

<b>Application Number</b>	16/2012/S73	<b>Agenda Item</b>	
<b>Date Received</b>	16th November 2016	<b>Officer</b>	Michael Hammond
<b>Target Date</b>	15th February 2017		
<b>Ward</b>	Petersfield		
<b>Site</b>	Station Area Redevelopment Land Off Tenison Road Blocks C1/C2, D1 And F1 Of The CB1 Station Area Masterplan, Cambridge		
<b>Proposal</b>	Section 73 application to remove condition 33 of permission 13/1041/S73 (noise levels in external leisure/amenity areas).		
<b>Applicant</b>	Hill Partnerships		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"><li>- The publication of a new British Standard has altered the approach to assessment of external noise impact.</li><li>- The residents of the flats with affected balconies will have access to public open space on adjacent land which will not experience such high levels of noise.</li><li>- Given that the flats are now occupied it would be impractical to incorporate physical mitigation measures into the balcony structures.</li></ul>
RECOMMENDATION	APPROVAL

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site relates to Blocks C1, C2, D1 and F1 of the CB1 station redevelopment. These blocks are situated either side of Great Northern Road which connects Tenison Road and the main taxi pickup point at the station. There are public open spaces within close proximity to the site. The surrounding area is made up of a mixture of residential and commercial uses.

- 1.2 The site falls within the air quality management area, the controlled parking zone and is adjacent to the Central Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks to remove condition 33 of permission 13/1041/S73 which relates to noise levels in external leisure/amenity areas.
- 2.2 Condition 33 of permission 13/1041/S73 is stated as follows:

*“Before any residential or other noise sensitive development (as defined by PPG 24) is commenced a noise attenuation scheme and/or phased attenuation measures shall be submitted to and approved by the local planning authority in order to demonstrate that no primary external leisure/amenity area associated with the proposed dwellings (rear gardens, balconies) will be affected by a daytime (0700-2300) outdoor noise level in excess of 50 dB LAeq, 16 hours or a night time (2300-0700) outdoor noise level in excess of 50 dB LAeq, 8 hours Any phased measures that form part of the noise attenuation scheme shall be completed prior to the occupation of any proposed residential or other noise sensitive development that requires protection by the requirements of this condition.*

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

- 2.3 The reason why permission is sought to remove this condition is because the noise levels experienced in the balconies overlooking Great Northern Road, as well as the amenity space between blocks D1 and F1, are too high and the requirements of condition 33 can therefore not be met. The applicant does not consider this condition necessary due to the lack of practical mitigation measures and the provision of alternative outdoor amenity areas for the affected occupants.

2.4 The application is accompanied by the following information:

1. Noise information/ mapping
2. Noise survey
3. Cover letter
4. Map of outdoor spaces around CB1

### 3.0 SITE HISTORY

3.1 The site has an extensive planning history but of relevance are:

Reference	Description	Outcome
13/1041/S73	Minor material amendments to outline planning permission reference 08/0266/OUT (the CB1 masterplan outline application) comprising an alteration to conditions 4 and 5 to enable an increase in the height of Block C1/C2, a basement car park under Block D1 and minor adjustments to Blocks C1/C2, D1 and F1.	Permitted.
08/0266/OUT	The comprehensive redevelopment of the Station Road area	Permitted.

### 4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

### 5.0 POLICY

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

## 5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/4 3/7 3/8 3/12 4/13 9/1 9/9

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

Central Government Guidance	National Planning Policy Framework March 2012  National Planning Policy Framework – Planning Practice Guidance March 2014  Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008)
	<u>Area Guidelines</u> Station Area Development Framework (2004) includes the Station Area Conservation Appraisal.

## 5.4 Status of Proposed Submission – Cambridge Local Plan

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

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

## **6.0 CONSULTATIONS**

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

6.1 No objection.

#### **Environmental Health**

##### Original Comments (14/12/2016)

- 6.2 Condition 33 was recommended to protect future occupants of the CB1 development via acoustic mitigation if necessary, from traffic noise adversely impacting amenity areas (including balconies).
- 6.3 Application 13/1041/S73 concerns the “pink phase” of CB1 which includes blocks C1, C2, D1 and F1. During pre-application discussions and within my formal responses to the reserved matters applications and S73 applications, I advised that the balconies of the residential blocks overlooking the northern access road (NAR) would require careful acoustic mitigation to achieve the stated 50 dB  $L_{Aeq}$  within condition 33, which would most likely require winter gardens / acoustic shielding. This was not incorporated into the design and subsequent acoustic assessments have concluded that the balcony noise levels would not achieve 50 dB  $L_{Aeq}$ , as predicted.
- 6.4 Since the CB1 outline permission (where the condition originated) and the 13/1041/S73 application, BS 8233:2014 advises that it is desirable that the noise levels in external amenity areas does not exceed 50 dB  $L_{Aeq,T}$  with an upper guideline value of 55 dB  $L_{Aeq,T}$  which would be acceptable in noisier environments. BS 8233:2014 recognises that values are not achievable in all circumstances. However, the guidance also states that the development should be designed to achieve the lowest practicable levels in these external amenity spaces.

- 6.5 Supporting acoustic documentation has not been provided within this application. Details are required on what acoustic mitigation has been installed within the balconies to achieve the lowest practical traffic noise level. My aforementioned memo/comments have highlighted concerns with the most recent Stroma traffic noise assessment which requires further explanation if to be used as a justification for not achieving the requirements of condition 33 and its removal from permission 13/1041/S73.

Comments on additional information (25/01/2017)

- 6.6 I have been re-consulted on the application due to the submission of an email of Peter McKeown of Carter Jonas dated 15th December 2016. The email advises (with the provision of a Hilson Moran amenity document dated 12 September 2011) that as an alternative amenity space, residents of blocks C1, C2, D1 & F1 can use the amenity space of blocks L1 - L4. Whilst this is a possibility, it is highly unlikely as an alternative to their balconies due to being located approximately 150-200m from their residences.
- 6.7 The most likely alternative amenity space would be the park space that is located between blocks D1 and F1. It is my understanding that acoustic mitigation of this public area was not possible. There is no current acoustic data concerning the park space between D1 and F1 and therefore users will be exposed to elevated traffic noise levels, based upon the reported levels within the 2013 URS assessment.
- 6.8 Adequate supporting data has not been provided to justify the removal of condition 33 as previously discussed within my aforementioned memo and therefore the additional information remains outstanding.

