideration. Beyond the immediate context to the north and west there is predominately residential development in the form of the Accordia development and the houses which front Clarendon Road, Shaftesbury Road, Fitzwilliam Road and Brooklands Avenue. To the north of the Kaleidoscope development there are office buildings including Unex House which faces Hills Road. Hills Road Bridge is a strong feature of the wider area and Hills Road itself is one of the main arterial routes into the City. To the east beyond the railway line is the Belvedere residential development and the Tripos Court and Purbeck House student accommodation blocks. To the South East is Homerton Business Park which is to be redeveloped to provide flats and student accommodation with commercial space and the Hills Road Sixth Form College. This wider area has experienced a high degree of change in the last decade.

1.3 The site is not allocated in the Cambridge Local Plan 2006 and is not in Conservation Area. Some of the streets in the local area are within the Controlled Parking Zone but this does not currently include the Accordia development.

2.0 THE PROPOSAL

2.1 Permission is sought for a minor material amendment to the outline permission (14/0492/OUT). The minor material amendments that form the basis of the application relate an increase of the footprint of the tower feature that is proposed in the southern wing of the development and an increase in the

area of roof plant. Both changes relate to approved Built Form Parameter Plan.

- 2.2 If permission is granted for the Minor Material Amendment this will lead to a variation of condition 22 on the outline planning consent and will result in a fresh outline planning permission being granted.
- 2.3 I have assessed the implications of making these changes the Assessment section below.
- 2.4 A submission of reserved matters has been submitted and there is a report for this application elsewhere on this agenda.

3.0 SITE HISTORY

- 3.1 The planning history of the site is as follows:

Reference	Description	Outcome
14/0492/OUT	Office development for Cambridge Assessment	A/C
14/2093/REM	Reserved matters for Demolition of Edinburgh Building, warehouse and associated building and erection of office development of up to 41,750sq. m gross external area with development generally being 4 and 5 storeys (with limited areas of screened rooftop plant), single tower element with two further storeys of accommodation, between 189 and 209 car parking spaces, a minimum of 1325 cycle parking spaces, up to 26 motorcycle spaces, hard and soft landscaping and ancillary facilities including staff canteens, meeting rooms, refuse enclosures, plant rooms,. social break-out spaces etc. all to serve as the new office campus	Pending

headquarters for Cambridge
Assessment

3.2 The planning history of the Kaleidoscope site adjacent is as follows:

Reference	Description	Outcome
C/03/0611/OP	Outline application for residential development (3.14 ha), including the demolition of No's 18-22 (evens) Fitzwilliam Road.	A/C
06/0584/REM	Reserved matters proposal comprising 408 residential units (115 no.1 bed and 293 no.2 bed units to include 122 no. affordable units), ancillary community building and associated infrastructure (pursuant to Outline Consent C/03/0611/OP).	Refused and allowed on appeal
11/0426/FUL	Proposed redesign of approved Blocks A1, A3, G, H, Marker 1 and Marker 2 (as shown on drawing no P104 approved by ref: 06/0584/REM) to increase the height of Block G by between 1 and 2 storeys, Block H by 2 storeys, Marker 2 by 3 storeys and Block A1 by a single storey, as set out in outline planning permission ref: C/03/0611/OP and reserved matters ref: 06/0584/REM; thereby increasing the total number of apartments by 35 to 443 (including 21 private and 14 affordable housing apartments), thus increasing the total number of affordable units to 136, together with associated infrastructure	Refused and dismissed on appeal

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	3/4 3/6 3/7 3/9 3/11 3/12 3/13 4/3 4/4 4/9 4/11 4/13 4/14 4/15 7/1 7/2 7/3 8/1 8/2 8/3 8/4 8/5 8/6 8/8 8/9 8/10 8/12 8/13 8/16 8/18 10/1

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) Public Art (January 2010)
	<u>City Wide Guidance</u> Arboricultural Strategy (2004)

	<p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridge City Council - Guidance for the application of Policy 3/13 (Tall Buildings and the Skyline) of the Cambridge Local Plan (2006) (2012)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<p>Area Guidelines</p> <p>Cambridge City Council (2002)–Southern Corridor Area Transport Plan:</p> <p>Brooklands Avenue Conservation Area Appraisal (2013)</p>

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, the following policies in the emerging Local Plan are of relevance:

Policy 40: Development and expansion of business space
Policy 41: Protection of business space

6.0 CONSULTATIONS

Urban Design and Conservation Team

6.1 *Increase in tower footprint*

The proposed change results in an approximate 10-20cm increase in the widths of the tower elevations. The likely effect of this increase in terms of the visual impact will be negligible given the modest overall increase in the footprints from distance and nearer views and is therefore considered to be acceptable in design terms as it does not fundamentally change the scale and impact of this element as considered at the Outline stage.

