

Application Number	18/1432/FUL	Agenda Item	
Date Received	10th September 2018	Officer	Mairead O'Sullivan
Target Date	10th December 2018		
Ward	Romsey		
Site	Ridgeons 75 Cromwell Road Cambridge Cambridgeshire CB1 3EB		
Proposal	Demolition of all buildings and hardstanding on the site and construction of a soil strip as part of the land contamination remediation strategy.		
Applicant	N/A C/O Agent		

SUMMARY	The development accords with the Development Plan for the following reasons: - The proposal would not have an adverse impact on surrounding occupiers subject to conditions - The proposal would not harm trees on site.
RECOMMENDATION	APPROVAL

0.0 Addendum

- 0.1 The application was due to be heard at 5 December planning committee but was withdrawn from the agenda by the applicant as they wished to include the proposed soil strip in the application. The description of development has been amended to include the soil strip. Consultees and neighbours have been notified of the amendment.
- 0.2 The key statutory consultee is Environmental Health who have reviewed the addition of the soil strip and suggested additional conditions to deal with contaminated land. The principle of the soil strip and dealing with the details by conditions has been agreed but the condition wordings are currently being reviewed by the Environmental Health Team. The applicant wishes to

have conditions worded so that elements of the demolition can take place as soon as the permission is granted. Environmental Health are reviewing the condition wording to ensure that if any demolition is agreed to take place, the details required to deal with contamination on site are submitted at the right time and that any conditions are enforceable. Any changes to the conditions will be updated on the amendment sheet.

- 0.3 Further conditions have been recommended by the landscape and drainage officers. The landscape condition requires a method statement to cover how the removal of hardstanding and the balancing pond will be managed to ensure existing planting is retained and that the soil under the concrete balancing pond is adequately de-compacted. The drainage condition requires a surface management plan to deal with the removal of the concrete balancing pond.
- 0.4 The recommendation is for approval subject to the conditions listed in the updated conditions table at 10.0 of the report.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site comprises the Ridgeons site on the western side of Cromwell Road, measuring 3.31ha. The application site includes the main vehicle access onto Cromwell Road and the secondary access further to the south.
- 1.2 The last use of the site was as a builder's merchants. Following the grant of outline permission for the redevelopment for housing, the site was purchased by Cambridge City Council and Cambridge Investment Partnership. The largest building lies in the centre of the site and was the main Ridgeons store. Two further warehouse buildings are located to the south. The remainder of the site is predominantly laid out with hard surfacing and was used for storage, parking and deliveries. There is an attenuation pond in the northern corner.
- 1.3 The western boundary of the site adjoins the railway line. The surrounding area is predominantly residential, characterised by inter-war semi-detached properties on the eastern side of Cromwell Road and Victorian terraces to the south. To the north the site adjoins Winstanley Court which is a development of residential flats.

2.0 THE PROPOSAL

- 2.1 The application seeks full planning permission for the demolition of all buildings and hardstanding on site. Full planning permission is required for the demolition of the buildings on site, as there is an existing extant outline consent it is not possible to deal with the demolition through the prior approval process as would normally be the case.
- 2.2 Demolition plans have been provided as part of the application which outline the extent of demolition and areas of proposed vegetation clearance. Further information has also been provided in response to comments from the Environmental Health Officer.
- 2.3 Planning permission has already been granted for the demolition of all buildings on site under the extant outline consent so the principle of demolition has already been established. The proposal seeks permission for the detail of the demolition process including the demolition of the buildings on site, removal of hard standing and clearance of some vegetation.

3.0 SITE HISTORY

Reference	Description	Outcome
16/1904/OUT	Outline application for erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking and associated works following the demolition of all existing buildings on the site.	Permitted
18/5332/SCRE	Request for EIA Screening Opinion in respect of the proposed development of the former Ridgeons site, Cromwell Road, Cambridge for the development of up to 295 dwellings, a basement car park and approximately 272sqm nursery and community facility.	EIA screening not required

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 Local Plan 2018	1 14 16 31 33 35 36 59 61 70 71 81

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Supplementary Planning Documents (These have been prepared in parallel with	Ridgeons site Planning and Development Brief Cambridgeshire and Peterborough Flood and Water

the Local Plan preparation and will be shortly adopted by the Executive Councillor by an out of cycle decision.)	
Previous Supplementary Planning Documents (These documents, prepared to support policies in the 2006 local plan are no longer SPDs, but are still material considerations.)	Sustainable Design and Construction (May 2007)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008) Arboricultural Strategy (2004) Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001). Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)

