

**JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES) –
15TH NOVEMBER 2017**

Amendment/De-brief Sheet

CIRCULATION: First

ITEM: APPLICATION REF: **16/2212/FUL**

Location: Cambridge Airport, Newmarket Road

Target Date: 30.11.2017 (Extension of Time Agreed)

To Note:

Odour (Paras 10.83 – 10.93 of Agenda): Clarification of the content of the Odour Management Plan (as recommended by the Environmental Health Officer) to be provided. This will give clarity to the Applicant regarding the information requirements of the Local Planning Authority.

Amendments To Text:

Recommended Condition 18 (Odour Management Plan) – additional sentence at end: *‘This condition must be read in conjunction with Informative No. X at the end of this Decision Notice’.*

Pre-Committee Amendments to Recommendation: None

Updates at Committee: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **S/2372/17/FL**

Location: Land adjacent to Cambridge North Station, Milton Avenue, Cambridge

Target Date: 27.11. 2017 (Extension of time agreed)

To Note:

Amendments To Text: Please see attached revised recommended conditions.

Pre-Committee Amendments to Recommendation: None

Updates at Committee:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **S/2403/17/FL**

Location: Land adjacent to Cambridge North Station, Milton Avenue, Cambridge

Target Date: 27.11. 2017 (Extension of time agreed)

To Note: Representative received from Jim Chisholm at Cam Cycle dated 10/11/2017:

I expect that, despite the planning officer recommendation, you will send back this application for a redesign.

You should be aware of some controversy over the proposed removal of the high quality, but not perfect, segregated cycle and footway at the Cambridge North Station as part of this development.

see for example:

<https://www.camcycle.org.uk/blog/2017/11/cycle-route-at-cambridge-north-station-under-threat-by-developers/>

This section of path from the wide unsegregated section on the old Network Rail Road to Moss Bank and the agreed cycle/foot bridge over the Cam will become increasingly popular for those on foot and cycle with the completion of the Chisholm Trail and the proposed 7,000 dwellings on the Anglia Water site.

To replace this section of path with a far narrower unsegregated path directly outside retail units is clearly MAD.

David is probably aware of controversy over the footway (& unofficial cycle route) outside the SPAR in Stapleford used by many from Stapleford who cycle to Sawston Village College. That goes directly in front of the door to a relatively quiet retail unit. Although the manager puts boxes of fruit/flowers and even 'A' boards directly outside the door so as to improve segregation and sight lines, there are complaints about children

on bikes whizzing past people exiting the shop. Those exiting will frequently be glancing at the just bought paper, putting purse in bag, or checking shopping.

This just carries a low flow of cycles (say 25 in 20 mins) at a couple of times each day.

The issue here, and in the far, far worse case at the proposed Cambridge North development is 'intervisibility'. For a road or street there are clear rules about the required sight lines. see: http://www.speed-survey.co.uk/visibility_splays.htm. The same MUST be true of any cycle route in Cambridge (or South Cambs).

To suggest it is safe for a cycle route that may carry thousands of cycles each day to pass directly and with zero buffer space in front of what will be three busy retail units, suggests a total lack of understanding of the issues. This is far worse than the recognised issues in the Square at Cambridge Main station.

We should not, and cannot, expect those exiting to stop at the threshold of a shop, office or cafe, and then "Look left, look right, and then look left again".

Nor should we expect those cycling to slow to walking pace outside each and every invisible door.

The developers suggest two alternatives:

- 1) Make the doors open inwards. Yes, this means the rider won't go smack into an opening door, but just the person exiting! I'm unsure how an 'inward' opening door fits with fire or emergency evacuation regulations as I'd expect it to be a requirement for such doors to open outwards.
- 2) Send those on cycles round two sides of a triangle including a number of sharp right angle turns and a crossing of the busway.

If this is approved the majority of those who cycle will use the road. This road has short term waiting bays and pick up and set down spaces. That is also dangerous, especially for inexperienced riders who may not recognise the issues of car doors opening or vehicles setting off without indicating.

If we want to get people out of cars and onto bikes we need to make our cycle routes direct, pleasant and safe. This design negates those first principles of design.

We DO need to have high density design in this area including shops, cafes, offices hotels (and affordable housing). Having over provision of car parking and such poor design of cycle routes is not the way to make a new vibrant quarter for Greater

Cambridge.

Amendments To Text: Please see attached revised recommended conditions.

