

# CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

## APPROVAL OF RESERVED MATTERS

SUBJECT TO CONDITIONS

Ref: 13/1748/REM



---

Miss Melissa Enderby  
AECOM  
MidCity Place  
71 High Holborn  
London  
WC1V 6QS

---

The Council hereby grant approval of reserved matters for

**Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to 13/1402/S73 for a food store (2000sqm net, Use class A1) and retail space (use class A1- A4), 117 residential units, comprising 41 one bedroom key worker units and 76 two bedroom key worker units, a primary health care centre (Use class D1), a police office (Use class B1), a district heating energy centre, access roads, including bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures.**

at

**Land Between Huntingdon Road, Madingley Road and M11 North West, Cambridge, Cambridgeshire**

in accordance with your application received 2nd December 2013 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the retail space (175 sqm GFA) shall remain independent of the food store (2000sqm net floor space) OR shall only be used for concessions and will retain principal access(es) from the Market Square.

Reason: To comply with the outline planning permission that this reserved matters application is pursuant to, and to comply with the Informal Planning Policy Guidance on Food Store Provision in North West Cambridge.

2. The food store (2000sqm net) hereby approved shall be used for food store use only and for no other purpose (including any other purpose in Class A1 of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To comply with the Informal Planning Policy Guidance on Food Store Provision in North West Cambridge.

3. The net floor space of the food store hereby approved shall have a minimum of 90% (1800sqm net) convenience floor space and the amount of comparison goods shall not exceed 10% (200sqm net) floor space.

Reason: To comply with the Informal Planning Policy Guidance on Food Store Provision in North West Cambridge and to ensure that day to day goods are available for residents of this development reducing the need to travel.

4. Vehicle access, except for authorised vehicles, shall be restricted through the local centre by the bollards hereby approved between the hours of 0700 and 1900 Monday to Friday inclusive.

REASON: To comply with the outline approval and Policy NW14 of the NWCAAP

5. Prior to the commencement of development, except for any underground enabling works, of the buildings approved and identified below samples of the materials to be used in the construction of the external surfaces of the those buildings, which includes external features such as windows, doors and lintels shall be submitted to and approved in writing by the local planning authority.

(buildings defined within Section 5 of the Design and Access Statement)

- a) Food Store, North West Residential and West Duplex Residential
- b) Energy Centre
- c) North Courtyard and Bus Gate residential and Bus Gate Corner Residential (including Health and Police)
- d) South Courtyard Residential

A sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with 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. (NWCAAP policy NW2)

6. Prior to the commencement of development, except for any underground enabling works, of the areas of public realm approved and identified below samples of the materials to be used in the construction of the external surfaces of those specified areas (which include, kerbs, footways, cycleways, carriageway, raised tables, bin laybys and on-street car parking bays) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

(areas defined within page 145 of the Design and Access Statement)

- a) Bus Gate Street
- b) Local Centre
- c) Secondary Street east of South Courtyard Residential
- d) Internal landscaping

REASON: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

7. Prior to the installation of any bus stop shelter within the approved development, detailed drawings shall be submitted to and approved by the local planning authority. The approved shelters shall be constructed and completed prior to the commencement of the bus service operation. Development shall be carried out in accordance with the approved drawings.

Reason: To ensure that the appearance of the shelters are appropriate. (NWCAAP policy NW2)

8. Prior to the commencement of development, except for any underground enabling works, details of any cycle shelter structures shall be submitted to and approved in writing by the local planning authority. The approved shelters shall be constructed and completed prior to first use of the food store. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the appearance of the shelters are appropriate. (NWCAAP policy NW2)

9. The development hereby approved shall be constructed in accordance with the surface water drainage strategy document titled North West Cambridge Lot 1 Reserved Matters Application Surface Water Drainage Strategy dated November 2013 (Ref: NWC1-URS-01-LTW-XX-RPT- CE-0003 PA2).

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

10. Prior to commencement of development details of the linear drainage, gullies and swales (designed to an adoptable standard), along with the final method of surface water collection shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

11. Prior to commencement of development the detailed design of the blue roofs proposed shall be submitted to and approved by the local planning authority. This information shall be provided together with any variation to the approved drainage strategy which will identify any subsequent variation to the final size and design of the on-site attenuation storage. Development shall be carried out in accordance with the approved details.

