

<b>Application Number</b>	18/0859/S73	<b>Agenda Item</b>	
<b>Date Received</b>	25th May 2018	<b>Officer</b>	Lewis Tomlinson
<b>Target Date</b>	24th August 2018		
<b>Ward</b>	Castle		
<b>Site</b>	34-36 Madingley Road Cambridge CB3 0EX		
<b>Proposal</b>	Section 73 application to vary condition 2 (Approved drawings of ref no: 17/0172/FUL (Erection of a residential apartment development to be arranged within two blocks comprising of 10 x 2 bed units and 6 x 1 bed units along with car and cycle parking, hard and soft landscaping following the demolition of the existing buildings on the site) to include changes to the basement layout, introduction of roof lights, increase in height of block (370mm), alterations to windows on second floor units, and changes to the appearance of the east and west elevations.		
<b>Applicant</b>	Madingley Developments Ltd		

SUMMARY	The development accords with the Development Plan for the following reasons: <ul style="list-style-type: none"> <li>- The proposed amendments would not significantly alter the design of the original scheme and as such are acceptable;</li> <li>- The proposed alterations would not create any new residential amenity issue or unacceptably exacerbate any existing impacts with the original scheme;</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The properties of No.34 and No.36 Madingley Road are large detached properties located on the northern side of Madingley

Road. To the north-east lies the Conduit Head Bird Sanctuary which is a City Wildlife Site and is designated as a protected open space. To the east of the application site lies the Whitehouse No.1 Conduit Head Road, which is a grade II listed building. The north-east corner of the application site borders Salix, Conduit Head Road which is a Grade II listed building. To the west of the application site are properties No.2, 4 and 6 Lansdowne Road which are detached properties.

- 1.2 The application site falls within the Conduit Head Road Conservation Area. There is a group Tree Preservation Order along the north-western boundary within the site of No.36 Madingley Road and there are individual Tree Preservation Order trees through the centre of the site and towards the north-western boundary. There are also group Tree Preservation Order trees within neighbouring sites to the north-east and east of the site.

## **2.0 THE PROPOSAL**

- 2.1 The proposal is for minor alterations to the layout and external appearance of the approved development (planning permission 17/0172/FUL) which was approved by planning committee on 9<sup>th</sup> October 2017. The minor alterations are listed below:

### **2.2 Basement:**

- Introduction of two plant rooms adjacent to units F1 and F10;
- The proposed plant rooms would result in the loss of one car parking space; 16 spaces – 17 approved spaces;

### **2.3 Ground floor:**

- Bi-fold doors to units F2, F3, F4, F6, F8, F11, F13 and F15 to be replaced with sliding French doors;
- Introduction of a 1metre wide window to serve kitchen to side (west) elevation of F3;
- 4.4 metres wide window in eastern elevation of F16 serving the kitchen/dining/lounge reduced to 1 metres wide;
- Increase the size of the staircore from 8.8 metres in length to 9.7 metres;

### **2.4 First floor:**

- Bi-fold doors to beds in units F2, F3, F6 and F7 to be replaced with sliding French doors – not change in the size of the aperture;

- Two rooflights on flat roof section to service bedrooms in units F2 and F3 in Block A and units F15 and F16 in Block B;
- New window to eastern (side) elevation of unit F3 in Block A to serve landing area;
- New window to western (side) elevation of unit F16 in Block B to serve landing area;
- Windows to both lift cores removed and replaced with smaller windows moved south;
- Remove approved rooflight and introduction of two rooflights to serve main staircore;

#### 2.5 Second floor:

- Window serving kitchen/diner in unit F5 reduced in width from 4.4 metres to 2.2 metres;
- Replace 3.3 metres wide bi-fold doors in unit F14 of Block B with 2.9 metres wide sliding French doors;
- Increase in the size of the terrace serving unit F14 from 8.95 metres in width 9.2 metres in width;

#### 2.6 The other amendments include:

- Increase the height of both Blocks (A & B) by 370mm in order to accommodate services within the floor build up;
- The stair and lift cores for both Blocks have been made larger; the core serving Block A as approved was 8.8 metres in depth and proposed to be 9.95 metres. No change to the width;

### 3.0 SITE HISTORY

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
16/0531/FUL	Erection of a residential apartment development to be arranged within two blocks comprising ten 2xbed units and six 1xbed units along with car and cycle parking and hard and soft landscaping following the demolition of the existing buildings on the site.	WITHDRAWN
16/1973/ADV	Erection of two temporary non-illuminated signs at two locations, on Madingley Road and Huntington Road, Cambridge CB3 0LH, as part of	PERMITTED