Pre-Committee Amendments to Recommendation: None

Updates at Committee:

DECISION:

33. RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. Prior to the commencement of the development of the hotel building, sample panels of a minimum size of 1 metre by 1 metre of the general brickwork, feature brickwork and hit and miss brickwork to be used shall be erected on site to establish the detail of mortar colour, detail of bonding, coursing, colour and 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 - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
3. Prior to the commencement of development, hereby approved, with the exception of below ground works, full details of the external materials to be used in the construction of the external surfaces of the buildings 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
4. Prior to the commencement of development hereby approved, 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 roof lights 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
5. Prior to the commencement of development hereby approved, with the exception of below ground works, full details of all doors, windows and reveals 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. All windows and doors in masonry walls shall be recessed by a minimum of 100mm from the front face of the wall. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
6. Prior to the commencement of the development hereby approved, with the exception of below ground works, a detailed design of the entrance canopies

to a scale of not less than 1:20 and the location of and details of all signage at a scale of not less than 1:20 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

7. Prior to the commencement of development hereby approved, with the exception of below ground works, full details in terms of materials, surface finish and colour of all the plant enclosures shall be submitted to and approved in writing by the Local Planning Authority. This may include the submission of samples of components. The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
8. Prior to the commencement of development hereby approved, with the exception of below ground works, full details of the balustrade 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
9. Prior to the commencement of development hereby approved, with the exception of below ground works, full details at a scale not less than 1:10 of all coping to the walls 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
10. Prior to the commencement of development hereby approved, with the exception of below ground works, full details of external visible masonry brackets, clamps, restraints and other support systems 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 of the se drawings and/or samples.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
11. Prior to the commencement of development hereby approved, with the exception of below ground works, full details of all solar panels and/or photovoltaic cells, including type, dimensions, materials, location, fixing, 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

12. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of hard and soft landscape works, all tree pits including any planters, hard paving and soft landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
13. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
14. Prior to commencement of development, or within 6 months of commencement, the approved building shall be constructed to meet the approved overall BREEAM 'excellent' rating. Prior to commencement of development, or within 6 months of commencement, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority. Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed.
(Reason- In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy DP/1 of the adopted Local Development Framework 2007).
15. Prior to occupation, or within 6 months of occupation of the development hereby approved, a certificate following a post-construction review shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the approved BREEAM 'excellent' 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 in accordance with Policy DP/1 of the adopted Local Development Framework 2007).
16. Prior to occupation of the development hereby approved, the approved renewable and low carbon energy technologies shall be fully installed and operational and, shall thereafter be retained and remain fully operational in

accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority. Any gas fired CHP should meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³
Compression ignition engine: less than 400 mgNO_x/Nm³
Gas turbine: less than 50 mgNO_x/Nm³

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the Distribution Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

(Reason- In the interests of reducing carbon dioxide emissions and to ensure that the development does not give rise to unacceptable pollution in accordance with Policies NE/3 and NE16 of the adopted Local Development Framework 2007).

17. No development shall take place, with the exception of belowground works until full details of green and brown roofs have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

18. No development shall take place until a scheme for the provision of bird and bat nest boxes has been submitted to and approved in writing by the Local Planning Authority; the development shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

19. No development shall take place until a Landscape and Ecological Management Plan (LEMP) is submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a fifteen-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures (to be rolled out over a 15 year period with at least 5 monitoring events).

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

20. No development shall take place until a detailed mitigation plan for the provision of a scrub mitigation strip to replace the proposed mitigation strip along the eastern boundary of the site as detailed within the Station Ecological Design Strategy of permission S/3102/15/FL (Revision 11 May 2017 submitted in support of application S/2399/17/DC) which this application site now encompasses has been 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 achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

21. A noise assessment shall be completed and a scheme be submitted for the insulation of the building(s) and/or associated plant / equipment including any renewable energy provision sources such as any air source heat pump or wind turbine or other attenuation measures as necessary, 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 scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

22. No power operated machinery (or other specified machinery) shall be limited to 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.

(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

23. Collection from and deliveries to any non-residential premises including the hotel, any retail, food or commercial uses shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays (Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

24. Prior to the installation of any artificial lighting, a detailed artificial lighting scheme and significance of impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme / assessment shall consider and include details of any artificial lighting of the site such as external street, floodlighting, security and external / internal building lighting and an assessment of lighting impact on any sensitive residential premises off site shall be undertaken. The scheme shall include layout plans / elevations with luminaire locations annotated; full isolux contour map / diagrams showing the predicted luminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties; hours and frequency of use; a schedule of the equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact fully in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 having regard to Light Trespass / Intrusion (into windows), Luminaire Source Intensity, Building Luminance and Sky Glow Upward light ratio requirements. The artificial lighting scheme strategies must be sensitively designed for biodiversity (as detailed within the CEMP Biodiversity, EDS & LEMP). Post-installation artificial lighting check- within one month of the installation of the approved artificial lighting scheme, the scheme shall be inspected / assessed by a suitably qualified lighting engineer / consultant, in liaison with the Local Planning Authority and a post installation completion report confirming compliance with the approved scheme shall be submitted to and approved in writing by the Local Planning Authority. The inspection shall include the measurement of lighting levels at neighbouring residential receptors to demonstrate compliance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Any defects or non-compliance identified shall be rectified within one month of the inspection or following approval by the LPA. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved scheme details / measures unless the Local Planning Authority gives its written consent to any variation.
(Reason- To protect local residents from light pollution / nuisance and safeguard the amenities of nearby residential properties in accordance with Policy NE/1 of the adopted Local Development Framework 2007.)
25. Prior to the commencement of development, with the exception of below ground works, a noise insulation scheme for protecting the proposed hotel accommodation units both internally and externally from noise from the A14, Cambridge Guided Busway, railway and onsite vehicle movements shall be submitted to and approved in writing by the Local Planning Authority and all works which form part of the approved scheme shall be completed in accordance with the approved scheme before any of the development is occupied and retained thereafter.
(Reason - To minimise noise disturbance to occupiers in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
26. Prior to occupation of the premises by a use or undertaking which requires the installation of extraction or filtration equipment or systems for the purpose of extraction, filtration and/or abatement of fumes and or odours, details of the extraction or filtration equipment and systems will be submitted to and approved in writing by the Local Planning Authority.. The approved system / scheme details shall be installed before the said use or undertaking is