Comments on further information (31/01/2018)

- 6.9 Cass Allen (CA) have submitted a document titled "Vesta, Cambridge – noise levels affecting balconies on Great Northern Road" (ref LR01-17613 Rev 4) dated 15th December 2017.
- 6.10 The CA document advises that the noisiest balconies overlooking Great Northern Road would be subjected to noise levels of 62 dB LAeq, 16hrs during daytime hours.

6.11 The CA document advises that the external amenity area noise levels stated within BS8233:2014 (50 – 55 dB LAeq, T) are not intended for smaller balconies as explained within section 7.7.3.2 of that British Standard. I agree with section 7.7.3.2 and CA that small balconies for drying clothes and growing pot plants would not be used as an amenity space regularly frequented by occupants for relaxation or dining, for example, and therefore would not be expected to achieve the recommended BS8233:2014 noise levels. However, the balconies that are subjected to this planning application are large enough to contain table and chairs (as explained within the Carter Jonas letter dated 20th December 2017) which are likely to be regularly frequented by occupants during fair weather. It is our opinion that the recommended external amenity noise levels of BS8233:2014 would be relevant for balconies of this size.

6.12 If the predicted worse case balconies were subjected to traffic noise levels within the recommended BS8233:2014 noise levels of 50 – 55 dB LAeq, T by incorporating additional mitigation such as the absorptive ceiling and/or the existing balcony screening (if the reduction has not already been applied), I would not object from an Environmental Health perspective to the removal of condition 33.

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

## **7.0 REPRESENTATIONS**

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

- 28 Great Northern Road
- 81 Great Northern Road
- 107 Great Northern Road
- 108 Great Northern Road
- 117 Great Northern Road
- 6 Athlone, Staffordshire Street
- 20 Ravensworth Gardens
- 80 Ravensworth Gardens
- 30 Lyndewode Road

7.2 The representations can be summarised as follows:

- There is a high degree of noise experienced in the area and the condition should remain.
- Balcony doors often have to be left open in the Summer for ventilation purposes
- Noise pollution experienced in flats.
- The loose manhole covers make noise after every car runs over them.
- The traffic load needs to be better controlled.
- Mitigation solutions for the existing flats should be implemented.
- The developers should meet the condition as originally proposed.
- Air pollution from vehicle traffic
- Safety issues/ difficulty crossing road.

7.3 Councillor Robertson has commented on the application. A summary of the comments are provided below:

- The noise levels taken on 3<sup>rd</sup> August 2016 cannot be representative of the noise experienced since the station square opened on 17<sup>th</sup> October 2016. A new assessment should be carried out.
- The Environmental Health officer advised the developer at earlier stages that winter gardens/ acoustic shielding would be required to reduce traffic noise levels.
- It is not appropriate to remove the condition just because the developer has chosen to ignore it.
- The application should be refused and the applicant should be required to find ways to apply acoustic mitigation.

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

## **8.0 ASSESSMENT**

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

1. Residential amenity
2. Third party representations



## **Residential Amenity**

Impact on amenity of existing occupiers

### Background

- 8.2 Condition 33 of permission 13/1041/S73 required it to be demonstrated that no primary external leisure/ amenity areas would experience outdoor noise levels in excess of 50db at certain periods of the day. This condition was applied to protect the amenity of the occupants of residential and other noise sensitive developments.
- 8.3 The Environmental Health Team raised concerns with the forward-facing balconies of Blocks C1, C2, D1 and F1 due to the proximity to the public highway of Great Northern Road and likely noise levels they would experience. The application 13/1041/S73 was permitted without any changes to the balcony designs or any other mitigation measures.
- 8.4 Following the approval of 13/1041/S73, an application to discharge condition 33 was made. The acoustic assessment undertaken in August 2016 as part of this discharge of condition application stated that the noise levels experienced in the balconies and the external public amenity space between blocks D1 and F1 exceed the 50db limit imposed by the condition. As such, the condition could not be discharged.
- 8.5 A noise survey was carried out at the site in October 2017. This consisted of a combination of an attended noise monitor at ground-level and an unattended noise monitor 4m above ground level on a lamp post along Great Northern Round outside the residential flats. Taking into account the difference in distance, the resultant predicted noise level on the balconies are 62 dB LAeq, 16hr during the daytime and 57 dB LAeq, 8hr during the night-time. These are all in excess of the criteria set out in condition 33.

### Exploration of mitigation measures

- 8.6 In response to the inability to meet the requirements of the condition, concepts of mitigation measures were explored between the applicant and Council planning officers. The suggestion of retrofitting some form of winter balcony

arrangement on the existing balconies was discussed the developers advised that this would not be feasible from a construction perspective and would likely not be compliant with building regulations in any case. As a result, no mitigation solution was identified for the private balconies.

- 8.7 The idea of a large acoustic screen outside the public amenity space between blocks D1 and F1 was explored as a mitigation measure for this public outdoor space. Whilst this would likely limit the noise levels experienced below the required 50db threshold, concerns were raised from a safety perspective by Council officers as the public space would lack any active surveillance and the space would be vulnerable to crime and anti-social behavior. Consequently, no practical mitigation solution was identified for the public open space.
- 8.8 It is also pertinent to note that there has been a change in the relevant British Standard guidance with respect to sound insulation and noise reduction for buildings. The original planning condition of outline permission 08/0266/OUT, as then adopted under permission 13/1041/S73, was formulated, in part, by the guidance contained within the British Standard document 'Sound insulation and noise reduction for buildings' (BS8233: 1999). Since the approval of the original outline permission, a new version of this British Standard document (BS8233: 2014) has been published.
- 8.9 For new developments, the new guidance advises that it is desirable that the external noise level does not exceed 50 dB LAeq,T with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments. The document acknowledges that the recommended values are not achievable in all circumstances. However, the guidance advises that the development should be designed to achieve the lowest practicable levels in these external amenity spaces and that acoustic mitigation will be required if these figures cannot be achieved to attain the lowest practicable level.
- 8.10 The Environmental Health Team has acknowledged that based on the amenity noise levels provided in the latest noise assessment in August 2016, the levels of noise would likely be satisfactory from an Environmental Health perspective. Notwithstanding this, it is important to highlight that the noise levels are higher at present than those cited within the August

2016 report due to the opening of the Great Northern Road in October 2016 which experiences frequent and high volumes of traffic movements.