	Cambridge City Council Draft Air Quality Action Plan 2018-2023 Cambridge City Nature Conservation Strategy (2006) Cambridgeshire and Peterborough Biodiversity Action Plan - priority species Cambridgeshire County Council Transport Assessment Guidelines (2017) Contaminated Land in Cambridge - Developers Guide (2009) Protection and Funding of Routes for the Future Expansion of the City Cycle Network (2004)
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: The proposal should have no significant impact on the public highway, should it gain the benefit of planning permission, subject to the incorporation of a condition and informatives requiring a traffic management plan.

Environmental Health

First comment

- 6.2 No objection: The contaminated land information has been assessed for the demolition work only and the information will need to be re-submitted with a significant amount of further information as part of any subsequent application to redevelop the site. Further information is needed regarding noise and vibration but this can be dealt with by condition. Conditions are recommended regarding demolition/construction noise and vibration and hours, hours for deliveries and collections, contaminated land, and dust. Informative related to the noise assessment, use of a concrete crusher and asbestos are recommended.

Second comment

- 6.3 No objection: Further information has been provided regarding noise and vibration which is considered satisfactory. As a result, this condition can be amended to be a bespoke compliance condition rather than a pre-commencement condition. The other requested conditions and informatives are still relevant.

Refuse and Recycling

- 6.4 No comments received.

Policy

- 6.5 No comments received.

Access Officer

- 6.6 No comments received.

Head of Streets and Open Spaces (Tree Team)

First comment

- 6.7 A plan is missing and is needed before formal comment can be made

Second comment

- 6.8 No objection: No formal objection to the proposed demolition subject to the phased tree protection detailed in the Arboricultural Impact Assessment.

Head of Streets and Open Spaces (Landscape Team)

- 6.9 No comments received.

Cambridgeshire County Council (Lead Local Flood Authority)

- 6.10 There are no drainage implications to the demolition application. Information will be needed as part of any subsequent application to redevelop the site. An informative is requested.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

6.11 No comment.

Head of Streets and Open Spaces (Nature Conservation Officer)

6.12 No objection: The demolition method statement should be amended to reference the protection of hedgehogs during site clearance. The reports make recommendation with relation to enhancement of the site, including the provision of hedgehog holes in all boundary fences, integrated bird and bat box provision and sensitive lighting proposals, particularly along existing garden boundaries to aid foraging bats. I would seek to condition these at the appropriate time. I would request a development of this scale also seek to incorporate large areas of biodiverse green roofs. A nesting bird informative is requested.

Environment Agency

6.13 No comments received.

Anglian Water

6.14 No comments received.

Cambridgeshire Constabulary (Architectural Liaison Officer)

6.15 No objection.

Cadent Gas

6.16 No objection: Searches have identified apparatus within the site. The apparatus is Low or Medium pressure (below 2 bar) gas pipes and associated equipment. The applicant must ensure that the proposed works do not infringe on Cadent's legal rights.

Marshall Airport

6.17 No comments received.

Cambridge Water

6.18 No comments received.

Developer Contributions Monitoring Unit

6.19 No comments received.

6.20 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:

- 127 Cavendish Road
- 17 Cromwell Road x2
- 65 Cromwell Road
- 71 Cromwell Road
- 56 Winstanley Court

7.2 The representations can be summarised as follows:

- Request a shield is erected during demolition to protect health of neighbouring occupiers.
- Concerned about the redevelopment rather than the demolition
- Concerned about damage to property as a result of the development
- Request that boundary wall is retained
- Concerned about the number of houses proposed in terms of highway safety, traffic generation and pressure on the existing access.
- Concerned about amount of affordable housing as it may lead to further antisocial behaviour.
- Concerned about overshadowing from new development
- Impact on hedgehogs using neighbouring gardens.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Context of site, design and external spaces and impact on heritage assets
3. Water management and flood risk
4. Noise, vibration, dust and contaminated land
5. Residential amenity
6. Highway safety
7. Third party representations

Principle of Development

8.2 The demolition of the buildings on site has already been accepted as part of 16/1904/OUT. This application seeks permission for the details of the demolition process. The application will later be followed by a new application for the redevelopment of the site.