commenced and shall be maintained and operated thereafter in accordance with manufacturer specification to ensure its continued satisfactory operation.
(Reason -To minimise disturbance to adjoining residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

27. Prior to the commencement of development, with the exception of below ground works, details of the mechanical ventilation and odour filtration system for the purpose of extraction and filtration odours associated with the wastewater treatment works, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location of air intake and outlet points, specifications and drawings (including location plans) for the odour control technology to be installed, and an Odour Management Plan for the building, which should incorporate full details of the maintenance and repair requirements for the odour control system. The extraction/filtration and odour control scheme shall be installed in accordance with the approved scheme before the use hereby permitted is commenced and shall thereafter be retained as such.

(Reason -To minimise disturbance to adjoining residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

28. No development approved by this permission shall be commenced until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.

(Reason- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

29. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained

written approval from the local planning authority. The remediation strategy shall be implemented as approved.

(Reason- To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

32. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.

2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.

3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) shall be submitted to and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

(Reason- To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

32. Prior to the commencement of any development, a scheme for the provision, implementation and maintenance of surface water and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development.

(Reason - To ensure a satisfactory method of surface water and foul drainage, to prevent the increased risk of flooding and reduce the risk of pollution to water environment in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

33. 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 an inspection and sampling strategy for the testing of excavation formations;
- d) Include a stockpile validation strategy
- e) Include details of the chemical testing to be undertaken before placement of material onto the site.
- f) Include details of arisings processing
- g) Include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in a) to g) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action; and, 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 protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

34. Using penetrative 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 protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

35. Unless otherwise agreed in writing by the local planning authority, a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development shall be submitted. No development shall take place until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:

- i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material

- ii. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii. Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- v. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- vi. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii. A timetable for implementing all proposals
- viii. Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority. (Reason - To ensure that waste is managed sustainably during the occupation of the development in accordance with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).

38. Prior to commencement of development (including any pre-construction, demolition or enabling works) pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Environmental Management Plan shall include:

- a. Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures
- b. Details of Haul Roads within the site
- c. A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction phase to be agreed on phase basis
- d. Delivery times for construction purposes
- e. Dust management and wheel washing measures
- f. Noise and vibration impact assessment method, monitoring and recording statements in accordance with provisions of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Parts 1 - Noise and 2 - Vibration
- g. Concrete crusher if required or alternative procedure

- h. Details of odour control systems including maintenance and manufacture specifications along with any service schedules that need to be adhered too
- i. Maximum noise and mitigation levels for construction equipment, plant and vehicles
- j. Site lighting
- k. Screening and hoarding details
- l. Access and protection arrangements around the site for pedestrians, cyclists and other road users
- m. Procedures for interference with public highways
- n. External safety and information signing notices
- o. Liaison, consultation and publicity arrangements, including dedicated points of contact
- p. Complaints procedures, including complaints response procedures
- q. Membership of the considerate contractors scheme

All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with the Local Planning Authority.

The CEMP shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Construction and demolition works shall be limited to 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

Deliveries and collections for demolition and construction purposes shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

(Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15, NE/16 and DP/6 of the adopted Local Development Framework 2007).