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

12. Prior to commencement of development the method of surface water disposal to prevent surface water entering into the food store entrance from the square shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: To ensure the development does not increase the risk of flood downstream and controls the flow of water adequately within the Market Square. (NWCAAP Policy NW25)

13. Data shall be collected on an annual basis from the anniversary following first occupation to identify the number of applicants for key worker housing parking spaces. The outcomes of this data shall be submitted with, and inform parking strategies for any key worker housing development within Phase 2 to 7 as identified through the approved phasing strategy.

REASON: To protect the amenity of the nearby residential properties. (NWCAAP Policy NW2).

14. Prior to first use of the development hereby approved, details of the pay and display times (or any specific allocation), including any 'free' period, for each parking spaces hereby approved including signage of said times, along with the opening and closing times of the underground car park shall be submitted to and approved by the local planning authority. The details shall also include the method of management and enforcement of these spaces and the development and management shall be carried out in accordance with the approved details.

REASON: To ensure that there is adequate parking spaces available for the uses proposed and in the interests of vitality and viability of the local centre (NWCAAP Policies NW19 and NW21).

15. The residential properties of the development hereby approved shall be constructed in accordance with the noise insulation scheme detailed in the submitted document titled 'North West Cambridge' Lot 1 Reserved Matters Application Noise Insulation Scheme dated January 2014 (Ref: NWC1-URS-01-LTW-XX-RPT- AC-0005 PA2),

Prior to first occupation a noise insulation scheme post construction/installation variation completion report for the residential units shall be submitted to and approved in writing by the local planning authority (LPA). The report shall include details of the airborne acoustic attenuation specification and/or performance standards of the external building facades structural elements and/or airborne acoustic performance test certificates (as appropriate) and confirmation of satisfactory workmanship, installation and performance.

The noise insulation / attenuation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the local planning authority.

REASON: to ensure satisfactory amenity for future occupiers of the building. (NWCAAP Policy NW2)

16. Prior to the commencement of development, except for any underground enabling works full details and specification of the balustrade together with an acoustic barrier to the community terrace amenity areas of the 'South Courtyard Residential' facing Primary Street shall be submitted to and approved in writing by the local planning authority.

Development shall then be carried out in accordance with the approved details and shall thereafter be maintained in perpetuity.

REASON: to ensure satisfactory amenity for future occupiers of the building. (NWCAAP Policy NW2)

17. The energy centre and retail space hereby approved shall be constructed in accordance with the noise insulation scheme detailed in the submitted document titled 'North West Cambridge' Lot 1 Reserved Matters Application Noise Insulation Scheme dated January 2014 (Ref: NWC1-URS-01-LTW-XX-RPT- AC-0005 PA2),

Prior to first use of the energy centre or retail space a 'noise insulation scheme post construction completion report' shall be submitted to and approved in writing by the local planning authority (LPA). The report shall include details of the airborne acoustic attenuation specification and/or performance standards of the external building facades structural elements and/or airborne acoustic performance test certificates (as appropriate) and confirmation of satisfactory workmanship, installation and performance.

The noise insulation / attenuation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the local planning authority.

REASON: to ensure satisfactory amenity for future occupiers of the building. (NWCAAP Policy NW2)

18. Prior to first occupation, a scheme for the insulation of the building(s) and/or plant in association with the electricity substation and emergency generator 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. The noise insulation / attenuation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority. 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 to 6pm Monday to Friday, 9am to 1pm Saturday and no time Sunday or Public Holidays.

REASON: to ensure satisfactory amenity for future occupiers both on and off the site. (NWCAAP Policy NW2)

19. Opening hours for the food store and retail unit hereby approved shall not be outside the hours of:

Monday to Saturday 0730 to 2200 hours, and

Sunday and Bank Holidays 0800 to 1700 hours. (Subject to the Sunday trading laws)

Reason: To protect the amenity of the adjoining properties both on and off the site. (NWCAAP policy NW2)

20. Delivery hours for the food store hereby approved shall not be outside the hours of:

Monday to Saturday 0700 to 2300 hours, and

Sunday and Bank Holidays 0900 to 1700 hours.