Extension to roof plant area

The increase in the footprint of the plant will result in additional massing on the roof of the building. However, the configuration of the plant enclosure and the relative freedom for the location of plant within the 'zones' identified means that the cumulative impact of the physically increased plant area is unlikely to create any significant harm in terms of near or more distant views towards the development. As such it does not fundamentally change the scale and impact of this element as considered at the Outline stage.

6.2 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 No comments on this application but third party comments have been made in respect of the submission of reserved matters.

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. The implications of allowing a variation of Condition 22
3. Third party representations
4. Planning Obligation Strategy

Principle of Development

8.2 The principle of the development of the application site for office accommodation has been established by the Outline Planning permission granted under reference 14/0492/OUT. Although the details of the development would change if this application is approved the use will be unchanged.

8.3 In my opinion, the principle of the development is acceptable and in accordance with policies 3/1, 7/2 and 7/3 of the Cambridge Local Plan 2006.

The implications of allowing a variation of Condition 22

8.4 Condition 22 requires that the development is brought forward in accordance with the approved parameter plans which are specified on the Decision Notice as follows:

EPA CAC 00 100 REV P2 – Existing levels
CAS 396 MP 0 001 P – Landscape plan
EPA CAC 00 106 P2 – Site access and circulation plan
EPA CA C02 PLN01 REV P1 – Application site plan
EPA CAC 00 102 P8 – Built Form

- 8.5 The variation of condition that is sought would substitute drawing number EPA CAC 00 102 P8 – Built Form with drawing number EPA CAC 00 102 P9 – Built Form on the Decision Notice. This drawing shows a larger footprint for the proposed tower and an increased amount of roof plant.

Parameter Plan Comparison – Footprint of tower element

- 8.6 The Built Form Parameter Plan, as approved, makes provision for a tower element on at the north east corner of the south building. The tower will be visible from the railway/guided bus/cycle/footpath route. The maximum height of the tower is fixed at 39.1 metres and this is not changed by the variation that has now been sought. The footprint has changed on the amended plan and this is requested to be increased from 100 sq metres to 116.7 sq metres. This has proved to be necessary to accommodate a fire fighting lobby and lift in the core of the tower.

Parameter Plan Comparison – Roof Plant

- 8.7 The Built Form Parameter Plan, as approved, identifies zones for roof plant on both the north and south blocks but specifies that within these zones the roof plant footprint is limited to 600 sq metres. The maximum height of those parts of the building where roof plant is installed is limited to 24.6 metres. The maximum height has not changed but in bringing forward detailed plans the applicants require an increased area of roof plant. The variation proposes 776 sq metres of roof plant on the north building and 873 sq metres on the south building. The zones within which the plant is located is broadly as originally proposed. The approved zone on the north building extended to 1065 sq metres which is well in excess of the plant area now proposed. On the south building the approved zone was 850 sq metres.. The roof plant now proposed is 23 sq metres in excess of this.
- 8.8 The consultation response received from the Urban Design and Conservation team confirms that the minimal change to the overall scale and massing of the tower element is acceptable in design terms. Similarly, the UDC team considers that the change to increase the area of roof plant will have minimal impact in terms of the visual impact of the proposals and is therefore acceptable in design terms

- 8.9 I agree with this view. The extensive assessment of the visual impact of the building at the outline application stage included consideration of the tower and the roof plant. In the context of the scale of the building as a whole I consider that the amendments are acceptable.

Planning Obligations

- 8.10 The application if approved will result in a new Outline Planning permission. However because the application has been submitted under section 73 of the Town and Country Planning Act 1990 (as amended) the section 106 Agreement that was attached to the Outline Approval under reference 14/0492/OUT will also apply to the new permission.

9.0 CONCLUSION

- 9.1 An approval of the Minor Material Amendment will result in a new Outline Planning permission being granted. The changes to Condition 22 will enable the detailed plans to be considered as reserved matters. I have carried out a Screening Opinion and concluded that a further Environmental Assessment is not necessary to support this application.
- 9.3 The s106 Agreement that was entered into to secure mitigation measures in connection with the original Outline permission is drafted so that it applies to applications under s73 such as this.
- 9.4 I have assessed the minor material amendments that have been requested and concluded that they are acceptable. The conditions and informatives that I have recommended are identical to those that were attached to the original Outline permission but the approved drawing numbers will be amended on the Decision Notice.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the local planning authority 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. Details of the access, appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable (Cambridge Local Plan 2006 policies 3/4, 3/12 and 8/2)

3. Prior to the commencement of any development, full details of the design and construction methodology, particularly concerning foundations, structures, services, and landscaping of the development abutting the Cambridge Guided Bus (CGB) route shall be submitted to and approved by the local planning authority including proposals for work space and any operational impact on CGB during construction including precautions to prevent items falling on the CGB. The development shall be implemented in accordance with the approved details.