39. No development shall take place, with the exception of underground enabling works, until a Car Parking Management Plan detailing the allocation of parking spaces and details for the future control and monitoring of parking for the hotel and retail scheme within the car park has been submitted to and approved by the Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details Car Parking

Management Plan. (Reason – To ensure that parking management of the site is consistent with the proposed parking strategy for the application site in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

40. Prior to the expiration of 10 years of the granting of planning permission, a permanent car park for the hotel scheme shall be implemented. Details of the permanent car park shall include the location, siting, number of spaces, materials and finish and shall be submitted to the Local Planning Authority for approval and implemented in accordance with the approved details.
(Reason- In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
41. No occupation shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
(Reason - To ensure an adequate water supply is available for emergency use.)
42. Prior to commencement of works on the development, with the exception of below ground works, details of the boilers shall be submitted to the local planning authority for approval. Prior to occupation of the development and following installation, emissions certificates shall be provided to the council to verify CHP and boiler emissions and the manufacturers NOx emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved in writing by the Local Planning Authority.
(Reason: In the interest of reducing nitrogen dioxide and particulate matter emissions in accordance with Policy NE/16 of the adopted Local Development Framework 2007 and the National Planning Policy Framework.
43. Prior to commencement of works on the development, details of the boilers shall be submitted to the local planning authority for approval. Prior to occupation of the development and following installation, emissions certificates shall be provided to the council to verify CHP and boiler emissions and to be approved in writing by the Local Planning Authority.
(Reason: In the interest of reducing nitrogen dioxide and particulate matter emissions in accordance with Policy NE/16 of the adopted Local Development Framework 2007 and the National Planning Policy Framework.
44. Prior to occupation of the development, a scheme for the delivery of public art will be submitted to the Local Planning Authority for approval. The approved scheme shall be fully implemented prior to the bringing into use of the approved development.
(Reason- In the interests of high quality design in accordance with Policy SF/6 of the adopted Local Development Framework 2007.)
45. There shall be no tables and chairs sited outside of the front of the hotel bar, restaurant and retail units within the cycle and pedestrian route.
(Reason - To avoid obstruction of the pedestrian and cycle way and in the interests of highway safety and convenience in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

46. Notwithstanding the details shown on the approved plans, full details of cycle parking provision to be made for hotel staff shall be submitted to and approved by the Local Planning Authority prior to the commencement of the installation of any cycle parking facilities and implemented in accordance with the approved details.

(Reason - To ensure adequate provision of cycle facilities in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

47. Prior to the first occupation of the approved development a detailed signage strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall detail the use of directional and wayfinding signs to link the site to the wider area. Signage on site shall be constructed in accordance with the approved details. The signage scheme shall be implemented prior to the first occupation of the approved development as part of the Section 278 works.

(Reason: To provide attractive, direct and safe walking and cycling routes from the development to the wider area in accordance with Policies DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

48. Within six months of the occupation of the approved development, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. Details of the base line surveys of staff using the building shall be submitted. The Travel Plan shall thereafter be implemented as approved and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

(Reason – In the interests of encouraging sustainable travel to and from the site in accordance with Policies TR/1 and TR/2 of the adopted Local Development Framework 2007)

49. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans:

D4002 Rev08

D4100(RLP) Rev19

Diagrams:

6565-4500 Rev 04

6565-D4100 Rev20

6565-D4101 Rev 19

6565-D4102 Rev 19

6565-D4104 Rev 19

6565-D4105 Rev 19

6565-D4106 Rev 19

6565-D4107 Rev 19

6565-D4552 Rev00

6565-D4700 Rev09

6565-D4701 Rev09

6565-D4800 Rev01

6565-D4850 Rev00
6565-D4851 Rev00
6565-D4852 Rev00

630_02(CD)200 Rev P3

630_02(DP)200 Rev P3
630_02(DP)201 Rev P2
630_02(DP) 202 Rev P3

630_02(MP)200 Rev P3
630_02(MP)201 Rev P3
630_02(MP)202 Rev P2
630_02(MP)203 Rev P2
630_02(MP)204 Rev P1

630_02(SC)200 Rev P2
630_02(SC)201 Rev P2
630_02(SC) 202 Rev P2

MMD-318305-C-DR-03-XX-3255 rev P2

Other Documents:

Surface and Foul Water Drainage Strategy June 2017
(318305/BNI/AR/CHG)

Memorandum- Response to CCiC and SCDC- 01 September 2017 (rev0)

Memorandum- Response to LLFA 1 September 2017 (rev0)

Transport Assessment 30 June 2017 (318305/TA02/C)

Transport Assessment Addendum September 2017 (318305/TA04/A)

Framework Travel Plan 29 June 2017

Construction Traffic Management Plan 29 June 2017

Technical Note- Response to Planning Application Comments (Provision for Cyclists) 6 September 2017

Air Quality Assessment 30 June 2017

Odour Assessment 247323-00 29 June 2017

Utilities Summary by NOVEUS

Archaeological Watching Brief And Test Pit Evaluation Report OAE Report
No. 1401 April 2015

Desk Based Assessment OAE Report No. 1353 April 2015

Health Impact Assessment

Noise Assessment 30 June 2017

Noise Assessment Addendum 30 August 2017

Phase 1 Geotechnical and Geo-environmental Preliminary Risk Assessment
June 2017

Ecological Impact and Enhancement Statement 26 June 2017 (OXF10377)

Design and Access Statement Rev 05

Sustainability Statement 27 June 2017 Rev 03

Ventilation Statement 28 June 2017 Rev 00

Landscape Design Statement 630.02(RP) 004 June 2017

Ecology Response to Consultation Comments 30/08/2017

Townscape View Analysis September 2017 Rev 03

(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.)