Context of site, design and external spaces and impact on heritage assets

8.3 The site itself lies outside of the Conservation Area but lies adjacent to the boundary at Cavendish Place. As noted above, the demolition of the buildings on site has been accepted in principle as part of the extant outline consent. The Tree Officer is satisfied that subject to compliance with the Arboricultural information submitted the proposal would not harm trees on site.

8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 59, 61 and 71.

Integrated water management and flood risk

8.5 There are no drainage implications to the demolition works on site. Surface water drainage information will need to be provided as part of any future application for the redevelopment of the site

- 8.6 In my opinion the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Noise, vibration, dust and contaminated land

- 8.7 During the application further information was provided by the applicant regarding demolition noise and vibration. The Environmental Health Officer considered this to be acceptable and has recommended a compliance condition. The contaminated land information provided is acceptable for the demolition phases and a compliance condition is recommended. Further information regarding contaminated land will be needed as part of any subsequent application for redevelopment of the site. The dust information provided is acceptable and a condition is recommended to ensure compliance. Conditions are recommended regarding the hours of demolition and hours of collections and deliveries to and from the site.
- 8.8 In my opinion, subject to the conditions I have recommended, the applicants have suitably addressed the issues of noise, vibration, dust and contaminated land, subject to conditions, and the proposal is in accordance with Cambridge Local Plan (2018) policies 33, 35 and 36.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The Environmental Health Officer is satisfied that subject to conditions the proposal will not harm the amenity of surrounding occupiers. I share this view and have recommended the conditions as outlined above.
- 8.10 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) policy 35.

Highway Safety

- 8.11 The Highway Authority has no objection to the proposed demolition works subject to a condition and related informative requiring a traffic management plan. I share the Highway Engineer's view and have recommended the condition and informative.
- 8.12 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Biodiversity

- 8.13 The Nature Conservation Officer has requested that the demolition method statement is updated to reference protection of hedgehogs during site clearance. I have requested that the amendment is made ahead of committee and will provide an update on the amendment sheet. The other matters relate to any future application for redevelopment of the site and have been added as informatives so the applicant is aware.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 70.

Third Party Representations

- 8.15 I address the third party representations in the below table:

Representation	Response
Request a shield is erected during demolition to protect health of neighbouring occupiers.	The Environmental Health Officer has assessed the information submitted regarding dust management and mitigation and is satisfied that it is acceptable. A condition requiring compliance with the information provided is recommended.
Concerned about the redevelopment rather than the demolition	Noted but the current application relates only to demolition.
Concerned about damage	This is a civil matter and cannot be

to property as a result of the development	considered as part of the planning process.
Request that boundary wall is retained	The boundary wall adjacent to 71 Cromwell Road is proposed to be retained. This would be assessed further as part of any future planning application for redevelopment of the site/
Concerned about the number of houses proposed in terms of highway safety, traffic generation and pressure on the existing access.	This is not relevant to the current application which only relates to demolition of the existing buildings and removal of hard standing on site.
Concerned about amount of affordable housing as it may lead to further antisocial behaviour.	This is not relevant to the current application which only relates to demolition of the existing buildings and removal of hard standing on site
Concerned about overshadowing from new development	This is not relevant to the current application which only relates to demolition of the existing buildings and removal of hard standing on site
Impact on hedgehogs using neighbouring gardens.	The biodiversity officer has reviewed the plans and requested that details regarding the protection of hedgehogs are integrated into the demolition method statement. I have requested that the applicant update this document to explicitly reference hedgehog protection and will provide an update on the amendment sheet.

9.0 CONCLUSION

- 9.1 The application relates to demolition of the buildings on site, removal of hard standing and some vegetation clearance. The principle of demolition has been accepted as part of the outline

permission ref. 16/1904/OUT. The current application deals with the detail of demolition including noise, vibration and dust management. The Environmental Health Officer is satisfied with the information submitted and has recommended conditions. The Tree Officer has recommended a condition to ensure compliance with the arboricultural information provided. The Highway Authority is satisfied that the works would not have an adverse impact on Highway Safety subject to an adequate demolition traffic management plan being provided.

