

Application Number	18/0778/S73	Agenda Item	
Date Received	15th May 2018	Officer	Charlotte Burton
Target Date	10th July 2018		
Ward	Trumpington		
Site	77 Shelford Road		
Proposal	S73 Application to vary condition 2 (approved drawings) of planning permission 16/1371/FUL (proposed demolition of existing dwelling and workshops and erection of 9 dwellings) to include alterations to the footprints of Plots 4-9 and the garage of Plot 1, alterations to the site levels of Plots 4-9, amendments to the arrangement of windows, roof lights and garage openings, changes to the materials, and alterations to the parking layout and landscaping scheme.		
Applicant	Camhouse Developments Ltd. c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <p>The principle of development has been established through the extant consent;</p> <p>The proposed amendments would not have a significant impact on residential amenity;</p> <p>The proposed amendments would be acceptable in urban design and landscaping terms.</p>
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is comprised of the curtilage of No. 77 Shelford Road; the industrial site behind it, referred to as No. 77a; and part of the garden of No. 75. There is an existing vehicular access into the site from Shelford Road.
- 1.2 No. 77 is a 3-bedroom bungalow with rear garden and a detached single storey garage at the rear. The bungalow is set back from the road and is rendered with a concrete tile hipped roof. The rear part of the garden of No. 75 is comprised of greenhouses and sheds.
- 1.3 The former industrial units comprise a complex of single storey industrial workshops. The buildings are a mixture of brick, block work and metal. The front buildings are flat-roof and the rear part has a pitched roof.
- 1.4 To the rear (north east) of the site are Nos. 41-45 Royal Way which form part of the Clay Farm development. These are two storey properties with shallow rear gardens which back onto the application site.
- 1.5 To the north is No. 75 and the garden of No. 73. No. 73 is a detached property with a long rear garden which runs along part of the length of the application site and backs onto the Royal Way properties. The part of the garden adjacent to the application site is used as an orchard. There are several mature trees along the boundary.
- 1.6 To the south is the garden of Nos. 79 and 81. These are detached properties. No. 79 has a shallower rear garden. No. 81 has a long rear garden which runs along the length of the application site. The garden is formally laid out and appears to be well used amenity space.
- 1.7 The site is not within the conservation area. The existing buildings are not Listed and are not Buildings of Local Interest. There are no tree preservation orders on the site or within the vicinity. The site is not a protected industrial site on the proposals map and is not part of an allocation on the draft Local Plan. There are no other site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is to amend the approved plans under the consent for the demolition of existing dwelling and workshops and erection of 9 dwellings which was approved by the planning committee on 30 November 2017 (16/1371/FUL). The variation is to condition 2 which refers to the list of approved plans.
- 2.2 During the course of the current application, the description of development was updated to make clear the amendments sought. The updated description includes the following amendments:
- ☐ alterations to the footprints of Plots 4-9 and the garage of Plot 1,
 - ☐ alterations to the site levels of Plots 4-9,
 - ☐ amendments to the arrangement of windows, roof lights and garage openings, changes to the materials,
 - ☐ alterations to the parking layout and landscaping scheme.
- 2.3 The approved scheme would be laid out around a new access, with 6 semi-detached units at the rear of the site (Plots 4-9); a pair of semi-detached properties in the centre of the site (Plots 2-3); and a replacement dwelling on the street frontage (Plot 1). The materials would be dark brown and weather grey brickwork with grey or 'rustic coloured' plain tiled roof.

3.0 SITE HISTORY

Reference	Description	Outcome
C/65/0626	Demolition of existing dilapidated sheds and erection of new concrete frame workshop	Approved
C/65/0347	Erection of new pre-fab concrete workshop to replace derelict buildings	Approved
C/70/0072	Erection of offices and alteration of existing storage buildings	Approved
C/82/0077	Installation of oil storage tank	Approved
C/90/0530	Use of workshop for high technology firm B1 (section S53 application)	Unknown
16/1371/FUL	Proposed Demolition of Existing	Approved

	Dwelling and Workshops and Erection of 9 Dwellings	
17/1219/FUL	Proposed demolition of the existing dwelling and workshops and the erection of 7 dwellings	Approved

PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012
	National Planning Policy Framework – Planning Practice Guidance March 2014

	Circular 11/95 (Appendix A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

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

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

No significant adverse impact on the operation of the highway network.

