

Application Number	16/0286/S73	Agenda Item	
Date Received	23rd February 2016	Officer	Lisa Lamb
Target Date	24th May 2016		
Ward	Trumpington		
Site	32 - 38 Station Road And Adjacent Land Cambridge Cambridgeshire CB1 2JH		
Proposal	Minor Material Amendment by variation of condition 2 attached to planning permission reference 15/0906/FUL to allow for removal of lower basement and retention of single basement to provide 79 car parking spaces and 384 cycle parking spaces, internal alterations, provision of refuse store and management suite and 248 cycle parking spaces at ground level and alterations to elevations, landscaping and roof plant.		
Applicant	C/o Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The application allows for amendments to the approved development which are minor in nature.</p> <p>The revised building design is appropriate to its context within the Conservation Area</p> <p>The amendments will not give rise to any harmful impacts in terms of residential amenity or other environmental effects</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site forms part of a larger area which is the subject of the CB1 Station Area Redevelopment proposals for which outline planning permission was granted in April 2010. Specifically the application relates to Block I2 of the Masterplan.
- 1.2 To the south of the site are the Warren Close housing development and the Ceres housing development which also formed part of the CB1 development. There is an art workshop currently occupying the ground floor commercial unit in the Ceres complex. A six storey block of flats at Warren Close sits behind the western half of the site and a public square and a seven storey block of flats sits behind the eastern half. To the west the site is bounded by the access road serving Warren Close beyond which are office buildings. To the east is Murdoch House a three storey office block with undercroft which fronts the Station. To the north the site is bounded by Station Road beyond which lies the former Red House site where there is a hotel under construction. There is also a site which is currently under development as an office building (One the Square).
- 1.3 The site is within the Station Area Redevelopment Framework Boundary and within the Central Conservation Area No.1. The Station buildings are grade II listed. There are several trees on the site including trees on the Station Road frontage, which are subject to protection by virtue of their location in the Conservation Area. The site falls within the controlled parking zone.

2.0 THE PROPOSAL

- 2.1 Permission is sought for a variation of condition 2 of the full permission for 50/60 Station Road (15/0906/FUL). The application relates to a Minor Material Amendment (MMA) to this permission. If permission is granted for the MMA this will lead to a change to condition 2 and will result in a fresh planning permission being granted.

Condition 2 reads as follows:

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.

The approved plans which will need to be listed on the revised decision notice will now be:

Location Plan A02_1001 Rev P1
Site Plan A02_1003 Rev P3
Upper Basement A03_1001 Rev P6 (17.03.2016)
Ground Floor Plan A03_1002 Rev P6 (20.04.2016)
Floor Plan Level 01 A03_1003 Rev P5 (17.02.2016)
Floor Plan Level 02 A03_1004 Rev P3 (12.02.2016)
Floor Plan Level 03 A03_1005 Rev P3 (12.02.2016)
Floor Plan Level 04 A03_1006 Rev P3 (12.02.2016)
Floor Plan Level 05 A03_1007 Rev P3 (12.02.2016)
Floor Plan Level 06 A03_1008 Rev P3 (12.02.2016)
Floor Plan Level 07 A03_1009 Rev P3 (12.02.2016)
Floor Plan Level 08 A03_1010 Rev P3 (12.02.2016)
Roof Plan A03_1011 Rev P3 (12.02.2016)
North Elevation A06_1001 Rev P5 (17.03.2016)
South Elevation A06_1002 Rev P6 (20.04.2016)
East Elevation A06_1003 Rev P5 (17.03.2016)
West Elevation A06_1004 Rev P4 (12.02.2016)
Section AA A07_1001 Rev P4 (12.02.2016)
Section BB A07_1003 Rev P4 (12.02.2016)
Management Office Elevation A06_1005 Rev P (22.04.2016)

2.2 The variation of condition 2 would allow revised plans to be approved which show the following changes to the building:

Basement

- ☐ Removal of lower basement.

Ground floor

- ☐ Refuse store to be provided to the east of the basement access ramp.
- ☐ Amendments to glazing and entrance door in the northern elevation.