- 8.11 Referring back to the summary of the British Standard guidance in paragraph 8.8, it could be argued that acoustic mitigation measures have been explored and that the noise levels experienced, albeit higher than the recommended guidelines, are the lowest practical levels.
- 8.12 The Environmental Health Team has stated that if additional mitigation such as the absorptive ceiling and/or the existing balcony screening were installed they would not object to the removal of the condition. The concept of winter balconies was previously explored as a mitigation option, as referred to in paragraph 8.6 of this report. However this was not deemed feasible due to design and building regulation difficulties. I am also of the view that retrofitting absorptive ceilings in all of the units would not be reasonable given that all of the flats are occupied.

#### Alternative amenity spaces

- 8.13 The case has also been made by the applicant that there are alternative areas of open space in close proximity to the site to compensate for the high levels of noise that the open space between blocks D1 and F1 are subject to.
- 8.14 Firstly, to the south of blocks C1 and C2 there is an approximately 2000m<sup>2</sup> area of open space which residents of the affected blocks can access. This open area is less exposed than the affected area of open space between blocks D1 and F1 as it is enclosed by high buildings on all sides. It has reasonable active surveillance and is set back an adequate distance from Great Northern Road. Although no data has been provided in respect of noise levels, based on the site context and surroundings, I consider it likely that the noise levels are considerably lower than those experienced within the open space adjacent to blocks D1 and F1. Therefore, I believe this open space to be an acceptable form of alternative open space for the residents of blocks C1, C2, D1 and F1.
- 8.15 Secondly, the green triangle adjacent to Tenison Road and Lyndewode Road has been referenced. This space is relatively

small in size and in my view serves more as an aesthetical enhancement to the street scene rather than a destination for local residents. The traffic levels are generally less heavy than that of Great Northern Road but the space is exposed. In my opinion, this is not a suitable alternative open space for the affected residents.

8.16 Thirdly, the Botanic Garden has been cited as an alternative outdoor space for residents. Whilst I appreciate this space if of a high quality, I am of the view that this cannot be considered as an alternative location by virtue of the fact that it is not publically accessible as a financial contribution is required to enter it.

8.17 Finally, to the south of the blocks, there is the large main area of open space within the CB1 development. It is appreciated that this large area of open space is currently hoarded off from the public and is not currently in use. It is understood that this is due to a contractor issue when the underground drainage tank was installed and the need for this to effectively be re-installed. Nevertheless, the intention is for this to be realised as public open space for residents of the area. The space is less than 250m from the affected blocks which equates to roughly a three minute walk. Evidence has been provided that the noise levels within the open space fall under the recommended 50db threshold. In my opinion, the open space in question is relatively easy for residents of the affected blocks to access and is of a suitable quality for use.

### Conclusion

8.18 Overall, I consider the applicant has demonstrated that no practical mitigation measures can be implemented to lower noise levels below the required 50db and that there are alternative sources of public outdoor amenity spaces for occupants of the residential blocks. Therefore, I am of the view that the condition is no longer needed and recommend that it should be removed accordingly.

8.19 In my opinion the proposal provides an acceptable living environment and an appropriate standard of residential amenity for existing and future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12 and 4/13.

### Third Party Representations

8.20 The third party representations have been addressed in the table below:

<u>Comment</u>	<u>Response</u>
<ul style="list-style-type: none"><li>- There is a high degree of noise experienced in the area and the condition should remain.</li><li>- Noise pollution experienced in flats.</li><li>- Mitigation solutions for the existing flats should be implemented.</li><li>- The developers should meet the condition as originally proposed.</li><li>- Balcony doors often have to be left open in the Summer for ventilation purposes</li></ul>	Whilst I sympathise with the concerns raised by some of the residents of the affected blocks, I do not consider it to be reasonable to resist the removal of this condition. It is accepted that the noise levels experienced are significant and that these are above the recommended guidelines. Options for mitigating the high noise levels have been suggested in preliminary discussions with the local planning authority but none of these solutions are practically possible. In light of the lack of any viable mitigation measures, the condition can no longer be deemed necessary in my view.
The loose manhole covers make noise after every car runs over them.	This is a matter for the installer of the manhole cover and I do not consider it reasonable to control this through this planning application.
The traffic load needs to be better controlled.	The movement of vehicles along Great Northern Road was a matter for the original planning applications relating to this development. This application solely relates to noise levels experienced in the affected areas and the traffic demands of the area have already been assessed through the previous applications.

Air pollution from vehicle traffic	The proposed removal of condition 33 relates to noise levels only and I do not consider it reasonable to control air pollution through this application.
Safety issues/ difficulty crossing road.	This is a highway safety issue that is controlled by the County Council and is not a planning consideration under this application.

## 9.0 CONCLUSION

- 9.1 It is considered that sufficient information has been demonstrated to show that no practical mitigation measures can be implemented to lower noise levels below the required 50db in the affected areas. Alternative sources of public outdoor amenity spaces for occupants of the residential blocks have been identified. Approval and subsequent removal of condition 33 of 13/1041/S73 is recommended.

## 10.0 RECOMMENDATION

**APPROVE** subject to the following conditions:

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of seven years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

3. Conditions 3 to 62 of planning permission 13/1041/S73 (as set out below) shall continue to apply to this permission. Where such conditions pertaining to 13/1041/S73 have been discharged, the development of 16/2012/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

4. No development on any phase shall commence until approval of the details of the appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the local planning authority in writing.

Reason: To ensure that all necessary details are acceptable (East of England Plan policies ENV6 and ENV7 and Cambridge Local Plan 2006 policies 3/1, 3/2, 3/4, 3/7, 3/11, 3/12, 3/13, 4/4, 4/10, 4/11, 4/12 and 9/9).

5. The development should be carried out in accordance with the mitigation measures as set out in the Environmental Statement as approved under planning application reference 08/0266/OUT.

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement (Cambridgeshire and Peterborough Structure Plan 2003 policy P6/1 and P9/8 and Cambridge Local Plan policies 9/9 and 10/1).