17/0172/FUL the North West Cambridge Development (NWCD).  
 Erection of a residential apartment development to be arranged within two blocks comprising of ten x 2 bed units and 6 x 1 bed units along with car and cycle parking, hard and soft landscaping following the demolition of the existing buildings on the site. **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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	1, 3, 31, 32, 33, 35, 36, 50, 51, 52, 55, 56, 57, 58, 59, 61, 70, 71, 73, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework March 2018  National Planning Policy Framework – Planning Practice Guidance March 2014  Circular 11/95
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<p>Supplementary Planning Guidance</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p> <p>Criteria for the Designation of Wildlife Sites (2005)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p>

	<p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p>
	<p><u>Area Guidelines</u></p> <p>Cambridge City Council (2003)–Western Corridor Area Transport Plan:</p> <p>Conduit Head Road Conservation Area Appraisal (2009)</p> <p>Madingley Road Suburbs and Approaches Study (March 2009)</p>

## 6.0 CONSULTATIONS

### Archaeological Officer

- 6.1 The site has already been subject to an approved archaeological investigation. No further requirements and no objection.

### Affordable Housing Officer

- 6.2 There are no implications for affordable housing generated by this application.

## **Cambridgeshire Airport**

6.3 No objection.

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

6.4 The Highway Authority has no comment to make upon this application.

## **Conservation Officer**

6.5 It is considered that there are no material Conservation issues with this proposal.

## **Designing Out Crime Officer**

6.6 Support. No further comments

## **Drainage Officer**

6.7 No further comments.

## **Ecology Officer**

6.8 No further comments.

## **Environment Agency**

6.9 No further comments.

## **Environment Health Officer**

6.10 Concern regarding impact of basement plant rooms upon bedroom of apartment F10. Further information regarding noise and vibration impacts required.

In response, the agent has submitted an email dated 30th August 2018 which details the following construction / design parameters of the basement:

Walls between the plant and the flats will be 200mm reinforced concrete

- 100mm steel C studs packed with insulation
- 16mm service void and a plasterboard internal finish
- Mitsubishi acoustic kits are proposed to be installed on the Mitsubishi CAHV heat pumps

Subject to the above being fully implemented and the addition of the 17/0172/FUL application conditions/informatives, I have no objections to the S73.

### **Landscape Officer**

- 6.11 No objection. Based on measurements between the previous layout and the revised layout, the basement appears only to be rearranged and not enlarged. Any enlargement may have resulted in impacts to the surrounding tree and hedgerow boundaries. We are comfortable that the changes are predominantly cosmetic and do not affect the proposed landscape arrangement or any of the existing retained landscape.

### **Local Lead Flood Authority**

- 6.12 The amendment does not appear to have any flood risk or drainage implications therefore we have no comments to make.

### **Urban Design Officer**

- 6.13 On the previous basement plan, 3 disabled parking spaces were shown but these are not indicated on the amended plan. All other amendments are acceptable in design terms.
- 6.14 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:
- Willow House, Conduit Head Road
  - 4 Lansdowne Road
  - 6 Lansdowne Road
  - 8 Lansdowne Road



7.2 The representations can be summarised as follows:

- The building should be smaller, not larger
- The impact of the height on the surrounding area/conservation area (The additional height conflicts with the conservation area document)
- SUD's should be designed so that it does not require run-off
- All windows with direct views into No.'s 2, 4 & 6 should be obscured glazing

## **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. Context of site, design and external spaces and impact on heritage assets;
2. Residential amenity;
3. Car and cycle parking;
4. Third party representations.

### **Principle of Development**

8.2 The principle has been established through the extant consent 17/0172/FUL which was approved by planning committee on 9<sup>th</sup> October 2017. Whilst policy has changed with the adoption of the new Cambridge Local Plan (2018), it is only the proposed changes that can be considered against the new local plan policies. Therefore the principle is acceptable subject to the material considerations discussed below.

### **Context of site, design and external spaces (and impact on the Conservation Area)**

8.3 The proposal includes an increase in height of both Blocks (A & B) by 370mm in order to accommodate services within the floor build up. Neighbours have raised concerns about this additional height especially in regards to the impact upon the Conservation Area. The Conservation Officer has been consulted as part of the application and has raised no objection to the increase of the height. Given the nature of the approved development, I do not consider that the increase in height will have an adverse impact upon the Conservation Area. The other

proposed amendments are very minor and do not present any concern.

- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 61.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.5 As the increase in the height of both Blocks (A & B) is only by 370mm, it would not have a significant impact in terms of being overbearing or overshadowing. The proposal includes a new window to eastern (side) elevation of unit F3 in Block A to serve a landing area and a new window to western (side) elevation of unit F16 in Block B to also serve a landing area. A condition is recommended to obscure glaze these windows.
- 8.6 Following the submission of additional information regarding the mitigation of noise of the plant within the basement, Environmental Health have removed their objection. A compliance condition is recommended to ensure these details are implemented. In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

### **Car and cycle parking**

- 8.7 The changes to the scheme do not impact on cycle arrangements. The proposal to introduce plant rooms, however would result in the loss of one car parking space. This would result in the proposal providing 16 car parking spaces (previously it was 17). This level of provision would mean 1 car parking space per dwelling is provided with the additional two car parking spaces at ground level. This would comply with the car parking standards set out in appendix L of the Cambridge Local Plan 2018. On the previous basement plan, 3 disabled parking spaces were shown but these are not indicated on the amended plan. I have contacted the agent for clarification and will provide an update on the amendment sheet.
- 8.8 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 82.

## **Third Party Representations**

- 8.9 The majority of the third party representations have been addressed in the main body of this report. Neighbours have raised concerns about the drainage condition and its formal discharge. The Drainage Officer and Lead Local Flood Authority have not raised any objections to the proposed amendments, therefore it is considered that there are no drainage concerns with the proposed amendments.

## **9.0 CONCLUSION**

- 9.1 The proposed amendments are not considered to have an adverse impact upon the Conservation Area or upon the neighbouring properties.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following conditions:

1. Conditions 3-37 of planning permission 17/0172/FUL (set out below as conditions 3-24) shall continue to apply to this permission. Where such conditions pertaining to 17/0172/FUL have been discharged, the development of 18/0859/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.

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 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 2018 policy 35).

4. There shall 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 2018 policy 35).

5. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning 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. The development shall be carried out in accordance with the approved details only.

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 2018 policy 35).

6. 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 2018 policy 36).

7. Prior to the commencement of development/construction, a noise assessment of external and internal noise levels and a noise insulation / attenuation scheme as appropriate, 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) and other mitigation to reduce the level of noise experienced externally and internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and 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 be retained thereafter.

Reason: In the interests of residential amenity and to comply with policy 35 of the Local Plan 2018.

8. Prior to the commencement of development/construction, details of an alternate ventilation scheme to open windows for the habitable rooms on Madingley Road façade shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Madingley road. The ventilation scheme shall achieve at least 2 air changes per hour.

The scheme shall be installed before the use hereby permitted is commenced and shall not be altered.

Reason: In the interest of residential amenity and to comply with policy 35 of the Local Plan 2018.

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

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, policy 61).

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

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57 and 59).

11. No development 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 treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied 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 2018 policies 55, 57 and 59).

12. No development shall commence until details of visitor cycle parking are submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

13. Prior to the commencement of the use hereby permitted, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The approved arrangements shall be retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity (Cambridge Local Plan 2018, policy 56 & 57).

14. No development shall take place within the area indicated until the applicant 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.

The model condition also indicates:

Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.

A brief for the archaeological work can be obtained from the Historic Environment Team, Cambridgeshire County Council upon request.

Reason: Due to the location of the site and in accordance with policy 61 of the Local Plan 2018.

15. i) No development hereby permitted shall be commenced until surface water drainage works 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 and identify where surface water is currently discharged for the existing site. The proposed surface water drainage 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:
- a. 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;
  - b. identify the proposed attenuation feature has been designed to incorporate a 300mm freeboard for the 1 in 100 year + 40% allowance for climate change event and exceedance routes should this overtop;
  - c. provide details of mitigation to the risk of blockage to the outfall control and conveyance features between the swales, and
  - d. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- ii) The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.
- iii) No development hereby permitted shall be commenced until any alterations within third party land have prior approval from the owner and their acceptance submitted to the local planning authority.

Reason: In the interests of drainage and flooding and residential amenity, and to comply with policies 31 and 32 of the Local Plan 2018 and the National Planning Policy Framework 2012.



16. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and shall be submitted and approved in writing by the Local Planning Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways will not be permitted to be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

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

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Reason: In order to comply with policy 32 of the Local Plan 2018 and the National Planning Policy Framework 2012.

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

Reason: in the interests of residential amenity and to comply with policies 32 & 33 of the Local Plan 2018 and the National Planning Policy Framework 2012.

18. 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 2018 policy 81)

19. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (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 2018 policy 81).

20. 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 2018 policy 81).

21. Details of how the basement car park will operate to allow vehicles to enter and exit shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

22. The visibility splays and vehicular access arrangements shall be constructed in accordance with drawing number SK04 Rev.A (Proposed access arrangement and visibility)

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

23. The manoeuvring area shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

24. Any redundant vehicle crossover of the footway must be returned to normal footway and kerb at no cost to the Highway Authority.

Reason: For the safe and efficient operation of the public highway (Cambridge Local Plan 2018 policy 81).

25. The access shall be provided as shown on the approved drawings and a width of access of 15 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 2018 policy 81).

26. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

27. Prior to the occupation of the development, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:

- a) The total predicted energy requirements of the development, set out in Kg/CO<sub>2</sub>/annum; and
- b) A schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, location, design and a maintenance programme.

The proposed renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

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

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018 policy 29).

28. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Drainage Strategy (GHB Reference: 055/2016/FRA Rev A, dated January 2017) prepared by GHBullard & Associates LLP and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 33% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- d) Full details of the proposed attenuation and flow control measures
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development and to comply with the National Planning Policy Framework 2018.

29. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of the National Planning Policy Framework 2018.

30. Details of any cranes to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure they do not penetrate Cambridge Airport's safeguarding surfaces and to comply with policy 83 of the Local Plan 2018.

31. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding and to comply with policy 32 of the Local Plan 2018 and National Planning Policy Framework 2018.

32. No development shall take place (including any demolition, ground works, site clearance) until a method statement for additional surveys, method statements for demolition and proposed mitigation has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
- a) purpose and objectives for the proposed works;
  - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans;
  - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - e) persons responsible for implementing the works;
  - f) initial aftercare and long-term maintenance (where relevant);
  - g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To comply with policy 70 of the Local Plan 2018 and the National Planning Policy Framework 2018.

33. No development, demolition or earth moving shall take place or material or machinery brought onto the site until a method statement for protective fencing and warning signs has been submitted to and approved in writing by the local planning authority. All protective fencing and warning signs must be erected on site and maintained during the construction period in accordance with the approved details.

Reason: To comply with policy 70 of the Local Plan 2018 and the National Planning Policy Framework 2018.

34. The adjoining boundary to the City Wildlife Site (the Wilderness) shall not be externally lit unless otherwise agreed in writing by the local planning authority.

Reason: To comply with policy 70 of the Local Plan 2018 and the National Planning Policy Framework 2018.

35. Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To comply with policy 71 of the Local Plan 2018

36. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and Local Planning Authority Tree Officer to discuss details of the approved AMS.

Reason: To comply with policy 71 of the Local Plan 2018

37. The approved AMS and TPP will be implemented throughout the development and 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 comply with policy 71 of the Local Plan 2018

38. The following windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. For the avoidance of doubt, these windows are:

- The first floor window on the east facing elevation of Block B serving unit F3
- The first floor window on the west facing elevation of Block A serving unit F16

The development shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 58).

40. The construction of the basement shall be implemented in accordance with the details outlined in the email dated 30th August 2018 from the agent. For the avoidance of doubt, these details are:

Walls between the plant and the flats will be 200mm reinforced concrete

- 100mm steel C studs packed with insulation
- 16mm service void and a plasterboard internal finish
- Mitsubishi acoustic kits are proposed to be installed on the Mitsubishi CAHV heat pumps

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

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

**INFORMATIVE:** The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

**INFORMATIVE:** The applicant has detailed within the Drainage Strategy that the "swale can be subtly incorporated within the landscaping". The Lead Local Flood Authority would require a detailed plan of this proposal as we would need to ensure that the proposed storage can be provided, amongst the proposed/existing trees.

**INFORMATIVE:** 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:** 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.

**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.

**INFORMATIVE:** The Highway Authority would accept dedication of any additional land within the visibility splays.

**INFORMATIVE:** Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

**INFORMATIVE:** The developer is advised to contact Adrian Shepherd, Project manager, Public transport projects.  
Email Address - [Adrian.J.Shepherd@cambridgeshire.gov.uk](mailto:Adrian.J.Shepherd@cambridgeshire.gov.uk)  
Phone number - 01223 728110, to discuss potential implications regarding the City Deal Schemes on Madingley Road.

**INFORMATIVE:** Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

**INFORMATIVE:** The Cambridgeshire Constabulary Crime Prevention Design Team at Huntingdon would be happy to discuss Secured by Design and measures to mitigate against crime and disorder as the application progresses. They can be contacted at [cpdt@cambs.pnn.police.uk](mailto:cpdt@cambs.pnn.police.uk)

## **INFORMATIVE:** Traffic Management Plan

The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

**INFORMATIVE:** The Disability Panel explained that further improvements could be made however as there are still some stepped areas in the grounds with no ramps. There should also be a WC at the entrance level of the maisonettes. The designers are recommended to explore the option of a through-floor or stairlift for the maisonettes to improve their accessibility. Sliding doors between the living room spaces and the bathrooms would also remove potential conflict.

**INFORMATIVE:** The applicant is advised that there is a low risk that Great Crested Newt may be present within the development site and that any site clearance could be in contravention of the Wildlife & Countryside Act (1981) without appropriate ecological supervision. All works that have potential to pose a threat, namely demolition, earth moving, site clearance, placement of material or machinery brought onto the site should be under the auspices of a Natural England Protected Species Licence ( pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010) authorizing the specified activity/development to go ahead.