- ☐ Relocation of ventilation grille to run along the eastern elevation.
- ☐ The internal changes to the building have reduced the extent of the retail space and introduced 'tenant space' on the Station Road and eastern frontage.

Roof level

- ☐ Building Maintenance Unit (BMU) removed and facade maintenance strategy updated.
- ☐ Boiler room enclosed with roof decking material. Overall height reduced from 3.5m to 3.0m.
- ☐ Boiler room flue moved more centrally to be less visible from ground level.
- ☐ Brise Soleil removed from northern facade.

Northern elevation

- ☐ Cladding alignment adjusted.
- ☐ Entrance door relocated.
- ☐ Planter box at Level 02 removed to enable maintenance access to the roof of the 'pod'.

Southern elevation

- ☐ Amendments to the substation door louvre.
- ☐ High level hand rail added for roof access.

West elevation

- ☐ Amendments to the elevational treatment of the western core.

I have assessed the implications of making these changes in the Assessment section below.

2.3 The application is accompanied by the following supporting information:

1. Transport Technical Note
2. Air Quality Statement
3. Operational Waste Management Strategy
4. Landscaping Details.

2.4 Since the original submission of the application additional/revised information has been provided in respect of the application relating to landscaping, bin storage, arrangement of cycle parking and location of management

suite. These changes are considered minor, although the description of the development has been changed to reflect accurately the cycle parking numbers.

3.0 SITE HISTORY

08/0266/OUT	CB1 Station Area Redevelopment	A/C
12/1600/CAC	Demolition of 'CityRoomz' building (former Sleeperz Hotel), and former railway offices to north	A/C
12/1608/FUL	Demolition of existing buildings (City Roomz Hotel and former railway offices) and construction of a new office building comprising:14,326 sq.m office floorspace (Class B1a) and 1,205 sq.m of retail/cafe and restaurant floor space (Class A1/A3/A4/A5),	A/C
14/1060/NMA	Non Material Amendment	A/C
15/0906/FUL	The demolition of 32-38 Station Road and the construction of a new office building comprising 17,245.6 sqm (GIA) of office floorspace (Class B1) and 339.5 sqm (GIA) of retail/ cafe and restaurant (Class A1/A3), including ancillary accommodation/facilities with an additional double level basement and up to 124 car parking spaces, with associated plant, up to 612 internal and external cycle parking spaces, and hard and soft landscaping.	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 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/6 3/7 3/11 3/12 3/13 3/15 4/4 4/11 4/12 4/13 4/14 4/15 6/10 7/2 8/2 8/3 8/4 8/5 8/6 8/9 8/10 8/11 8/13 8/16 8/18 9/1 9/9 10/1

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

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Waste Management Design Guide Planning Obligation Strategy Public Art
Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011)
	<u>Citywide:</u> Biodiversity Checklist Cambridge City Nature Conservation Strategy

	<p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan</p> <p>Cambridgeshire Quality Charter for Growth</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</p> <p>Cambridgeshire Design Guide For Streets and Public Realm</p> <p>Air Quality in Cambridge – Developers Guide</p> <p>Cambridge Shopfront Design Guide</p> <p>Cambridge Cluster at 50</p> <p>The Cambridge economy: retrospect and prospect</p> <p>Final report to EEDA and partners</p> <p>March 2011</p>
	<p><u>Area Guidelines:</u></p> <p>Southern Corridor Area Transport Plan</p> <p>Buildings of Local Interest</p> <p>Station Area Development Framework/Station Area Conservation Appraisal</p> <p>New Town and Glisson Road Area Conservation Appraisal</p>

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways)

6.1 No comments

Cambridgeshire County Council (Growth and Economy)

6.2 The car parking levels are a reduction compared to the previous application from 124 car parking spaces to 78 car parking spaces. According to the Technical Note this results in 1 space

per 227sqm which is comparable to that for 20-22 Station Road and how Mott MacDonald operate at their current building on Station Road.