6. The development should be carried out in accordance with the approved Development Proposal Parameter Plans refs RSHP\_100\_X\_P\_PP10 REVC; RSHP\_0003\_P\_PMP REVD; RSHP\_0004\_P\_PMP REVD; RSHP\_0005\_P\_PMP REVD; RSHP\_0006\_P\_PMP REVD; RSHP\_0007\_P\_PMP REVD; RSHP\_0008\_P\_PMP REVD; RSHP\_0009\_P\_PMP REVD; RSHP\_0009\_P\_PMP REVD; 217382/EAD/SK1020 REV P10, A297\_PL 011 Location Plan, A297\_PL 012 Site Plan, A297\_PL 034 Section EE through C1/C2, A297\_PL 040 Proposed Parking, A297\_PL 041 Ground Floor Plan, A297\_PL 042 First Floor Plan, A297\_PL 043 Second Floor Plan, A297\_PL 044 Third Floor Plan, A297\_PL 045 Fourth Floor Plan and A297\_PL 046 Fifth Floor Plan in respect of Blocks C1/C2, D1 and F1 only. (omission of 'unless otherwise agreed in writing by the Local Planning Authority'.)

Reason: To ensure that the development is implemented within the approved parameters upon which the Environmental Statement is based (Cambridgeshire and Peterborough Structure Plan 2003 policies P6/1 and P9/8 and Cambridge Local Plan policies 9/9 and 10/1).

7. Prior to or concurrently with the submission of the first of the reserved matters application(s), a Site Wide Phasing Plan shall be submitted to the Local Planning Authority for approval. The Phasing Plan shall include the proposed sequence of development across the entire site, the extent of the development phases/plots, phased removal of trees and include timing information by reference to the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point and in particular shall identify the phased delivery of the following infrastructure:
- a) The Transport Interchange including works to the Station buildings and the laying out of the Station Square.
  - b) The bus only link road and Hills Road/Brooklands Avenue junction.
  - c) The Northern Access Road
  - d) The Southern Access Road
  - e) Works to Station Road/Tenison Road junction.
  - f) Works to Hills Road/Station Road junction
  - g) structural landscaping/planting provisions
  - h) informal open space.



- i) community meeting room facilities.
- j) health care facilities.
- k) police facilities.
- l) environmental mitigation measures specified in the Environmental Statement.

No development shall commence apart from enabling works agreed in writing by the Local Planning Authority until such time as the phasing plan has been approved in writing by the Local Planning Authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that major infrastructure provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development (Cambridge Local Plan 2006 policies 9/9 and 10/1).

8. Prior to or concurrently with the submission of the first application for approval of Reserved Matters a Site Wide Public Realm and Landscape Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Site Wide Public Realm and Landscape Strategy shall be prepared in accordance with the principles established by this outline consent.

The Site Wide Public Realm and Landscape Strategy shall more particularly but not exclusively include:

1. The street hierarchy including the extent of the adoptable highway, process for adoption of streets, typical street cross-sections, street trees and detailed design elements
2. A management plan that includes long-term design objectives, management responsibilities and management and maintenance schedules/specifications for all landscape areas, including hard and soft elements, for a minimum period of 25 years.
3. The character and treatment of the structural planting to the development areas

4. The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
5. The landscape treatment of roads through the development
6. A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details
7. Ecological mitigation and bio-diversity enhancement proposals
8. Details of the public realm to include public art, materials, signage, utilities and any other street furniture, including litter bins, including comprehensive designs for key areas of public realm within the site, such as public squares and transport interchanges etc
9. A lighting strategy to maximise energy efficiency and minimise light pollution, paying particular attention to the use of security lighting and its design, siting, and operation in relation to existing neighbouring properties and those which are to be constructed as part of the development
10. Methodology for ensuring access for all within the public realm including meeting the needs of disabled people.
11. Details of the ways in which the design of the public realm and landscape strategy will assist in reducing the threat or perceived threat of crime, avoid insecurity and contribute to improving community safety.
12. Location of traffic signage, lights, CCTV cameras, services and associated works to demonstrate that these features will not prejudice the growth to full maturity of new trees.
13. Proposals for the retention / relocation of both the statue of Ceres and the salvaged crane base.

Thereafter, there shall be no variation or amendment to the approved Public Realm and Landscape Strategy unless formally agreed in writing by the Local Planning Authority.

Reason: To ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

9. Any application for approval of reserved matters subsequent to and including the first shall be in accordance with the Public Realm and Landscape Strategy approved by the Local Planning Authority and as part of the application for Reserved Matters approval the Design and Access Statement shall incorporate a statement demonstrating compliance with the approved Public Realm and Landscape Strategy.

Reason: To ensure high quality design and coordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

10. Prior to or concurrently with the submission of the first application for approval of Reserved Matters a Site Wide Estate Management Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Estate Management Strategy shall be prepared in accordance with the principles established by this outline consent.

The Estate Management Strategy shall more particularly but not exclusively include:

1. Management arrangements for on site security and CCTV provision.
2. Supervision and management of basement car parks, other parking areas and servicing areas, including measures to be used to ensure that rail users do not use car parking spaces associated with residential and commercial uses and are limited to use of the multi-storey car park and Station Square only.
3. Supervision and management of cycle parking provision including visitor parking and parking within the Station Square and other open spaces.

4. Management and maintenance of the public realm including roads, footpaths, cycleways, hardsurfaced areas and green space.
5. External building maintenance including cleaning regimes.

Thereafter, there shall be no variation or amendment to the approved Estate Management Strategy unless formally agreed in writing by the Local Planning Authority.

Reason: To ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11, 3/12 and 9/9.

11. Any application for approval of reserved matters subsequent to and including the first shall be in accordance with the Estate Management Strategy approved by the Local Planning Authority and as part of the application for Reserved Matters approval the Design and Access Statement shall incorporate a statement demonstrating compliance with the approved Estate Management Strategy.

Reason: To ensure high quality design and coordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11, 3/12 and 9/9.