Informatives:

Below Ground Works

Below ground works for the purpose of the above conditions is defined as earth movement and site preparation.

This is because below ground works will not prejudice the discharge of conditions worded as 'Prior to commencement of works on the development, with the exception of below ground works.'

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Foul Water Drainage:

An acceptable method of foul drainage disposal would be connection to the public foul sewer. Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the

sewers, the Agency must be reconsulted with alternative methods of disposal. The applicant must ensure that there is no discharge of effluent from the site to any watercourse or surface water drain or sewer.

Trade Effluent:

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of

such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and

consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

Pollution Prevention:

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and

hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Road Traffic Noise Insulation Scheme:

To satisfy the noise insulation scheme condition for the hotel building envelope and traffic noise, the developer must ensure that the floorspace within the hotel are acoustically protected by a noise insulation scheme, which complies with the internal noise levels set out within British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation or passive attenuated free areas may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.

To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with 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 (background L90) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

General Noise Impact Informative:

Any noise / vibration assessment and or noise insulation scheme required should have due regard to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from:

<http://www.scambs.gov.uk/content/district-design-guide-spd>

Commercial Use Noise informative:

To satisfy the Commercial Use Operational Noise Impact/Insulation condition, the noise level from all powered plant, vents and equipment, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing lowest representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs over any 1 hour period and the existing lowest background level dB LA90, 15mins (L90) during night time between 2300 to 0700 hrs over any one 15 minute period by more than 3 dB(A) respectively (i.e. the rating level of the plant needs to match or be below the existing background level), at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) and having particular regard to noise sensitive premises. The appropriate correction factors need to be applied to any characteristic acoustic features in accordance with BS4142 2014.

This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.

To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with 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 (background L90) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

Accessibility:

The proposed hotel should meet the BS8300, the proposed leisure, fitness machines, changing rooms and the swimming pool should meet Sport

England Access Guidance and the entrance revolving door should be powered. The proposal should have a fire fighting and excavation lift.

General Informative:

The applicant should contact the Environmental Health and Licensing Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements, Food Premises Registration and Licensing, Tel No: 01954 713111. Due regard should be given to the South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & associated appendices <http://www.scambs.gov.uk/content/district-design-guide-spd>

34 **RECOMMENDATION**

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. Prior to the commencement of the development of the office building, sample panels of a minimum size of 1 metre by 1 metre of the general brickwork, feature brickwork and hit and miss brickwork to be used shall be erected on site to establish the detail of mortar colour, detail of bonding, coursing, colour and 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 - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
3. Prior to the commencement of the development, hereby approved, with the exception of below ground works, full details of the external materials to be used in the construction of the external surfaces of the buildings 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
4. Prior to the commencement of development hereby approved, with the exception of below ground works, full details of the design and finishes of the canopy and details of the curved reveal corners of the building at a scale of not less than 1:20 shall be submitted and approved in writing. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
5. Prior to the commencement of the development hereby approved, with the exception of below ground works, the following shall be submitted and agreed in writing by the Local Planning Authority.
 - Details of the appearance of the plant enclosure which shall include sections and elevations at a scale of not less than 1:20 together with product information. This may include the submission of samples of mesh/louver types and the colour(s) of the components.
 - A lighting strategy including information on all external light fittings and timings of operation
 - A Signage strategy. 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.

The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

6. Prior to the commencement of the development hereby approved, with the exception of below ground works, a details of all signs should be submitted, at a scale not less than 1:20, and agreed in writing by the Local Planning Authority prior to occupation of the unit to which it pertains. The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
7. Prior to the commencement of the development hereby approved, with the exception of below ground works, the following shall be submitted and agreed in writing by the Local Planning Authority.
 - Details of boundary treatments to the temporary car park and the space between Milton Avenue and the temporary car park.
 - A scheme for amenity landscaping between the temporary car park and Milton Avenue. The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
8. 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 and 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
9. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of non-masonry walling systems to be used 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
10. Prior to the commencement of development hereby approved, with the exception of below ground works, full details of frames, thresholds, mullions, transoms, finishes and colours, 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

11. Prior to the commencement of development hereby approved, with the exception of below ground works, full details in terms of materials, fixing, surface finish and colour of all metal work including the stairs, balustrades, grilles, railings, brackets, window cleaning gantries and associated equipment, columns, louvres, grilles, mesh or wire frames 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 the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
12. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of hard and soft landscape works, all tree pits including any planters, hard paving and soft landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
13. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
14. The approved building shall be constructed to meet the approved overall BREEAM 'excellent' rating. Prior to commencement of development, or within 6 months of commencement, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority. Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed.
(Reason- In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy DP/1 of the adopted Local Development Framework 2007).
15. Prior to the occupation, or within 6 months of occupation, a certificate following a post-construction review shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the approved

BREEAM 'excellent' 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 in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

16. The approved renewable and low carbon energy technologies shall be fully installed and operational prior to the first occupation of the development and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority. Any gas fired CHP should meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³

Compression ignition engine: less than 400 mgNO_x/Nm³

Gas turbine: less than 50 mgNO_x/Nm³

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the Distribution Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

(Reason- In the interests of reducing carbon dioxide emissions and to ensure that the development does not give rise to unacceptable pollution in accordance with Policies NE/3 and NE16 of the adopted Local Development Framework 2007).