- 6.3 Reduced levels of parking at employment sites can have a direct influence on car use to and from a site where parking is also restricted or prevented on surrounding streets and where effective Travel Plans are implemented. Therefore it is important that the off-site parking monitoring and Travel Plan for the site be secured.
- 6.4 The details of the visitor parking management should be detailed and secured as part of a cycle management strategy as part of the Travel Plan for the site.
- 6.5 The following to be secured through a S106 agreement:
- ☐ A Travel Plan prior to occupation
 - ☐ A contribution towards the costs incurred in implementing a residential controlled parking scheme.
 - ☐ Contribution of J500,000 to Cambridgeshire County Council towards delivery of the Chisholm Trail (Link between CB1 and Mill Road); and
 - ☐ Implementation of Station Road proposals based on the principles identified in the approved CB1 outline planning approval but with all elements and details to be agreed with the County Council through the normal highways approvals.

Waste Services

- 6.6 No response received.

Urban Design and Conservation Team

Comments on original submission

- 6.7 Concerns relating to the location of the bin store and its impact on the public realm, the rhythm of the mullions to the first floor, the removal of the stall riser to the retail unit and the high level hand rail for roof access were raised. Changes and additional information were requested.

Comments in response to additional information/amended plans

Ground floor

- 6.8 The ground floor of the building has been reconfigured to internalise the bin store and so remove the potential impact on to the 'ante chamber'. A management suite has been introduced which has the potential to introduce increased surveillance of the ante chamber and create a sense of activity along this edge. The proposed changes are therefore supported in design terms.
- 6.9 The use and function of the space to the east elevation has been clarified by the applicant and allays previous concerns about the potential function of this space adjacent to the street.

High level hand rail for roof access

- 6.10 It is now proposed that a lie flat rail system will be specified and when folded flat they will not be visible. This change is acceptable in design terms.

Changes to the upper floor

- 6.11 The axonometric drawings have clarified the arrangement and setbacks of elements at the upper floor. The difference noted was in the presentation of the information on the submitted elevations. Accordingly the glazed walkway will be well set back into the volume of the building and will not result in the apparent coalescence that was a concern with the previously submitted MMA information. Accordingly our concerns have been allayed.

Stall riser to retail unit

- 6.12 These are now shown for sections of the south elevation and accordingly acceptable in design terms.

Rhythm of mullions to first floor

- 6.13 These have been changed back to the rhythm on the approved scheme and are acceptable in design terms.

Details of the bin store

- 6.14 The change to the management suite is supported. The details shown on submitted drawing A06_1005 Rev P are acceptable and it is assumed that the materials will match the main building. Materials have been conditioned as part of the wider scheme (15/0906/FUL).

Walking and Cycling Officer

- 6.15 No Response received

Refuse Officer

- 6.16 No response received

Access Officer

- 6.17 Due to the reduction in parking spaces and thus Blue Badge parking spaces I would oppose this.

Streets and open Space (Landscape)

Comments on original submission

- 6.18 Landscape is not prepared to offer support until clarity on the tree planting has been achieved.

Comments in response to additional information/amended plans

- 6.19 Landscape officer supports the application.

Drainage Engineer

- 6.20 The amendment does not have any drainage implications

Lead Local Flood Authority

- 6.21 Proposals do not have any impact on drainage and consequently have no comments to make.

Environment Agency

- 6.22 The Agency has no objection in principle to the proposed variation of Condition 2 provided that adequate provision is made for any necessary amendment to the surface water drainage and pollution control regime.

Anglian Water

- 6.23 No response received

Police Architectural Liaison Officer

- 6.24 No comments to make

7.0 REPRESENTATIONS

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

106 Mawson Road (2 letters)
17 Clarendon Road

- 7.2 The representations can be summarised as follows:

Traffic/parking issues

- ☐ Increase in traffic.
- ☐ Bike slots should be outdoors and are unsightly.
- ☐ There will be excessive traffic.

Design/scale/visual impact

- ☐ Overdevelopment of the site.
- ☐ The trees have been cut back already and this has a negative visual impact
- ☐ This planning application is part of a bigger project and overall in some respects should be considered jointly.
- ☐ The building planned is too large and overshadows the area.
The exterior of the building is not in keeping with the old context of Cambridge. The shop fronts will take away from the character of Cambridge.