12. All reserved matters applications shall include a detailed landscaping scheme (including detailed designs and specifications) for the development parcel that is being sought for approval. The details shall be accompanied by a design statement that demonstrates how the proposal accords with the approved Public Realm and Landscape Strategy. The landscape designs and specifications shall include the following:

## Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs (including tree pit details) to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

## Hard Landscaping

- b) Full details of all proposed methods of boundary treatment including details of all gates, fences, walls and other means of enclosure both within and around the edge of the site.
- c) Utility routes, type and specification.
- d) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units and signs.
- e) 1:500 plans (or at a scale otherwise agreed) including cross-sections, of footpaths and cycleways.
- f) Details of all hard surfacing materials (size, type and colour)

The landscaping within the development parcel shall be implemented in accordance with the approved phasing plan, unless an alternative programme for provision is otherwise agreed in writing by the Local Planning Authority. No development within the applicable development parcel for which approval is sought shall commence until the detailed landscaping scheme has been approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the amenity of future residents and users of the development and to ensure high quality design and coordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

13. Any trees or plants provided as part of any landscaping scheme, within a period of 5 years from the completion of the development, which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the local planning authority gives written consent to any variation. No development within the site for which reserved matters approval is sought shall commence until the landscaping scheme has been approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory arrangements are in place for replacement planting to ensure proper provision of landscaped areas (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4 and 9/9)

14. All reserved matters applications shall include a management plan that includes long-term design objectives, management responsibilities and management and maintenance schedules/specifications for all landscape areas, including hard and soft elements, for a minimum period of 5 years.

All landscape management and maintenance plans shall include where applicable, but not be limited to, the following details: an explanation of planting design objectives; planting, grass cutting, weeding and pruning schedules; management details relating to SUDS features; inspection, repair and maintenance details relating to hard landscaping (including tracks, paths, boundary treatment, play equipment, street furniture; litter picking, etc); a programme of management activities and monitoring and operational restrictions; a maintenance programme for the establishment period of the planting. The landscape management plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory arrangements are in place to ensure the proper management and maintenance of landscaped areas (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, and 9/9).

15. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. The affordable housing units shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, and 9/9 and Cambridge City Council Affordable Housing supplementary planning document)

16. A1, A3, A4 and A5 floorspace permitted within the site shall not exceed an overall gross external floor area of 5255 sq m, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For certainty and to ensure that the floorspace is appropriate for the proposed infrastructure, respects the environmental constraints of the site and does not have an adverse impact on existing local centres (Cambridge Local Plan policy 6/8).

17. No development of a residential building shall take place until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor (CSHLA) to the Local Planning Authority, indicating that all proposed market and affordable dwellings are capable of achieving a minimum of level 4 of the Code for Sustainable Homes.

All residential buildings shall be constructed to meet the applicable CSH specified minimum level. Prior to the occupation of any residential building, a certificate following a post-construction review, shall be issued by a CSHLA to the Local Planning Authority, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development unless otherwise agreed in writing by the local planning authority.

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

18. If any reserved matters application is submitted after one year from the date of outline planning permission and if a specific policy regarding the CSH or its successor that stipulates a higher requirement than level 4 (or equivalent under the new rating scheme), is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher CSH (or equivalent requirement) specified by the new policy shall apply pursuant to condition 16. The CSH (or equivalent) pre-assessment report issued by an accredited CSHLA and a certificate by the same following a post-construction review shall continue to apply pursuant to condition 16.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development is moving rapidly, particularly with the trajectory for zero carbon housing by 2016, that new policies will be adopted within the Local Development Framework that will require a higher CSH or equivalent requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007)



19. No development of a non-residential building shall take place until a pre-assessment BREEAM report - which is based upon an approved BREEAM phasing plan for provision of non-residential buildings - prepared by an approved BREEAM Licensed Assessor, indicating that the building is capable of achieving the applicable 'Excellent' rating as a minimum, has been issued to the Local Planning Authority.

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

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

20. If any reserved matters application is submitted after one year from the date of outline planning permission and if a specific policy regarding BREEAM or its successor that stipulates a higher requirement than BREEAM Excellent or equivalent under the new rating scheme is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher BREEAM or equivalent requirement specified by the new policy shall apply pursuant to condition 18. The BREEAM (or equivalent) pre-assessment report issued by an accredited BREEAM (or equivalent) licensed assessor and a certificate by the same following a post-construction review shall continue to apply pursuant to condition 18.

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007)

21. The approved renewable energy technologies to meet 15% of the development's carbon emissions shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

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

22. If any reserved matters application is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application and it is not demonstrated that to require full compliance would not be economically or technically viable, the specified higher on-site renewable energy percentage requirement specified by the new policy shall apply pursuant to condition 20 The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to condition 20

Reason: The period of consent for which outline planning permission is given is for a longer period than the standard 3-year permission. There is likelihood, given that Government policy on sustainable development and renewable energy is moving rapidly, that new policies will be adopted within the Local Development Framework that will require a higher renewable energy percentage requirement that, without this condition, could not be accounted for. The local planning authority considers that this approach is consistent with the aims and objectives of PPS1 Delivering Sustainable Development (2005) and PPS1 Planning and Climate Change (2007)

23. Unless otherwise agreed in writing by the local planning authority, a strategic site wide surface water strategy shall be submitted to and approved in writing by the local planning authority concurrently with the first of the reserved matters applications submitted for approval. The strategy shall be based upon a SUDS hierarchy, as espoused by the DTI publication 'Sustainable Drainage Systems CIRIA C609' and the Cambridge City Council Sustainable Design and Construction supplementary planning document (2007). The strategy shall maximise the use of measures to control water at source as far as is practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings. Details of phasing during drainage operations and constructions shall also be included. The approved drainage works shall be carried out in their entirety, fully in accordance with phased drainage operations agreed in writing by the local planning authority.

Reason: To ensure a satisfactory and sustainable method of surface water drainage during construction and to prevent increased risk of flooding to third parties. (Cambridge Local Plan 2006 policy 4/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

24. Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.

The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings.

Reason: To ensure a satisfactory and sustainable method of surface water drainage and to prevent increased risk of flooding to third parties. (Cambridge Local Plan 2006 policies 4/16 and 8/18 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

25. Prior to or concurrently with the submission of the first of the reserved matters application, a site wide Ecological Conservation Management Plan shall be submitted to the local planning authority for approval. The Plan shall accord with and give effect to the principles for such a Plan proposed in the Environmental Statement submitted with the application.