6.2 Environmental Health

No objection subject to the imposition of conditions as per the original consent to protect nearby residential uses.

6.3 Refuse and Recycling

The best option would be to have a bin collection point at the top of the private road near Shelford Road, then the refuse vehicles would not need to reverse in from a very busy road. This could easily be placed along the boundary fence, still leaving 5m road for access.

6.4 Urban Design and Conservation Team

No material Urban Design issues.

6.5 Head of Streets and Open Spaces (Landscape Team)

No material Landscape issues.

6.6 Head of Streets and Open Spaces (Sustainable Drainage Officer)

No objection.

Recommended condition:

- ☐ Implementation of surface water drainage scheme

6.7 Access Officer

No comment received.

6.8 Policy Team

No comment received.

7.0 REPRESENTATIONS

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

- ☐ 41 Royal Way
- ☐ 43 Royal Way
- ☐ 45 Royal Way
- ☐ 47 Royal Way
- ☐ 51 Royal Way
- ☐ 72 Royal Way
- ☐ 74 Royal Way
- ☐ 73 Shelford Road

7.2 The representations can be summarised as follows:

- ☐ Objections to the original scheme remain. Over-development. Overcrowded. Increase in cars. Noise and disturbance. Loss of green space. Proposed three storey Plots 4-9 are out of keeping. Loss of privacy for Royal Way properties. Overshadowing. Concerns about bats. Drainage and flooding. Ground stability. Impact on trees.
- ☐ Concerns about change in level of Plots 4-9.
- ☐ Distance between proposed plot 9 and No. 45 Royal Way, and the depth of the rear gardens should be specified.
- ☐ Rear windows on Plots 4-9 should be smaller and should have privacy screens.
- ☐ Overlooking towards Royal Way properties from additional roof lights.
- ☐ Additional noise and disturbance from roof lights affecting Royal Way properties.
- ☐ Concerns about tree species along Royal Way boundary providing an effective screen and about height, spread and density. Trees should be planted at the rear of No. 41 and the privet hedge removed to protect privacy.
- ☐ Boundaries at the rear of Royal Way properties should be observed.
- ☐ Confirmation of fully enclosed bin stores, and height of bin and bike stores required.
- ☐ Roof lights should be specified above the internal floor level.
- ☐ Object to window on the side of the house overlooking No. 73 Shelford Road.
- ☐ Do not give consent to the removal of the fence along the boundary with No. 73 Shelford Road or the installation of a parallel fence.
- ☐ Confirmation of refuse collection arrangements.

- 7.3 The Member of Parliament for Cambridge City, Daniel Zeichner MP, has submitted a representation objecting to the scheme on behalf of his constituent on the grounds of loss of green space, negative impact on street, pressure on parking spaces, overshadowing and loss of privacy.
- 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 The principle of development has been established through the extant consent on the site (16/1371/FUL). While the granting of the current application would issue a new consent, I do not intend to rehearse the assessment of the scheme as a whole, as this has been undertaken in the officer's report on the approved scheme 16/1371/FUL. I have attached a copy of this report as an appendix. Instead, my assessment concentrates on the amendments sought in the current application as listed in paragraph 2.2 in relation to relevant material considerations.

Alterations to the footprints and site levels of Plots 4-9

- 8.2 Plots 4-9 are the semi-detached properties at the rear of the site backing onto Royal Way. These units would be two-and-a-half storey properties with large dormer windows on the front elevation. The approved plans show the properties within the semi-detached pairs would be staggered. The amendment sought would remove the stagger and create a consistent building line. This is acceptable in urban design terms.
- 8.3 During the course of the application, additional drawings were submitted showing what the change in the building line would do to the relationship with the Royal Way properties at the rear. This shows that the units would be no closer to the boundary than the approved scheme. The southernmost property (Plot 4) would remain on the same building line as approved with 20m between the rear elevation of the proposed unit and the rear elevation of No. 41 Royal Way. The plots to the north would be on the same building line as Plot 4 so that all dwellings would be 20m from the rear elevations of the Royal Way properties. As a result, there would be an increase in the distance between the elevations at the northern end of approximately 1m. This

would have a lesser impact on the Royal Way properties than the approved scheme. The impact on Nos. 75 and 73 Shelford Road would not be significantly different than the approved scheme.