- ❑ The design of the new building with the basement is not good but mundane.
- ❑ More hedges and green areas are needed.
- ❑ The whole development of this building in Station Road does not improve the special character of Cambridge
- ❑ The development is not of a scale and nature appropriate to the area.
- ❑ The old and the new to remain together in one location to bring character to the area.
- ❑ The plans are detrimental in this area close to the station and need further investigation and redrawing.
The plans do not do justice to this position on a road used by so many visitors to Cambridge.
- ❑ This development has been poorly planned and not in concordance in a comprehensive way with the character of Cambridge.
- ❑ The urban design does not take account of the important context of the location of the Victorian houses.
- ❑ No consideration has been given to the BLI.
- ❑ The proposals are contrary to the Tall Buildings and the Skyline SPD and Policy 3/13.
- ❑ The alterations to the planters from 5 to 4 highlights the fact that the building is one mass rather than two separate blocks.

Residential Amenity

- ❑ Loss of light, overlooking and overshadowing will be experienced by the residents of Warren Close.
- ❑ Roof terraces on levels 7 and 8 will lead to noise, disturbance and loss of privacy.
- ❑ Deliveries and late opening hours to the ground floor commercial units (which include takeaways, bars and restaurants) will cause noise and disturbance.

Other issues

- Can I request the council compulsorily purchase these properties to save Cambridge's heritage and character in the station area? The houses are of local interest being the last four Victorian houses in that area.
- The community has not been properly engaged who live around this area or those who regularly use this station, many are unaware of what is taking place and so have not had a chance to comment.
- The local plan seeks to have public engagement, but planning laws are obscure to most and this one needs to be known by those beyond persons the ones who normally take an interest in planning laws.
- Impact on tourism with the loss of the houses and offer student accommodation
- Although the Inspector gave permission for 2 buildings on this site of Wilton Terrace, he did not give permission for 1 massive office block and yet these plans show an enormous edifice which is so monumentally colossal that it will clearly dominate the road and the Conservation Area in an unacceptable way.
- The buildings are larger in terms of footprint and height than that allowed at appeal.
- Inaccuracies in the previous officer report for 15/0906/FUL for the September 2015 Planning Committee in respect of the heights of the building para 6.17 states 34.1m when it is actually 37.3. Also inconsistencies in the floor space calculations.
- What will the mix of uses should be clarified at the next planning committee.
- This application should be reviewed by another Inspector.
- Station road will become a dark canyon.
- No EIA has been completed.

7.4 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
3. Impact on Heritage Assets
4. Public Art
5. Renewable energy and sustainability
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety
10. Car and cycle parking
11. Planning Obligation Strategy

Principle of Development

- 8.2 The principle of development has been established by the Outline Planning consent for the wider CB1 development. The details of the development have been agreed under the full planning application (application ref. 15/0906/FUL).

Context of site, design and external spaces

- 8.3 The impact of the office building on the context of the site, its design and the external spaces that were to be constructed were fully considered under application reference 15/0906/FUL. It is therefore appropriate to focus the determination of this application on the proposed amendments.
- 8.4 The Urban Design and Conservation Team in their initial comments supported most of the proposed changes but did raise some specific concerns. Further information was submitted and changes made to the proposals and as outlined in paragraphs 6.8 to 6.14 the Urban Design Team are now content with the amendments to the scheme from a design and visual impact perspective. I agree with this advice.
- 8.5 I have noted the third party comments in relation to the removal of one planters from the northern elevation. This change is to allow access to the pod roof for maintenance and I am of the opinion that this change is not so visually significant as to warrant refusal of this application.
- 8.6 I am of the opinion that the amendments as currently submitted are compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

Impact on the Heritage Assets

- 8.7 The application for full planning permission was supported by a Heritage Statement as required by the NPPF. Officers in the Urban Design and Conservation Team did not raise any concerns about this analysis. English Heritage do not raise any objections on the grounds of impact on the setting of the listed Station building or the wider Conservation Area.
- 8.8 Detailed conditions were recommended for the full planning application which I have repeated in my recommendation to ensure that the finished building is of the highest quality and that they will preserve and enhance the amenities of the Conservation Area.
- 8.9 In my opinion, the proposal is compliant with Cambridge Local Plan (2006) policy 4/11 and guidance provided by the NPPF.