As a matter of principle, the Plan shall set out an objective of enhancing the net biodiversity of the site as a result of development and shall include:

- a) Contractor responsibilities, procedures and requirements.

- b) Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity.
- c) Details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; and the management of grassland; enhancements to improve its value to wildlife.
- e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.
- f) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role.
- g) A programme for long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the Ecological Conservation Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Ecological Conservation Management Plan has been approved in writing by the Local Planning Authority. All species and habitat protection and creation measures shall be carried out in accordance with the approved Ecological Conservation Management Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development of the site enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

26. Any reserved matters application shall include an Ecological Conservation Management Plan Statement that demonstrates how it accords with the aims and objectives of the Ecological Conservation Management Plan. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the Ecological Conservation Management Plan Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policies 4/3, 4/6, 4/7 and 4/8).

27. 5% of short term car parking spaces and 5% of long term car parking spaces within the multi storey car park and 5% of all other parking spaces within the rest of the development shall be suitable for, and reserved for, people with disabilities.

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

28. Car parking provision shall not exceed a maximum of 425 car parking spaces to serve the office accommodation (B1a use class) and 232 car parking spaces to serve the residential accommodation (C3 use class).

Reason: To ensure an appropriate level of car parking provision in the interests of sustainable development and impact on air quality. (Cambridge Local Plan policies 4/14 and 8/10 and appendix C).

29. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles for use in connection with the use of the building. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).

30. Any reserved matters application shall include details of foul water drainage pursuant to the reserved matters site for which approval is sought. No development shall commence until details of the foul water drainage for the site have been approved in writing by the local planning authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policies 4/16 and 8/18).

31. Notwithstanding the submitted contamination report as part of the Environmental Statement, prior to the commencement of development, a contaminated land assessment and associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the local planning authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

- a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the Local Planning Authority.

- b) The site investigation, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority for approval. The approval of the Local Planning Authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority
- f) Upon completion of the works, a closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

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



32. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the consideration of the following aspects of construction:

- a) Site wide construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction hours.
- d) Delivery times for construction purposes.
- f) Soil Management Strategy
- g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997).
- j) Maximum vibration levels.
- k) Dust management and wheel washing measures.
- l) Use of concrete crushers
- m) Prohibition of the burning of waste on site during demolition/construction.
- n) Site lighting.
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- p) Screening and hoarding details.
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- s) External safety and information signing and notices.
- t) Liaison, consultation and publicity arrangements including dedicated points of contact.
- u) Consideration of sensitive receptors.
- v) Prior notice and agreement procedures for works outside agreed limits.
- x) Complaints procedures, including complaints response procedures.
- y) Membership of the Considerate Contractors Scheme.

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

33. All reserved matters applications shall include a detailed Construction Method Statement for the development parcel that is being sought for approval. The details shall be accompanied by a statement that demonstrates how the proposal accords with the approved Construction Environmental Management Plan. In addition the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

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

34. Before any residential or other noise sensitive development (as defined by PPG 24) is commenced a noise attenuation/insulation scheme and/or phased attenuation measures (having regard to the building fabric, glazing and mechanical ventilation) shall be submitted to and approved by the Local Planning Authority in order to demonstrate the scheme shall achieve internal noise levels recommended in British Standard 8233:1999 'Sound Insulation and Noise Reduction for Buildings Code of Practice'. The approved scheme shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

35. Prior to the commencement of the development hereby approved (including any pre-construction, demolition or enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228: Noise and Vibration Control On Construction and Open Sites, especially Part 1: 1997 'Code Of Practice (COP) for basic information and procedures for noise and vibration control', Part 2: 'Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance' and Part 4: 'COP for noise and vibration control applicable to piling operations', (if the construction process is to involve piling operations). Development shall be carried out in accordance with the approved details.

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

36. In the event of the foundations for any building requiring piling, prior to the development of the building taking place, a report/method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228: Part 4: 'COP for noise and vibration control applicable to piling operations'. Development shall be carried out in accordance with the approved details.

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

37. All reserved matters applications shall include a detailed scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant. The scheme as approved shall be fully implemented prior to the occupation of the building.

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

38. Where appropriate reserved matters applications shall include a detailed scheme for odour control to minimise the amount of odour emanating from the said building, including full technical details for the operation for extract flues. The scheme as approved shall be fully implemented prior to the occupation of the building.

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

39. Applications for reserved matters approval, shall be supported by a Detailed Waste Management Plan (DWMP). The DWMP shall include details of:

- a) the anticipated nature and volumes of construction waste.
- b) measures to ensure the maximisation of the reuse of waste.
- c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
- d) any other steps to ensure the minimisation of waste during construction
- e) the location and timing of provision of facilities pursuant to criteria b/c/d.
- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge Local Plan policy 3/1 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

40. No construction work shall be carried out or plant operated other than between the following hours: 0730 to 1800 Monday to Friday, 0800 to 1300 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 amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

41. No collection or deliveries to the site shall be carried for the purposes of construction outside the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 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 amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

42. Where appropriate, full details of on-site storage facilities for waste, including waste for recycling, for that development parcel shall be submitted with all applications for reserved matters approval. Such details shall identify the specific positions of where wheelie bins, recycling boxes or any other means of storage will be stationed and the arrangements for the disposal of waste. No buildings shall be occupied until the approved facilities have been provided for that building and the facilities shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge Local Plan 2006 policy 3/12).

43. Prior to the commencement of development a detailed scheme for changes to the Carter Cycle Bridge shall be submitted to and approved by the local planning authority in writing. The detailed scheme shall include a detailed topographical and vegetation survey and a vegetation to be removed plan and shall include an assessment of the impact of the works on the residential amenities currently enjoyed by the occupiers of adjacent dwellings. The works to the cycle bridge shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety and to safeguard the visual amenity of nearby residents (Cambridge Local Plan 2006 policies 3/4, 8/2 and 9/9).