Reason: To protect the amenity of the adjoining properties both on and off the site. (NWCAAP policy NW2)

21. Prior to occupation units BGB-3-02, BGB-3-03, BGB-3-04, BGB-3-05, BGB-3-06, BGB-3-07, BGB-3-08, BGB-3-09, BGB-3-10, BGB-3-11 and BGB-3-12 in the 'Busgate Building Residential' shall be provided with sealed windows to the habitable rooms (bedrooms) on the west façade, in closed proximity to the delivery yard.

The approved sealed windows shall thereafter be maintained in strict accordance with the approved details in perpetuity.

REASON: to ensure satisfactory amenity for future occupiers of the building. (NWCAAP Policy NW2)

22. All deliveries to the food store and the retail unit shall be in accordance with the Service Yard Management Plan detailed in the approved URS document titled North West Cambridge North West Cambridge Lot 1 Reserved Matters Application Noise Insulation Scheme dated January 2013 (Ref: NWC1-URS-05-LTW-XXRPT- AC-0005 PA2").

Reason: To protect the amenity of the adjoining properties both on and off the site. (NWCAAP policy NW2)

23. Prior to the commencement of development, except for any underground enabling works full details and specification, including operation of the access gate to the delivery yard shall be submitted to and approved in writing by the local planning authority.

The gate and its operation as approved shall thereafter be developed and maintained in accordance with the approved details in perpetuity.

REASON: to ensure satisfactory amenity for future occupiers of adjoining properties both on and off the site. (NWCAAP Policy NW2)

24. Before the development hereby permitted is occupied, 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 in accordance with the approved details and installed before the use hereby permitted is commenced.

REASON: to ensure satisfactory amenity for future occupiers' properties both on and off the site. (NWCAAP Policy NW2)

25. Prior to the commencement of development, except for any underground enabling works, details of the height, type, position and angle of glare of any final site lighting / floodlights including isolux contours shall be submitted to and approved by the local planning authority. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

REASON: To protect the amenity of the nearby residential properties. (NWCAAP Policy NW2).

26. Prior to the installation of any above ground waste hoppers, detailed drawings of the hoppers and the associated floor plate shall be submitted to and approved by the local planning authority. The approved hoppers and floor plates shall be installed and operational, prior to the occupation of the units to which they serve. Development shall be carried out in accordance with the approved drawings.

Reason: To ensure that the appearance of the underground waste hoppers and floor plates are appropriate. (NWCAAP policy NW2)

27. The underground waste hoppers hereby approved shall include a method of monitoring fill levels.

Reason: To ensure that there is sufficient capacity within the underground system for future occupiers. (NWCAAP policy NW2)

28. The development shall be carried out in accordance with the following approved drawings and technical documents.

NWC1-WEA-01-LTW-XX-DRG-AR-0001PA1  
NWC1-WEA-01-LTW-XX-DRG-AR-0101PA1  
NWC1-WEA-01-LTW-XX-DRG-AR-0102PA1

NWC1-WEA-01-LTW-B1-DRG-AR-0099 PA1  
NWC1-WEA-01-LTW-GF-DRG-AR-1000 PA1  
NWC1-WEA-01-LTW-01-DRG-AR-1001 PA1  
NWC1-WEA-01-LTW-02-DRG-AR-1002 PA1  
NWC1-WEA-01-LTW-03-DRG-AR-1003 PA1  
NWC1-WEA-01-LTW-04-DRG-AR-1004 PA1  
NWC1-WEA-01-LTW-05-DRG-AR-1005 PA1  
NWC1-WEA-01-LTW-RF-DRG-AR-1006PA1

NWC1-WEA-01-LTW-01-DRG-AR-1601 PA1  
NWC1-WEA-01-LTW-01-DRG-AR-1602 PA1  
NWC1-WEA-01-LTW-01-DRG-AR-1603 PA1  
NWC1-WEA-01-LTW-01-DRG-AR-1604 PA1  
NWC1-WEA-01-LTW-01-DRG-AR-1605 PA1  
NWC1-WEA-01-LTW-01-DRG-AR-1600 PA1