17. Prior to the commencement of the development hereby approved, full details of all tree pits, including any in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

18. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details of green and brown roofs shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

19. Prior to the commencement of the development hereby approved a scheme for the provision of bird and bat nest boxes shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

20. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a fifteen-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures (to be rolled out over a 15 year period with at least 5 monitoring events).

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. (Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

21. No power operated machinery (or other specified machinery) shall be limited to 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.

(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

22. Collection from and deliveries to any non-residential premises including the office, any retail, food or commercial uses shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays. (Reason - To

minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

23. Prior to the installation of any artificial lighting, a detailed artificial lighting scheme and significance of impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The scheme / assessment shall consider and include details of any artificial lighting of the site such as external street, floodlighting, security and external / internal building lighting and an assessment of lighting impact on any sensitive residential premises off site shall be undertaken. The scheme shall include layout plans / elevations with luminaire locations annotated; full isolux contour map / diagrams showing the predicted luminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties; hours and frequency of use; a schedule of the equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact fully in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011 having regard to Light Trespass / Intrusion (into windows), Luminaire Source Intensity, Building Luminance and Sky Glow Upward light ratio requirements. The artificial lighting scheme strategies must be sensitively designed for biodiversity (as detailed within the CEMP Biodiversity, EDS & LEMP). Post-installation artificial lighting check- within one month of the installation of the approved artificial lighting scheme, the scheme shall be inspected / assessed by a suitably qualified lighting engineer / consultant, in liaison with the Local Planning Authority and a post installation completion report confirming compliance with the approved scheme shall be submitted to and approved in writing by the Local Planning Authority. The inspection shall include the measurement of lighting levels at neighbouring residential receptors to demonstrate compliance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011. Any defects or non-compliance identified shall be rectified within one month of the inspection or following approval by the LPA. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved scheme details / measures unless the Local Planning Authority gives its written consent to any variation.
(Reason- To protect local residents from light pollution / nuisance and safeguard the amenities of nearby residential properties in accordance with Policy NE/1 of the adopted Local Development Framework 2007.)

24. A noise assessment shall be completed and a scheme be submitted for the insulation of the building(s) and/or associated plant / equipment including any renewable energy provision sources such as any air source heat pump or wind turbine or other attenuation measures as necessary, 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 scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

25. Prior to occupation of the premises by a use or undertaking which requires the installation of extraction or filtration equipment or systems for the purpose of extraction, filtration and/or abatement of fumes and or odours, details of the extraction or filtration equipment and systems will be submitted to and approved in writing by the Local Planning Authority.. The approved system / scheme details shall be installed before the said use or undertaking is commenced and shall be maintained and operated thereafter in accordance with manufacturer specification to ensure its continued satisfactory operation. (Reason -To minimise disturbance to adjoining residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

26. Prior to the commencement of development, with the exception of below ground works, details of the mechanical ventilation and odour filtration system for the purpose of extraction and filtration odours associated with the wastewater treatment works, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include location of air intake and outlet points, specifications and drawings (including location plans) for the odour control technology to be installed, and an Odour Management Plan for the building, which should incorporate full details of the maintenance and repair requirements for the odour control system. The extraction/filtration and odour control scheme shall be installed in accordance with the approved scheme before the use hereby permitted is commenced and shall thereafter be retained as such. (Reason -To minimise disturbance to adjoining residents in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

27. No development approved by this permission shall be commenced until:

- a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.

(Reason- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers,

neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

28. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

(Reason- To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

30. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.

2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.

3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) shall be submitted to and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

(Reason- To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

31. Prior to the commencement of any development, a scheme for the provision, implementation and maintenance of surface water and foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development.

(Reason - To ensure a satisfactory method of surface water and foul drainage, to prevent the increased risk of flooding and reduce the risk of pollution to water environment in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

33. 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 an inspection and sampling strategy for the testing of excavation formations;
 - d) Include a stockpile validation strategy
 - e) Include details of the chemical testing to be undertaken before placement of material onto the site.
 - f) Include details of arisings processing
 - g) Include a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in a) to g) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action; and, 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 protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).
34. Using penetrative 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 protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in accordance with Policy DP/1 of the adopted Local Development Framework 2007 and the National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).
35. Unless otherwise agreed in writing by the local planning authority, a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development shall be submitted. No development shall take place until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the

RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:

- i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii. Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- v. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- vi. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii. A timetable for implementing all proposals
- viii. Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority. (Reason - To ensure that waste is managed sustainably during the occupation of the development in accordance with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).