- 8.4 The proposed amendments also include changes to the site levels of the units at the rear. Again, additional drawings submitted during the course of the application show that there would be a reduction in the ridge and eaves height of the units compared to the approved scheme, which would have a lesser impact on the Royal Way properties. The southernmost properties (Plots 4 and 5) would be lowered by 433mm, Plots 6 and 7 would be lowered by 283mm, and the northernmost units (Plots 8 and 9) would be 133mm lower than the approved scheme. This is supported.

Alterations to the footprint of the garage of Plot 1

- 8.5 The approved scheme had the garage to Plot 1 attached to the western elevation of Plot 2. The variation sought is for the garage to be detached with a narrow gap between. The effect of this is to reduce slightly the garden area of Plot 1, however I consider this would still provide a good level of amenity similar to the approved scheme. This is acceptable in urban design and landscaping terms.

Amendments to the arrangement of windows, roof lights and garage openings, changes to the materials

- 8.6 These minor amendments comprise:

Proposed amendment	Assessment
Plot 1	
Window opening changes to all elevations, including the addition of 1no. obscure glazed window to the first floor on the South East Side elevation.	The changes to the window proportions on the front and side (north west) elevation are acceptable. The windows on the first floor rear elevation would be smaller and due to an internal rearrangement, the previously obscured ensuite window would become an unobscured bedroom window. This is acceptable. The

	additional first floor window on the side (south east) elevation would serve an ensuite and would be obscured, so there would be no views towards No. 79 Shelford Road. The obscure glazing would be secured through condition 9.
A projecting brick detail has been added to the front elevation at first floor level, between altered window openings.	This is acceptable in urban design terms.
The bay window and porch to the front elevation has been changed from a grey powder-coated aluminium material, to a brown zinc cladding.	This is acceptable in urban design terms.
Relocation of roof lights on the rear elevation.	Sections show the base of the roof light would be over 1.8m from the internal finished floor level, which would not afford views towards the neighbouring properties and is acceptable
The garage side door has been relocated.	This would remain on the side (south west) elevation but would be positioned more to the rear of the building. This would be acceptable.
Plots 2&3	
The materials on the bay windows, porches to the front elevation and angled windows on side elevations have been changed from a grey powder-coated aluminium material to a dark grey zinc cladding.	This is acceptable in urban design terms.
Roof light arrangement has been changed.	There is no significant change from the approved plans and the base of the roof lights would be at least 1.7m from the internal finished floor level.

Plots 4-9	
1no. obscure window added to ground floor WC on south east side elevation.	This window would serve a bathroom and would be obscure glazed, which would be secured though a condition.

- 8.7 For these reasons, the proposed amendments are considered to be acceptable in urban design terms and would not have a significant impact on residential amenity.

Alterations to the parking layout and landscaping scheme.

- 8.8 The proposed changes includes relocation of the Plot 4 car parking space from within the turning head to an on-plot parking space, and the loss of one visitor parking space within the turning head. The provision of on-plot parking is supported and would be the same as the approved arrangement for the other units. The loss of one visitor car parking space would be acceptable and would not have a significant impact on parking availability for visitors as two spaces would remain. The associated landscaping changes which would increase the amount of hard surfacing in front of Plot 4 would be acceptable as the arrangement would be the same as the other units.

Other matters

- 8.9 I have recommended the same conditions would be applied to the new consent as the previous consent. Where those conditions have been discharged on the previous consent, I have recommended condition 37 which requires the development to be carried out in accordance with those details. Some conditions – such as the landscaping scheme – would need to be discharged for the new consent as they relate to details that would be changed.
- 8.10 The Waste Team has commented that their recommendation would be for details of a waste collection point so that their vehicles do not have to enter the site. However, the current application does not include changes that would affect the previously approved waste collection arrangements, so it would not be reasonable for me to amend this condition. Nonetheless, should the applicant's preference be for a collection point close to the site entrance to avoid the need for vehicles to enter and

turn, then this could be agreed through the landscaping condition.