NWC1-MOL-01-ZZZ-GF-DRG-AR-0005 PA1



NWC1-MOL-01-PHC-XX-DRG-AR-1000 PA1

NWC1-WEA-01-LTW-XX-DSE-AR-2001 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2002 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2003 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2004 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2006 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2007 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2008 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2009 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2010 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2011 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2012 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2013 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2014 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2015 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2016 PA1  
NWC1-WEA-01-LTW-XX-DSE-AR-2017 PA1

NWC1-MOL-01-LTW-XX-DSE-AR-2002 PA1  
NWC1-MOL-01-LTW-XX-DSE-AR-2009 PA1

NWC1-WEA-01-LTW-XX-DEL-AR-3001 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3002 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3003 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3004 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3005 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3006 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3007 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3008 PA1  
NWC1-WEA-01-LTW-XX-DEL-AR-3009 PA1  
NWC1-MOL-01-LTW-XX-DEL-AR-3001 PA1  
NWC1-MOL-01-LTW-XX-DEL-AR-3002 PA1  
NWC1-MOL-01-LTW-XX-DEL-AR-3003 PA1  
NWC1-MOL-01-LTW-XX-DEL-AR-3004 PA1  
NWC1-MOL-01-LTW-XX-DEL-AR-3005 PA1  
NWC1-MOL-01-PHC-XX-DEL-AR-3000 PA1

NWC1-WEA-01-NWR-XX-DDE-AR-4001PA1  
NWC1-WEA-01-WDR-XX-DDE-AR-4001PA1  
NWC1-WEA-01-ENC-XX-DDE-AR-4001 PA1  
NWC1-WEA-01-SRC-XX-DDE-AR-4001 PA1  
NWC1-WEA-01-SRC-XX-DDE-AR-4002 PA1

NWC1-MOL-01-BGB-XX-DDE-AR-4001 PA1  
NWC1-MOL-01-NCR-XX-DDE-AR-4100 PA1  
NWC1-MOL-01-NCR-XX-DDE-AR-4102 PA1

NWC1-WEA-01-NWR-ZZ-DDE-AR-6000PA1  
NWC1-WEA-01-NWR-ZZ-DDE-AR-6001PA1

NWC1-WEA-01-NWR-ZZ-DDE-AR-6002PA1  
NWC1-WEA-01-WDR-ZZ-DDE-AR-6000PA1  
NWC1-WEA-01-WDR-ZZ-DDE-AR-6001PA1  
NWC1-WEA-01-SRC-ZZ-DDE-AR-6000 PA1  
NWC1-WEA-01-SRC-ZZ-DDE-AR-6001 PA1  
NWC1-WEA-01-SRC-ZZ-DDE-AR-6002 PA1

NWC1-MOL-01-BGB-ZZ-DDE-AR-6010 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6011 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6012 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6013 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6014 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6015 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6016 PA1  
NWC1-MOL-01-BGB-ZZ-DDE-AR-6017 PA1

NWC1-WEA-01-FDS-XX-DDE-AR-6101 PA1  
NWC1-WEA-01-FDS-XX-DDE-AR-6102 PA1  
NWC1-WEA-01-ENC-XX-DDE-AR-6101 PA1  
NWC1-WEA-01-ENC-XX-DDE-AR-6102 PA1

12101/P01 PA2  
12101/PH03 PA1  
12101/PP03 PA2  
12101/D01 PA2  
12101/D02 PA1  
PS PA1

NWC1 -TLA -LB-BGS -XX- DSE -LD -0001 PA1  
NWC1- TLA- LB- BGS- XX- DSE- LD- 0002 PA0  
NWC1 -TLA-LB-LTW-XX-DRG-LD-0001 PA5  
NWC1 -TLA-LB-LTW-XX-DRG-LD-0002 PA5  
NWC1 -TLA-LB-LTW-XX-DRG-LD-0003 PA5  
NWC1 -TLA-LB -ZZZ-XX-DRG-LD-0301 PA2  
NWC1 -TLA-LB -ZZZ-XX-DRG-LD-0302 PA3  
NWC1-AEA-01-CGE-XX-DRG-LD-7101 P01  
NWC1-AEA-01-CGE-XX-DRG-LD-7200 P01  
NWC1-AEA-01-CGE-XX-DRG-LD-7201 P02  
NWC1-AEA-01-CGE-XX-DDE-LD-7300 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7301 P02  
NWC1-AEA-01-CGE-XX-DDE-LD-7302 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7303 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7304 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7305 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7401 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7402 P01  
NWC1-AEA-01-CGE-XX-DDE-LD-7403 P01  
NWC1-AEA-01-CGE-XX-DRG-LD-7501 P02  
NWC1-URS-01-LTW-XX-DRG-CE-0005 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0006 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0007 PA1