Public Art

- 8.10 There are no public art proposals as part of this submission. The provision of public art is secured via the s106 Agreement associated with the Outline Planning Consent. The s106 Agreement includes a clause which binds the Agreement to any subsequent application under section 73 of the Planning Act e.g. the current application for a Minor Material Amendment.
- 8.11 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010

Renewable energy and sustainability

- 8.12 The renewable energy strategy is not affected by the proposed amendments.
- 8.13 In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access

- 8.14 The arrangements for access for disabled people are unchanged by the MMA.

- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.16 The closest residential units are the flats on Warren Close development to the south of the site of 50 Station Road. A single block accommodates numbers 130 to 153 Warren Close. This block sits approximately 9 metres off the site boundary at its closest point and will be 21 metres from the main body of the office building. Car parking which serves the flats sits adjacent to the boundary. The principal outlook from the flats is toward the open space to the south but there are some secondary windows and the stair core on the north elevation facing the application site. I am of the opinion that the changes are minor in nature and will not have an impact beyond that of the original planning permission (15/0906/FUL) for this part of the CB1 Development.

Noise and disturbance

- 8.17 The Environmental Health Officer (EHO) has recommended conditions relating to construction activities, opening times, plant noise and odour which I have included in my recommendation. Given that the bin store has been re-sited within the building I am satisfied that there would be no additional noise and disturbance arising, over and above the existing approved scheme.
- 8.18 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4 and 4/13.

Refuse Arrangements

- 8.19 The arrangements for storage and consequent impact on location of the collections of refuse are considered acceptable. I have recommended the same conditions as were applied to approval reference 15/0906/FUL in respect of waste management.

- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.21 The Highways Engineer has not raised any concerns about highway safety in relation to the amendments. I have recommended the same informatives as were applied to approval reference 15/09006/FUL.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.23 The arrangements for car parking are reduced through the removal of the lower basement level from 124 car parking spaces to 78 car parking spaces. The Technical Note submitted with the application outlines that this results in 1 space per 227sqm. This level of provision is comparable to that for 20-22 Station Road and how Mott MacDonald operate at their current building on Station Road. This provision is also below the CB1 maximum standard of 1 space per 125 sqm. No objection has been raised in respect of the reduced level of parking provision by the Highway Authority, and given the extremely accessible location I consider this level of provision to be acceptable. I have recommended the same conditions as were applied to approval reference 15/0906/FUL.
- 8.24 I note the Access Officers comments in relation to the loss of disabled parking spaces. Although there is a drop of 3 disabled spaces, the 4 spaces proposed to be provided in the revised scheme represents 5% of the overall parking spaces, which is in line with the level of disabled parking required for the original full planning permission (15/0906/FUL). A condition was imposed on the previous permission (condition 48) which required 5% of the parking spaces to be suitable for, and reserved for disabled users. I have recommended that this condition is re-imposed on the current scheme. In the light that there is no objection in principle to the reduction in parking and given that the ratio of disabled parking remains the same as the previous scheme, I am of the opinion that the car parking provision is acceptable.

- 8.25 Cycle parking provision changes from 612 spaces in the approved scheme to 632 in total for the amended scheme comprised of 384 at basement level and 248 at ground floor level. This represents an increase of 20 cycle spaces over the previously approved scheme.
- 8.26 I am satisfied that the provision is acceptable in terms of overall numbers and also in terms of its location and useability. I have proposed a condition to secure the details of the external finish of the cycle stores.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Planning Obligations

- 8.28 This is a MMA to a full planning approval and necessary mitigation measures are already secured via the Planning Obligation for the wider CB1 development. I have noted the comments of the Highway Authority (Growth and Economy) and I am satisfied that the existing S106 will deliver the required transport mitigation as this includes a clause which binds the Agreement to any subsequent application under section 73 of the Planning Act e.g. the current application for a Minor Material Amendment.