Third Party Representations

8.11 I have addressed the third party representations below:

Representation	Response
Objections to the original scheme remain. Over-development. Overcrowded. Increase in cars. Noise and disturbance. Loss of green space. Proposed three storey Plots 4-9 are out of keeping. Loss of privacy for Royal Way properties. Overshadowing. Concerns about bats. Drainage and flooding. Ground stability. Impact on trees.	These issues relate to the principle and form of the development, which has already been established, and do not relate to the current amendments sought. I refer to the officer's report on the approved scheme 16/1371/FUL where these issues have been assessed.
Concerns about change in level of Plots 4-9.	The change in levels proposed has been clearly shown on additional drawings submitted during the course of the application. I have assessed this in paragraphs 8.2-8.4 of my report.
Distance between proposed plot 9 and No. 45 Royal Way, and the depth of the rear gardens should be specified.	The distance between the proposed rear elevation of No. 9 and the rear elevation of No. 45 Royal Way is 20m as measured on the drawings submitted. The length of the garden of Plot 9 is shown as approximately 11.5m.
Rear windows on Plots 4-9 should be smaller and should have privacy screens.	There is no change proposed to the windows on the first floor rear elevation compared to the approved scheme. As such, it would not be reasonable to recommend that the windows are reduced or obscured.

Overlooking towards Royal Way properties from additional roof lights.	No additional roof lights on the rear elevation are proposed compared to the approved scheme.
Additional noise and disturbance from roof lights affecting Royal Way properties.	
Concerns about tree species along Royal Way boundary providing an effective screen and about height, spread and density. Trees should be planted at the rear of No. 41 and the privet hedge removed to protect privacy.	The boundary planting has been agreed through condition 22 on the original consent. No changes are proposed under the current application, so this is not a relevant consideration. Nonetheless, the approved scheme includes a row of 12 Hornbeam trees within the rear garden of the Plot 4-9 which would extend across the rear boundary of the site.
Boundaries at the rear of Royal Way properties should be observed.	The agreed landscaping scheme is in accordance with the site ownership boundaries as shown on the applicant's submission documents. Boundary disputes are civil matters and not planning matters.
Confirmation of fully enclosed bin stores, and height of bin and bike stores required.	The bin stores to Plots 4-9 would be three-sided. This is a common arrangement. The stores would not be located against the boundary with the Royal Way properties so would not have an unacceptable environmental health impact. The bin stores would be approximately 1.7m high and the bike stores would be approximately 2.2m high, which is acceptable.
Roof lights should be specified above the internal floor level.	The height of the roof lights is specified on the drawings which show these would be at

	least 1.7m above the internal floor level. I do not consider it necessary to impose a condition to control this.
Object to window on the side of the house overlooking No. 73 Shelford Road.	This would be obscured glazed. Recommended condition 9 would ensure that all windows shown as obscure glazed are obscured prior to occupation and to have restricted opening to prevent overlooking.
Do not give consent to the removal of the fence along the boundary with No. 73 Shelford Road or the installation of a parallel fence.	The removal of a fence within third party ownership would be a civil matter.
Confirmation of refuse collection arrangements.	The current application proposes no changes to the waste collection arrangements which would be the same as the approved scheme, which includes waste vehicles entering the site to collect waste.

9.0 CONCLUSION

- 9.1 I acknowledge the third party representations objecting to the scheme, however the principle of development has been established through the extant consent and the local planning authority must limit its assessment to the changes to the approved scheme that are being sought. I have assessed these above and consider these to be acceptable in urban design and landscaping terms, as well as residential amenity.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of the permission referenced 16/1371/FUL, namely 05 December 2019.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development (other than demolition) shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

4. No development (other than demolition) shall take place until full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To accord with policies 3/4 and 3/12 of the Cambridge Local Plan (2006).

5. Full details of all windows, doors and rainwater goods, as identified on the approved drawings, including materials, colours, surface finishes/textures are to be submitted to and approved in writing by the local planning authority prior to their installation. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To accord with policies 3/4 and 3/12 of the Cambridge Local Plan (2006).

6. No boiler flues, soil pipes, waste pipes or air extract trunking, etc. shall be installed until the means of providing egress for all such items from the new or altered bathrooms, kitchens and plant rooms has been submitted to and approved in writing by the local planning authority. Flues, pipes and trunking, etc. shall be installed thereafter only in accordance with the approved details.