NWC1-URS-01-LTW-XX-DRG-CE-0008 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0009 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0010 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0011 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0012 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0013 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0014 PA1  
NWC1-URS-01-LTW-B1-DRG-CE-0015 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0016 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0017 PA1  
NWC1-URS-01-LTW-B1-DRG-CE-0018 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0019 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0020 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0021 PA2  
NWC1-URS-01-LTW-XX-DRG-CE-0022 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0023 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0024 PA2  
NWC1-URS-01-LTW-XX-DRG-CE-0025 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0026 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0027 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0028 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0029 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0030 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0031 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0032 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0033 PA1  
NWC1-URS-01-LTW-XX-DRG-CE-0034 PA1

RECAP Waste Toolkit revised January 2014  
Sustainability and Energy Statement November 2013  
Air Quality Assessment November 2013  
Site Waste Management Plan November 2013  
Utilities and Foul Drainage Statement November 2013  
Biodiversity Survey and Assessment November 2013  
Piling Risk Assessment November 2013

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

**INFORMATIVE:** Independent Units

For the purposes of condition 1, an Independent unit would be separated by a wall. A door or doors linking the independent retail space to the food store would be acceptable.

**INFORMATIVE:** Convenience and Comparison Shopping

For the purposes of condition 4 the definitions with the Informal Planning Policy Guidance on food store provision in North West Cambridge. (March 2011) shall apply.

Comparison shopping is defined as the provision of items not obtained on a frequent basis. These include clothing footwear, household and recreational goods.

Convenience shopping is defined as the provision of everyday essential items, including food, drinks, newspapers/magazines, tobacco, confectionary and non-durable household goods.

**INFORMATIVE:** Underground enabling works

Underground enabling works for the purpose of conditions is defined as works approved under planning permissions 13/0537/REM and S/0857/13/RM (Earthworks) and 13/1401/REM and S/2037/13/RM (Underground Infrastructure within this application boundary).

**INFORMATIVE:** Housing Health & Safety Rating System (HHSRS)

The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact Cambridge City Council's Residential Team, Refuse and Environment Service at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape, and the HHSRS. The proposed 'House Model' blocks are also likely to be considered mandatory licensable HMOs. The applicant is advised to contact the Residential Team to discuss this aspect of the development and possible HMO licensing.

Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Lead Local Flood Authority (LLFA). The LLFA seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access

**INFORMATIVE:** Plant noise insulation

To satisfy Condition 18 above (Plant Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the 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:** Emergency generator

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:** Odour Informative

To satisfy standard condition 24 (Odour/Fume Filtration/Extraction), details should be provided in accordance with Annex B 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/kitchenexhaust/documents/kitchenreport.pdf>

**INFORMATIVE: Underground Bins**

In discharging condition 26 the submission of the final design for the above ground bin hoppers is not for the means of negotiating the design as this will have been secured through the procurement of the bins, but in order to agree consent for the above ground hoppers, whose final design is presently unknown.

**INFORMATIVE: Night Time Deliveries**

For clarity: references within the Service Yard Management Plan (Condition 22) to night-time deliveries are superseded by the controls set out in Condition 20.

This decision notice relates to the following drawings: Set out in Condition 28

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to [www.cambridge.gov.uk/planning](http://www.cambridge.gov.uk/planning).

Dated: 27 February 2014



Head of Planning Services



SEE NOTES ATTACHED

## **PLANNING PERMISSION**

### **1. Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder planning application that was valid on or after 6<sup>th</sup> April 2009, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

The Secretary of State can allow for a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **2. Purchase Notices**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

## **LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT**

### **3. Notification of Demolition**

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

### **4. Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

### **5. Purchase Notice**

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

### **6. Compensation**

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

## **CONSENT TO DISPLAY AN ADVERTISEMENT**

### **7. Appeals to the Secretary of State**

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)