Third Party Representations

- 8.29 The issues raised in the third party representations are noted however, the issues raised relate mainly to the principle, scale and massing, transport impacts, impact on trees and loss of the Victorian terrace. As outlined at paragraphs 8.2 and 8.3 of this report, the principle and detailed design have already been fully considered during the determination of 15/0906/FUL, this application can only deal with the changes to the scheme and cannot re-visit the principle, scale and massing and transport impacts. I have summarised the responses below, particularly in relation to the issues raised by third parties under the 'other issues' heading:

Issue	Response or paragraph number where addressed.
Design/scale and massing	8.2 – 8.7
Transport issues and parking	8.21 – 9.21
Residential amenity	8.14 – 8.16
Compulsory purchase of Wilton Terrace.	There is no justification to pursue this.
The community has not been properly engaged and have not had a chance to comment.	The Council has carried out the required neighbour consultations, posted site notices and advertised the development in the local press. I am satisfied that adequate consultations have been carried out.
Impact on tourism with the loss of the houses and offer student accommodation	This is a 'principle' issue which has already been established through the grant of outline and full planning permission for the site.
The scheme differs from that allowed by the Appeal Inspector	The appeal related to the outline consent which did not contain full detail of the proposed buildings. A subsequent application (15/0906/FUL) was granted at the site, which set out the detail of the buildings. I accept that the current scheme differs from that allowed at appeal but again, this has been determined through the planning process.
Inaccuracies in the officer report for 15/0906/FUL for the 2 September 2015 Planning Committee in respect of the heights of the building para 6.17 states 34.1m when it is actually 37.3. Also inconsistencies in the floor	Para 6.17 relates to the comments provided by UDC where 34.1m is referenced, this is the correct height of the occupied part of the building. Para 8.20 includes a table setting out the heights on the parameter plans for both

space calculations.	occupied floorspace heights and full heights of the actual buildings including including plant/lift overrun. 36.1m is clearly stated as the full height including plant and overrun.
This application should be reviewed by another Inspector.	Planning applications are not reviewed by Inspectors unless an appeal is lodged against refusal of planning permission.
Station road will become a dark canyon.	I have no reason to believe that this will be the case.
No EIA has been completed.	The outline application (08/0266/OUT) was the subject of an EIA and the minor nature of the changes proposed here means that a further EIA is not required.
Building heights do not comply with SPD or Policy 3/13	The heights of the building have been permitted under planning application reference 15/0906/FUL

9.0 CONCLUSION

- 9.1 The amendments to the approved development which are minor in nature and the amended building design is compatible with other parts of the Station Area redevelopment and will not give rise to any harmful impacts in terms of residential amenity or other environmental effects

10.0 RECOMMENDATION

APPROVE and subject to the following conditions:

1. The permission hereby approved shall be implemented 3 years from the date of the grant of application number 15/0906/FUL.
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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development or (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

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

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. Piling or any other foundation designs and investigation boreholes using preventative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure protection of groundwater (Cambridge Local Plan policy 4/13)

10. 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 planning authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure protection of the water environment (Cambridge Local Plan policy 4/13)

11. 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) Prohibition of the burning of waste on site during demolition/construction.
- d) Site lighting.
- e) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- f) Screening and hoarding details.

- g) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- h) External safety and information signing and notices.
- i) Prior notice and agreement procedures for works outside agreed limits.
- t) Complaints procedures, including complaints response procedures.
- u) Membership of the Considerate Contractors Scheme.

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

12. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

13. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

14. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. 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: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

15. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

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

16. 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 in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice".

The approved scheme shall be fully implemented and a completion report submitted prior to the occupation of the noise sensitive development and shall thereafter be retained as such.

Reason: To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2006 policy 4/13)

17. Prior to the occupation/use of the development, details of equipment for the purpose of extraction and filtration of 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 and shall thereafter be retained as such..