36. Prior to commencement of development (including any pre-construction, demolition or enabling works) pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Environmental Management Plan shall include:

- a. Contractors access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures
- b. Details of Haul Roads within the site
- c. A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the site and siting of the contractors compound during the construction phase to be agreed on phase basis
- d. Delivery times for construction purposes

- e. Dust management and wheel washing measures
- f. Noise and vibration impact assessment method, monitoring and recording statements in accordance with provisions of BS 5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Parts 1 - Noise and 2 - Vibration
- g. Concrete crusher if required or alternative procedure
- h. Details of odour control systems including maintenance and manufacture specifications along with any service schedules that need to be adhered too
- i. Maximum noise and mitigation levels for construction equipment, plant and vehicles
- j. Site lighting
- k. Screening and hoarding details
- l. Access and protection arrangements around the site for pedestrians, cyclists and other road users
- m. Procedures for interference with public highways
- n. External safety and information signing notices
- o. Liaison, consultation and publicity arrangements, including dedicated points of contact
- p. Complaints procedures, including complaints response procedures
- q. Membership of the considerate contractors scheme

All development shall take place in accordance with the approved Construction Management Plan unless formally agreed in writing with the Local Planning Authority.

The CEMP shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Construction and demolition works shall be limited to 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

Deliveries and collections for demolition and construction purposes shall only be carried out between 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.

(Reason – To protect the amenities of nearby residential properties in accordance with Policies NE/15, NE/16 and DP/6 of the adopted Local Development Framework 2007).

37. No development shall take place, with the exception of underground enabling works, until a Car Parking Management Plan detailing the allocation of parking spaces and details for the future control and monitoring of parking for the office and retail scheme within the car park has been submitted to and approved by the Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details Car Parking Management Plan. (Reason – To ensure that parking management of the site
38. Prior to the expiration of 10 years of the granting of planning permission, a permanent car park for the office scheme shall be implemented. Details of the permanent car park shall include the location, siting, number of spaces, materials and finish and shall be submitted to the Local Planning Authority for approval and implemented in accordance with the approved details. (Reason- In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
39. No occupation shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. (Reason - To ensure an adequate water supply is available for emergency use.)
40. Prior to commencement of works, with the exception of below ground works, on the development, a comprehensive EV Charging Plan should be submitted to and approved in writing by the Local Planning Authority. The Plan should include the details of the number, location, installation and management of EV charging points having regard to parking associated with the approved uses and the provision of cabling infrastructure. Prior to occupation of the development, the evidence of the implemented charging points should be submitted to and approved in writing by the LPA. (Reason-In the interest of reducing carbon dioxide emissions, in accordance with Policies NE/1, NE/2 and NE/3 of the adopted Local Development Framework 2007.)
41. Prior to commencement of works on the development, with the exception of below ground works, details of the boilers shall be submitted to the local planning authority for approval. Prior to occupation of the development and following installation, emissions certificates shall be provided to the council to verify CHP and boiler emissions and the manufacturers NOx emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved in writing by the Local Planning Authority.

(Reason: In the interest of reducing nitrogen dioxide and particulate matter emissions in accordance with Policy NE/16 of the adopted Local Development Framework 2007 and the National Planning Policy Framework.

42. Prior to occupation of the development, a scheme for the delivery of public art will be submitted to the Local Planning Authority for approval. The approved scheme shall be fully implemented prior to the bringing into use of the approved development.

(Reason- In the interests of high quality design in accordance with Policy SF/6 of the adopted Local Development Framework 2007.)

43. There shall be no tables and chairs sited outside of the front of office retail units within the cycle and pedestrian route.

(Reason - To avoid obstruction of the pedestrian and cycle way and in the interests of highway safety and convenience in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

44. Notwithstanding the details shown on the approved plans, full details of cycle parking provision to be made for office and retail staff and visitors shall be submitted to and approved by the Local Planning Authority prior to the commencement of the installation of any cycle parking facilities.

(Reason - To ensure adequate provision of cycle facilities in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)

45. Prior to occupation of the development, plans to show the location and specification of off-gauge bicycle parking spaces to be provided within the site shall be submitted to and approved by the Local Planning Authority. The agreed off-gauge cycle parking details shall be fully constructed and finished prior to occupation. (Reason: In the interests of sustainable travel in accordance with Policy DP/1, DP/2, DP/3, TR/1, TR/2 and TR/4 of the adopted Local Development Framework 2007).