44. Prior to commencement of development a detailed scheme for alterations of the junction of Station Road with Hills Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

45. Prior to commencement of development a detailed scheme for alterations of the junction of Tenison Road with Station Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

46. Prior to commencement of development a detailed scheme for alterations of the junction of Hills Road with Brooklands Avenue and creation of a fourth arm to the junction shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the use of the multi storey car park or the occupation of any other part of the development or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

47. Prior to commencement of development a detailed scheme for alterations of the junction of the proposed Northern Access Road with Tenison Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the occupation of any development on Blocks C1, C2, D1, F1, F2, G1 and G2 or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

48. Prior to commencement of development a detailed scheme for alterations of the junction of the proposed Southern Access Road with Station Road shall be submitted to and approved by the local planning authority in writing. The works to the junction shall be implemented in accordance with the approved details in advance of the occupation of any development on Blocks I1, I2, K1, K2, L1, L2, L3, L4, M1 and M2 or in accordance with a timetable agreed in writing by the local planning authority.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

49. Prior to the commencement of development a detailed scheme for the temporary Northern Access Road, including the junction onto Station Road and details of taxi queuing, shall be submitted to and approved in writing by the local planning authority. The temporary Northern Access Road shall be implemented in accordance with the approved details in advance of the use of the multi-storey car park. The temporary Northern Access Road shall not be closed or obstructed until such time as the Northern Access Road is in place and provides a complete link between Tenison Road and the station square/multi-storey car park.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

50. On completion and opening of the Multi-Storey Car Park the temporary car park shall cease operation and be closed.

Reason: To safeguard against an over provision of off street parking in the interests of promoting sustainable development and to accord with the City Council's parking standards. (Cambridge Local Plan 2006 policies 8/10 and 9/9).

51. Prior to or concurrently with the submission of the first of the reserved matters application(s) relating to student accommodation, a Student Departure and Arrival Traffic Management Strategy shall be submitted to and approved in writing by the local planning authority. Thereafter the approved Student Departure and Arrival Traffic Management Strategy shall be applicable to all student accommodation within the application site boundary and shall be operational upon first occupation of any block of student accommodation. Arrivals and departures of all occupiers of the student accommodation shall be carried out in accordance with the approved Student Departure and Arrival Traffic Management Strategy, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to safeguard the amenities of nearby residents (Cambridge Local Plan 2006 policies 3/4 and 8/2).



52. The detailed design of the bus interchange shall be the subject of a reserved matters submission. The design shall include details of the layout, arrangement and allocation of bus stops, bus shelters, information systems customer waiting facilities and facilities for bus drivers.

Reason: For the avoidance of doubt and in the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

53. Prior to the commencement of development a detailed scheme for the temporary bus interchange facilities shall be submitted to and approved in writing by the local planning authority. The temporary bus interchange shall be implemented in accordance with the approved details in advance of the cessation of use of the existing bus stops. The temporary bus interchange shall not be closed or obstructed until such time as the permanent bus interchange is operational.

Reason: In the interests of improving accessibility and highway safety (Cambridge Local Plan 2006 policies 8/2 and 9/9).

54. With the exception of a maximum of 13 car parking spaces for use by occupiers of commercial space within the Multi Storey Car Park building and a maximum of 42 car parking spaces for use for operational purposes associated with the railway, the Multi Storey Car Park hereby permitted shall be used solely by railway users. The number of car parking spaces available for use by rail users shall not exceed 619 spaces. Prior to the commencement of use of either any temporary car park for railway users or the multi storey car park hereby permitted, full details of a strategy to prevent use of the temporary car park for railway users and/or the multi storey car park by non-railway users shall be submitted to and approved by the local planning authority in writing. The development shall be implemented in accordance with the approved strategy.

Reason: To safeguard against an over provision of off street parking in the interests of promoting sustainable development and to accord with the City Council's parking standards. (Cambridge Local Plan 2006 Spatial Strategy and policies 8/10 and 9/9).

55. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

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

56. Any reserved matters application for development that includes an underground car park shall include full details of the ventilation method for the underground car park.

Reason: To enable the impact of ventilation plant serving underground car parking to be fully considered in the interests of residential amenity. (Cambridge Local Plan 2006 policy 3/4 and 4/13).

57. The maximum permitted car parking level for all residential development shall be 0.7 space/residential unit and for all commercial development 1space/125 sq m. All reserved matters applications for residential and commercial development shall be supported by evidence to demonstrate that the proposed car parking provision will not have an adverse impact on air quality in the light of information derived from the on site continuous air quality monitoring station. In the event that adverse impacts are identified it is expected that the amount of on site car parking will be reduced.

Reason: To safeguard against an over provision of off street parking in the interests of promoting sustainable development, to accord with the City Council's parking standards and to mitigate against the potential adverse impact of addition car parking within the AQMA. (Cambridge Local Plan 2006 Spatial Strategy and policies 4/14, 8/10 and 9/9).

58. Any reserved matter application for development within 5 metres of the route of the Cambridgeshire Guided Bus shall be supported by full details of design and construction methodology, facing materials, openings and maintenance of all building elevations within 5 metres of the route of the Cambridgeshire Guided Bus. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed by the local planning authority in writing.

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

59. Notwithstanding the information detailed on the parameter plans, no building shall exceed 50m AOD in height.

Reason: In the interests of safety and to safeguard the operation of Cambridge Airport. (Cambridge Local Plan 2006 policy 3/4)

60. Prior to the commencement of any works affecting a listed building or Building of Local Interest full details of the means by which historic buildings and features will be protected during construction works shall be submitted to and approved in writing by the local planning authority. The development shall not commence until the agreed protection measures have been implemented.

Reason: To safeguard the visual amenities and historic fabric of listed buildings and Buildings of Local Interest (Cambridge Local Plan 2006 policies 4/10 and 4/12)

61. Prior to or concurrently with the submission of the first application for approval of Reserved Matters a Site Wide Traffic Management Design Strategy shall have been submitted to and approved in writing by the Local Planning Authority. The Site Wide Traffic Management Design Strategy shall be prepared in accordance with the principles established by this outline consent.

The Site Wide Traffic Management Design Strategy shall more particularly but not exclusively include:

- a) A signage strategy for signage associated with traffic management within the application site.
- b) The materials to be used for road markings associated with parking restrictions
- c) The materials to be used for the construction of guardrails.
- d) Palette of materials including integration with adjacent hard surfaced areas.
- e) The materials to be used for traffic calming measures such as build-outs, cushions and humps.
- f) Materials to be used for tactile paving

Thereafter, there shall be no variation or amendment to the approved Traffic Management Design Strategy unless formally agreed in writing by the Local Planning Authority.