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

18. 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 3/12 and 4/13

19. Before the development/use hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the 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)

20. Before the development hereby permitted is commenced, details of the location of associated duct work, 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 ductwork shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

Reason: To protect the amenity of nearby properties and to ensure that the visual impact of the ductwork is acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/12, 4/11 and 4/13)

21. The units in A1 and A3 use shall not be open outside the hours of 07:00 and 23:00 hrs.

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

22. Deliveries to both 50 and 60 station road and to the units in A1 and A3 use shall not be made outside the hours of 0700-2300hrs on Monday to Friday, 0800-1300hrs on Saturday or at any time on Sundays or public holidays.

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

23. Prior to demolition a method statement for the controlled demolition of the building, the salvaging of materials of construction [bricks, slates, etc.], architectural details [joinery, flooring, stained glass, carved and/or moulded work, door furniture, chimney pots, decorative metalwork, etc.] and structural timber, etc. and the sustainable recycling of these materials shall be submitted to and approved in writing by the LPA. The local planning authority shall then be supplied with written proof of the successful recycling of the materials.

Reason: In the interest of retention of materials of construction/architectural details (Cambridge Local Plan policy 4/12)

24. No development shall take place until a full photographic record and survey by measured drawing and salvage of samples has been made depicting the exterior and interior of the building (including any parts to be demolished) and a copy deposited with each of the following organisations: the Cambridgeshire Collection of the Central Library, Lion Yard, Cambridge; the County Archive, Shire Hall, Castle Hill, Cambridge, and the local planning authority. The precise number and nature of the photographs, drawings and samples to be taken is to be agreed in advance with the local planning authority and the format in which they are to be displayed and titled is to be agreed with the local planning authority before the deposit is made.

Reason: To foster understanding of the building's importance in the national and Cambridge context, and to ensure proper recording of any aspects of the building's special interest which are to be lost or altered. (Cambridge Local Plan 2006, policy 4/12)

25. No stonework, artificial or natural, (including columns, strings, quoins, lintels, sills, copings, plinths or kneelers) is to be erected until details of the source, colour, texture, coursing, mortar mix design, joint type and thickness and pointing technique, have been submitted to, and approved in writing by the local planning authority in the form of large-scale drawings and/or samples. If so required by the local planning authority, the latter may need to be submitted as a panel, which must be retained on site for comparative purposes until the development is completed. The development shall be carried out in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

26. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of all coping to the walls shall be submitted to and approved in writing by the local planning authority. Large-scale cross-sectional drawings may be appropriate for depicting some details. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

27. Prior to the commencement of development, with the exception of below ground works, full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale

drawings and/or samples. The 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, 3/12 and 4/11)

28. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of glass type(s) to be used in curtain walling/windows/doors or other glazed features shall be submitted to and approved in writing by the local planning authority. The 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, 3/12 and 4/11)

29. Prior to the commencement of development, with the exception of below ground works, full details of all external joinery [whether of metal, timber or hybrid construction] including frames, thresholds, mullions, transoms, finishes, colours, etc., shall be submitted to and approved in writing by the local planning authority. The 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, 3/12 and 4/11)

30. No metal-clad or other non-traditional roofs shall be erected until full details of such roofs including materials, colours, surface finishes and relationships to rooflights or other rooftop features 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, 3/12 and 4/11)

31. Full details of the proprietary roof glazing system including material(s), edge and flashing methods, etc. to be submitted to and approved in writing by

the local planning authority. Large-scale cross-section drawings may be appropriate to show details. 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, 3/12 and 4/11)

32. Full details of the design and installation of the renewable energy source(s) including plant, mounting frames/brackets etc., screening systems, etc. to be 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, 3/12 and 4/11)

33. No rooftop plant shall be constructed until such time as full details, to a large scale, of any rooftop plant screening systems to be installed, where relevant, have been submitted to and approved in writing by the local planning authority. This may include the submission of samples of mesh/louver types and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

34. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/12 and 4/11)

35. No development with the exception of below ground works 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 in the Conservation Area. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

36. Full details of the cycle store adjacent to the car park ramp shall be submitted to and approved in writing by the local planning authority prior to commencement of works to provide the cycle store. The development shall be implemented and maintained 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, 3/12 and 4/11)

37. Prior to the commencement of occupation, a lighting plan including details of the height, type, position and angle of any external lighting shall be submitted to and approved in writing by the local planning authority. The development shall be implemented and maintained in accordance with the approved plan.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

38. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of the external treatment to the car park ramp shall be submitted to and approved in writing by the local planning authority. The 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, 3/12 and 4/11)

39. Prior to the commencement of works to the roof, full details of the gantry window cleaning system shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is appropriate to its setting. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

40. Prior to commencement of occupation a signage strategy for use in association with the occupation of 50 and 60 Station Road and the units in A1 and A3 use shall be submitted to and approved by the local planning authority in writing. The approved signage strategy shall thereafter be retained and all external signage shall conform to the strategy unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the appearance of the building is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 4/11)

41. 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)

42. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

43. All management and maintenance of ecology shall be carried out in accordance with the approved Ecology Report by RPS dated April 2015. Prior to the commencement of development, with the exception of below ground works, a full specification and details of the proposed location of the kestrel box shall be submitted to and approved by the local planning authority in writing. The kestrel box shall be installed prior to occupation of the block to which it is attached and shall thereafter be retained unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of ecology (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/8, 3/11, 4/2, 4/3, 4/4 and 9/9).

44. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

45. The approved renewable energy technologies to meet the approved carbon emissions shall be fully installed and operational prior to first occupation and shall thereafter be maintained and remain fully operational in accordance with an approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

46. The building shall be constructed to meet the applicable approved BREEAM 'Excellent' rating as a minimum. Prior to the occupation of the building a certificate following a post-construction review, shall be issued by an approved BREEAM Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

47. The drainage system shall be implemented in accordance with the Foul and Surface Water Drainage Strategy dated May 2015 revision E and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of foul and surface water. (National Planning Policy Framework 2012).

48. 5% of all parking spaces shall be suitable for, and reserved for, people with disabilities.

Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).

49. Prior to the commencement of first occupation full details of the security arrangements to provide for safe use of the basement car and cycle park, shall be submitted to and approved by the local planning authority in writing. The approved provisions for safe use of car/cycle parking facilities shall be provided prior to the first occupation and retained thereafter.

Reason: To provide convenient and safe access to car/cycle parking. (Cambridge Local Plan policy 8/6)

50. Prior to the commencement of development, with the exception of below ground works, a Travel Plan and Cycle Parking Management Plan shall be submitted to and approved by the local planning authority in writing. The approved Travel Plan and Cycle Parking Management shall thereafter be first implemented upon first occupation and shall be maintained and implemented unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place to secure work place travel planning and the management of cycle parking.(Cambridge Local Plan 2006 policies 8/2, 8/3 and 8/6).

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: To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) 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 correction in accordance with BS4142:2014. This is to 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 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" 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.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

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: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: To satisfy the odour/fume filtration/extraction condition, 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 the Department for Environment, Food and Rural Affairs (DEFRA) dated January 2005 available at:<http://www.defra.gov.uk/environment/quality/noise/research/kitchenexhaust/documents/kitchenreport.pdf>

INFORMATIVE: As the premises is intended to be run as a food business the applicant is reminded that under the Food Safety Act 1990 (as amended) the premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays

- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

INFORMATIVE: 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.

INFORMATIVE: In some circumstances planning permission will be needed for the erection of ductwork/extract flues. Advice should be sought from the City Council in advance of the submission of details for discharge of condition 20 .

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: To satisfy the backup generator condition the noise level from the 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.

Note: Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) the following standard may be used

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 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

In submitting information to discharge the condition relating to the Travel Plan the applicant should make reference to the availability of car club spaces and electric charging points and the availability of pool cycles.

INFORMATIVE: Highways - The applicant is advised that any granting of Planning Permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

INFORMATIVE: Highways - Buildings footings or basements must not extend out under the public highway except in the case of basements with the express permission of the Highway Authority and under licence. Adopted areas should also exclude areas under balconies except under licence (Section 177 of the Highways Act 1980)

INFORMATIVE: Highways - Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: Highways - Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: The applicant is encouraged to provide the following to meet the needs of disabled people:

Glazing manifestation and good colour contrast throughout.

Dropped height counter in reception areas/retail units.

Hearing loop

Seating of various heights with arms and without.