46. No development shall take place until full details of the proposed cycle route to the north of the office including its alignment, surfacing materials and associated flush and dropped kerbs have been submitted to, and approved in writing by, the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

47. Prior to the first occupation of the approved development a detailed signage strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall detail the use of directional and wayfinding signs to link the site to the wider area. Signage on site shall be constructed in accordance with the approved details. The signage scheme shall be implemented prior to the bringing into use of the approved development as part of the Section 278 works.

(Reason: To provide attractive, direct and safe walking and cycling routes from the development to the wider area in accordance with Policies DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

48. Within six months of the occupation of the approved development, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to

encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. Details of the base line surveys of staff using the building shall be submitted. The Travel Plan shall thereafter be implemented as approved and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

(Reason – In the interests of encouraging sustainable travel to and from the site in accordance with Policies TR/1 and TR/2 of the adopted Local Development Framework 2007)

49. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plans:

A01-02

A01-03

Diagrams:

A11-00

A11-01

A11-02 Rev 02

A20-NE Rev02

A20-EE Rev02

A20-WE

A20-FE Rev02

A21-AA+ BB Rev02

A30-01 Rev 01

A30-02 Rev 01

A30-03 Rev 01

A30-04 Rev 01

630_02(CD)101 Rev P2

630_02(DP) 100 Rev P2

630_02(DP)101 Rev P3

630_02(MP)100 Rev P3

630_02(MP)101 Rev P3

630_02(MP)102 Rev P2

630_02(MP)103 Rev P2

630_02(SC)101 Rev P2

630_02(SC)102 Rev P2

MMD-318305-C-DR-03-XX-3255 rev P2

Other Documents:

Surface and Foul Water Drainage Strategy June 2017
(318305/BNI/AR/CHG)

Memorandum- Response to CCiC and SCDC- 01 September 2017 (rev0)

Memorandum- Response to LLFA 1 September 2017 (rev0)
Transport Assessment 30 June 2017 (318305/TA01/C)
Transport Assessment Addendum September 2017(318305/TA03/A)
Framework Travel Plan 29 June 2017
Construction Traffic Management Plan 29 June 2017
Technical Note- Response to Planning Application Comments (Provision for Cyclists) 6 September 2017-Cambridge City Council & Cambridge County Council
Technical Note- Response to Planning Application Comments (Provision for Cyclists) 6 September 2017-Cambridge Cycling Campaign

Air Quality Assessment 30 June 2017
Odour Assessment 247323-00 29 June 2017
Utilities Summary by NOVEUS
Archaeological Watching Brief And Test Pit Evaluation Report OAE Report No. 1401 April 2015
Desk Based Assessment OAE Report No. 1353 April 2015
Health Impact Assessment
Noise Assessment 30 June 2017
Noise Assessment Addendum 30 June 2017
Phase 1 Geotechnical and Geo-environmental Preliminary Risk Assessment June 2017
Ecological Impact and Enhancement Statement 21 June 2017 (OXF 10377)
Ecology Response to Consultation Comments 30/08/2017
Design and Access Statement 30 June 2017
Design and Access Statement Addendum 1 September 2017
Sustainability Statement 27 June 2017
Ventilation Report 23 June 2017
Landscape Design Statement 630.02(RP) 004 June 2017
Townscape View Analysis 01 September 2017

(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.)

Informatives:

Below Ground Works

Below ground works for the purpose of the above conditions is defined as earth movement and site preparation.

This is because below ground works will not prejudice the discharge of conditions worded as 'Prior to commencement of works on the development, with the exception of below ground works.'

Road Traffic Noise Insulation Scheme:

To satisfy the noise insulation scheme condition for the office building envelope and traffic noise, the developer must ensure that the floorspace within the office are acoustically protected by a noise insulation scheme, which complies with the internal noise levels set out within British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer

cooling, acoustically treated mechanical ventilation or passive attenuated free areas may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

General Noise Impact Informative:

Any noise / vibration assessment and or noise insulation scheme required should have due regard to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from:

<http://www.scambs.gov.uk/content/district-design-guide-spd>

Commercial Use Noise informative:

To satisfy the Commercial Use Operational Noise Impact/Insulation condition, the noise level from all powered plant, vents and equipment, associated with this application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing lowest representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs over any 1 hour period and the existing lowest background level dB LA90, 15mins (L90) during night time between 2300 to 0700 hrs over any one 15 minute period by more than 3 dB(A) respectively (i.e. the rating level of the plant needs to match or be below the existing background level), at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) and having particular regard to noise sensitive premises. The appropriate correction factors need to be applied to any characteristic acoustic features in accordance with BS4142 2014.

This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.

To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with 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 (background L90) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

General Informative:

The applicant should contact the Environmental Health and Licensing Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements, Food Premises Registration and Licensing, Tel No: 01954 713111. Due regard should be given to the South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & associated appendices
<http://www.scambs.gov.uk/content/district-design-guide-spd>