Reason: To allow consideration to be given to the means by which signage and street clutter can be kept to a minimum and to ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11, 4/11 and 9/9.

62. Prior to the commencement of development a detailed scheme for the means by which access to Station Square and the bus only link from Hills Road will be restricted to authorised vehicles shall be submitted to and approved by the local planning authority in writing. Such details shall include physical features and signage to prevent access by cars, taxis and other unauthorised vehicles. The approved scheme shall be implemented in advance of first use of the bus interchange or in accordance with a timetable agreed in writing by the local planning authority.

Reason: To ensure high quality design and co-ordinated development in accordance with Cambridge Local Plan policies 3/7, 3/11 and 9/9.

**INFORMATIVE:** The Applicant is advised to use its best endeavours to retain the original design consultants who were engaged to prepare the masterplan, parameter plans and design Statement/Design and Access Statement, in an advisory role when developing and submitting reserved matters applications. It is advised that only qualified design teams with the necessary design skills and experience should develop design solutions for reserved matters applications to ensure that the vision of the site approved by the outline application is met.

**INFORMATIVE:** To satisfy condition 33 which requires the submission of a noise insulation scheme, the applicant is advised that the noise level from plant vents etc. associated with this application should not raise the existing background level by more than 3 dB both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period), at the boundary of the premises subject to this application and having regard to noise sensitive premises, both those existing in the area and any proposed noise sensitive premise within the development, itself. Tonal / impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises.

It is recommended that the agent/applicant submits a noise survey/data in accordance with the principles of BS4142: 1997 Method for rating industrial noise affecting mixed residential and industrial areas or similar, which is specifically related to plant from buildings which have been approved under a full permission, at a later date. This will indicate/predict if noise generation from the plant is acceptable. Full acoustic calculations need to be detailed.

Such a survey should include details of proposed 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, attenuation details of any intended enclosures, silencers or barriers and hours of operation.

**INFORMATIVE:** To satisfy condition 34 which requires the submission of a scheme for noise insulation to the building envelope, the applicant / developer must ensure that the residential units fronting the principal roads are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:1999 ¿Sound Insulation and noise reduction for buildings-Code of Practice¿ derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and summer cooling acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulation AD F: Ventilation will also need consideration.

It is likely that the residential units with rooms fronting the roads façade will require non-openable acoustic double-glazing and some form of forced ventilation or comfort cooling such as air conditioning as part of any noise insulation scheme. Due to the relatively high ambient noise levels it is likely that a ducted ventilation system which intakes on the quiet side of the building not fronting the roads will be required.

**INFORMATIVE:** With regard to construction noise / vibration the applicant is advised to contact:

- i. The Considerate Contractors Scheme
- ii. The Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases. Considering the age of these buildings asbestos may be present and will need to be removed in accordance with appropriate regulations.

The Environment Agency, Brampton Environment District, Bromholme Lane, Brampton, Huntingdon, Cambs, PE28 4NE, Tel no: 01480414581 for advice regarding, the removal and disposal of waste and adherence with Agency pollution prevention guidelines. The waste produced on the site during demolition / construction will be subject to the general Duty Of Care under the Environmental Protection Act 1990 and is likely to be subject to control under the Waste Management Licensing Regulations 1994 and the Special Waste Regulations 1996 (hazardous waste).

**INFORMATIVE:** To satisfy condition 35 which requires the submission of a demolition / construction noise and vibration impact reports, the following should be included in any report: details regarding the phasing of the demolition, the demolition activities of each phase, the timetable for that phasing, associated predicted noise and vibration levels at the nearest noise sensitive locations, details of any noise/vibration mitigation measures and noise/vibration monitoring. The report should also detail liaison, consultation and public relation arrangements. This report could detail phase schemes as they progress. In relation to environmental construction noise impact we recommend the developer uses the standard the City Council requires in relation to noise levels when letting contracts, known as clause 109 Noise Control.

**INFORMATIVE:** To satisfy condition 42 which requires the submission of details for on site waste storage the applicant should contact the Waste Strategy Officer for further advice and clarification regarding the provision of waste storage and collection requirements

**INFORMATIVE:** The following conditions will be applied to any listed building consent or conservation area consent to be granted for demolition works:

A: No works for the demolition or part demolition of a listed building, the buildings of local interest, or of the Deity buildings shall be commenced unless and until:

- a) a contract has been let, in each case, for a replacement development which has the benefit of full planning permission;

- b) the building has been recorded and items / features / materials worthy of salvage identified, to a specification to be agreed by the City Council's Historic Environment Manager and the County Council's Development Control Archaeologist; the completed record has been approved by them; and copies of the record have been deposited with the City and County Councils and the Cambridgeshire Collection.

B: Items features or materials noted as worthy of salvage shall be carefully removed for re-use, within the CB1 development where possible; the re-use or other disposal of such items shall be subject to the prior written approval of the City Council.

**INFORMATIVE:** Listed building consent and Conservation Area Consent will be required in advance of any works to the listed Station Building and other buildings within the Conservation Area. The grant of Outline Planning Permission should not be regarded as pre-determining the outcome of these applications which will be considered on their own merits.

**INFORMATIVE:** This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation/a unilateral undertaking, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: SS1, SS2, SS3, SS4, E2, H1, H2, T1, T2, T3, T4, T5, T8, T9, T13, T14, T15, ENV6, ENV7, ENG1, CSR1, CSR2 and CSR4

Cambridgeshire and Peterborough Structure Plan 2003: P6/1, P9/8 and P9/9.

Cambridge Local Plan 2006: 3/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/11, 3/12, 3/13, 3/15, 4/3, 4/4, 4/6, 4/7, 4/9, 4/10, 4/11, 4/12, 4/13, 4/14, 4/15, 4/16, 5/1, 5/5, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 6/3, 6/8, 6/10, 7/1, 7/2, 7/7, 7/9, 7/10, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/9, 8/10, 8/11, 8/13, 8/16, 8/18, 9/1, 9/2, 9/9, 10/1.

**INFORMATIVE:** The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.



These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

**INFORMATIVE:** Conditions 43 and 47 are to be determined by the Planning Committee and reference should be made to this requirement in any application to discharge these conditions.