Reason To safeguard the route of the Cambridgeshire Guided Bus in the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

4. Prior to the commencement of development, a site wide Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:
 - a) Demolition, construction and phasing programme.
 - b) Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
 - c) Construction/Demolition hours which 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. Prior notice and agreement procedures for works outside agreed limits and hours.

- d) Delivery times for construction/demolition purposes shall be carried out between 0730 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.
- e) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.
- f) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- g) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.
- h) Maximum vibration levels.
- i) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.
- j) Use of concrete crushers.
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site lighting.
- m) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Consideration of sensitive receptors.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaints procedures, including complaints response procedures.
- u) Membership of the Considerate Contractors Scheme.

The DCEMP shall include a Travel Plan for all staff involved in construction activities which shall include details of the means by which staff will access the site, where staff vehicles will be parked and what provision is made for bussing staff into the site.

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

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

5. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope (having regard to the building fabric, glazing and ventilation) shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended with the Sharps Redmore Acoustic Planning Report dated 25th March 2014 (1313783). The approved scheme shall be fully implemented and a completion report submitted prior to the occupation of the noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To protect amenity of the occupants of residential and other noise sensitive development (Cambridge Local Plan 2006 policy 4/13).

6. 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)

7. Before the development/use hereby permitted is occupied, 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.

The scheme shall include the following:

- (i) Generator - Emergency Use Only

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am 6pm Monday to Friday, 9am 1pm Saturday and no time Sunday or Public Holidays.

Reason: To protect amenity of the occupants of residential and other noise sensitive development (Cambridge Local Plan 2006 policy 4/13).

8. Before the development/use hereby permitted is commenced, details of equipment for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.

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

9. Details of any proposed floodlighting or external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2006 policies 3/11 and 4/15)

10. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

11. 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: In order to ensure that satisfactory provision is made for waste storage and collection (Cambridge Local Plan policy 3/12)

12. No development shall commence until further details of the circulation route for refuse collection vehicles have been submitted to the local planning authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details.

Reason: In order to ensure that satisfactory provision is made for waste storage and collection (Cambridge Local Plan policy 3/12)

13. No development shall take place within the site until the applicant, or their agent 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.

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

14. Prior to the commencement of development, with the exception of demolition and below ground works, full details of the proposed cycle ramp serving the north east access to the site shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved plans and the ramp shall be available for use prior to occupation of the building hereby approved.

Reason: To ensure satisfactory provision for cycle access via the CGB route (Cambridge Local Plan policy 8/4)

15. Prior to the commencement of development full details of the proposed provision for fire hydrants shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory provision of fire hydrants (Cambridge Local Plan policy 3/7)

16. Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

17. Any foundation design, including piling (and investigation boreholes using penetrative methods), will only be permitted with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it can be demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

18. Development shall not begin until a scheme for foul water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

19. The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Philosophy date 26 March 2014, Ref 61032590 rev C, produced by Rambol and the following mitigation measures detailed within the FRA: 1. Limiting the surface water run-off generated by all events up to the 1 in 100 (plus suitable allowance for climate change) so that it will not exceed 102l/s and not increase the risk of flooding off-site. 2. Utilisation of a SUDS management train to attenuate, convey and discharge the surface water at the restricted rate. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. uses (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007)

20. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 critical storm will not exceed 102 l/s following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include: details of how the scheme shall be maintained and managed after completion and demonstration that the drainage philosophy documents recommendations are followed

Reason: To prevent the increased risk of flooding, both on and off site, and to demonstrate that they will not pose a risk to vulnerable groundwaters. (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007)

21. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses (Cambridge Local Plan 2006 policies 4/13 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007)

22. 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.

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

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 advised that where a proposal involves works on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building, the provisions of the Party Wall Act 1996 shall apply. The granting of planning permission does not override any obligation arising from this or other legislation.

INFORMATIVE: Any development adjacent to CGB shall be conducted in accordance with the CGB's document entitled 'Guidance for Developers' and Operation Policy (http://www.cambridgeshire.gov.uk/info/20017/buses/95/guided_busway/3) and construction methodology statement and risk assessments.

INFORMATIVE: To satisfy standard Noise Insulation condition, 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.

INFORMATIVE: To satisfy the emergency generator condition the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

INFORMATIVE: To satisfy standard condition C60 (Odour/Fume Filtration/Extraction), details should be provided in accordance with Annex B and C of the, Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, prepared by Netcen on behalf of Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:
<http://webarchive.nationalarchives.gov.uk/20130123162956/http://www.defra.gov.uk/environment/quality/noise/research/kitchenehaust/documents/kitchenreport.pdf>