Reason: To accord with Policies 3/4 and 3/12 of the Cambridge Local Plan 2006.

7. The cycle parking shall be provided in accordance with the approved details prior to first occupation of the development hereby permitted, and shall be retained thereafter.

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

8. The bin stores shall be provided in accordance with the approved details prior to first occupation of the development hereby permitted, and shall be retained thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policy 4/13).

9. The windows identified as having obscured glass on the approved drawings shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to first occupation of the development hereby permitted, and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

10. The timber panels on the first floor windows on the rear elevations of Plots 2 and 3 as shown on drawing number 'PI(21)02 REV P2' shall be installed prior to first occupation of the development hereby permitted, in accordance with details submitted to and approved in writing by the Local Planning Authority. The screens shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

11. Prior to the commencement of above ground development, further details of the projecting brickwork detailing and window reveals as shown in the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development should be implemented in accordance with the approved details.

Reason: In order to enhance the appearance of the building (Cambridge Local Plan 2006 policy 3/4).

12. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety (Cambridge Local Plan 2006 policy 8/2).

13. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety (Cambridge Local Plan policy 8/2).

14. Prior to the first occupation of the development hereby permitted, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site (Cambridge Local Plan 2006 policy 8/2).

15. Prior to first use of the development hereby permitted, the access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway (Cambridge Local Plan 2006 policy 8/2).

16. Prior to first occupation of the development hereby permitted, two 2.0 x 2.0 metres visibility splays shall be provided as shown on the approved drawings. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2).

17. Prior to first occupation of the development hereby permitted, the manoeuvring area shall be provided as shown on the drawings and retained free of obstruction thereafter.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2).

18. Prior to first occupation of the development hereby permitted, the access shall be provided as shown on the approved drawings and a width of access of 5 metres provided for a minimum distance of ten metres from the highway boundary and retained free of obstruction.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2).

19. No development shall commence until details of the construction of the hardstanding for the access have been submitted to and approved in writing by the local planning authority. The hardstanding shall, as a minimum, be capable of supporting vehicles of 26 tonne weight and shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety. (Cambridge Local Plan 2006 policy 8/2)

20. No development shall commence until details of the proposed arrangements for future management and maintenance of the streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard. (Cambridge Local Plan 2006 policy 8/2)

21. Prior to occupation of the development hereby permitted, surface water drainage works shall be implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:
 - i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

- ii. provide a management and maintenance plan for the lifetime of the development.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.

Reason: In the interests of surface water drainage and flood management.

22. No development (other than demolition) shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

23. No development (other than demolition) shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

24. 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 to 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)

25. The specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be implemented in accordance with the Arboricultural Implications Assessment dated July 2016 and the Tree Protection Plan drawings 'TIP 16 210', 'TIP 16 210 1', 'TIP 16 210 2' and 'TIP 16 210 3' before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of the trees on the neighbouring sites. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

26. Submission of Preliminary Contamination Assessment:

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

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
 - General environmental setting.
 - Site investigation strategy based on the information identified in the desk study.
- (b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

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

27. Submission of site investigation report and remediation strategy:

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

- (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
- (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

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

28. Implementation of remediation.

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

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

29. Completion report:

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

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

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

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

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

30. Material Management Plan:

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

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

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

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

31. Unexpected Contamination:

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

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

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

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

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

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

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

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

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

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

36. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such.

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

37. The following conditions of planning permission 16/1371/FUL shall continue to apply to this permission and correspond to the same numbered conditions above: 3, 4, 5, 6, 11, 15, 19, 20, 21, 23, 24, 26, 27, 28, 29, 30, 31, 34, 35 and 36. Where those conditions pertaining to 16/1371/FUL have been discharged, those conditions shall be deemed to be discharged for this permission also and the development of 18/0778/S73 shall be carried out in accordance with the terms of discharge.

Reason: To define the terms of the application.

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: Dust condition informative

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

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

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

-Guidance on the assessment of dust from demolition and construction

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

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

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

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

INFORMATIVE: Demolition/Construction noise/vibration report

The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to be exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.