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 this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by 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 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. The proposed mitigation, management and monitoring of airborne dust from all site activities during demolition shall be implemented in accordance with the Dust Risk Assessment and Management Plan; Former Ridgeons, Cromwell Road, Cambridge, Revision A, ref DM/CC/P18-1536/01 Rev A (Create Consulting Engineers Ltd, August 2018). unless amendments to this document have first been submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity at the existing adjoining / nearby residential premises in accordance with Cambridge Local Plan 2018 policy 36.

6. The demolition activities shall be carried out in accordance with the following documents: Method Statement: Demolition Works, Revision A, Ref 270718:0500 (David Humphrey & Sons Ltd, 27th July 2018) Remediation Strategy and Verification Plan; Cromwell Road, Cambridge, CB1 3YB, ref 724323-MLM-ZZ-XX-RP-J-0002 (MLM Group, 28/8/18) unless amendments to these documents have first been submitted to and agreed in writing by the Local Planning Authority .

Reason: To ensure that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 policy 33.

7. With the exception of the works detailed in the document "Method Statement: Demolition Works", Revision A, Ref 270718:0500 (David Humphrey & Sons Ltd, 27th July 2018), no movement / removal of soil, above or below groundwork (except for the removal of foundations) and/or remediation works shall commence until the following has been submitted and approved in writing by the local planning authority:

- An updated 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.

The remediation strategy shall be prepared in accordance with the following documents:

- Phase 1 Contamination Assessment; Cromwell Road, Cambridge, CB1 3YB, Revision 2, ref 773969-REP-ENV-001-REV2 (MLM Group, 5/9/18)
- Phase 2 Geoenvironmental Assessment; Cromwell Road, Cambridge, CB1 3YB, Revision 3, ref 773969-REP-ENV-002-REV3 (MLM Group, 5/9/18)
- Supplementary Phase 2 Contamination Assessment; Cromwell Road, Cambridge, CB1 3YB, Revision C01, ref 724323-MLM-ZZ-XX-RP-J-0001 (MLM Group, 28/8/18)

Reason: To ensure that appropriate remediation measures are agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

8. If previously unidentified/unexpected contamination is encountered whilst undertaking the development, all site works shall immediately cease until the Local Planning Authority has been notified and the additional contamination has been fully assessed and the following has been submitted to and approved in writing by the Local Planning Authority:
 - a) A site investigation strategy detailing the works required to assess the previously unidentified contamination
 - b) 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
 - c) 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 proposed remedial works setting out a timetable for all remediation measures that will be implemented.

Works shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with policy 33 of Cambridge Local Plan (2018)

9. Other than the works associated with the demolition of the buildings and with the exception of the works detailed in the document "Method Statement: Demolition Works", Revision A, Ref 270718:0500 (David Humphrey & Sons Ltd, 27th July 2018), no hardstanding shall be removed from the site or below ground works undertaken until the following has been submitted to and approved in writing by the local planning authority:

A Materials Management Plan (MMP) to include :

- details of the volumes and types of material proposed for reuse on the site .
- details of the chemical testing for all material to be undertaken before reuse on the site .
- the provisions for the reporting and logging of results of the chemical testing to show that the material is suitable for reuse on the site .
- confirmation of the chains of evidence to be kept during all soil the materials movement, reuse, placement and removal from and to the site .
- provision for the testing, logging and reporting of any material imported onto the site as part of the approved phase of works
- Be prepared in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice.

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

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with policy 33 of Cambridge Local Plan (2018)

10. The proposed mitigation, management and monitoring of noise and vibration from all site activities during demolition shall be implemented in accordance with the Demolition Noise and Vibration Assessment (Revision C) ref JDB/JEB/P18-1536/02 Rev C (Create Consulting Engineers Ltd, September 2018) shall be fully implemented unless amendments to this document have first been submitted to and agreed in writing by the Local Planning Authority..

Reason: To protect residential amenity at the existing adjoining / nearby residential premises in accordance with Cambridge Local Plan 2018 policy 35.

11. No movement / removal of soil, above or below groundwork (except for the removal of foundations) and/or remediation works shall commence until the following has been submitted and approved in writing by the local planning authority:

- An additional or updated Demolition Noise and Vibration Assessment to include details of monitoring, mitigation and management of noise and vibration during the soil movement, remediation and management phases of the development

Works shall be implemented in accordance with the approved details.

Reason: To protect residential amenity at the existing adjoining / nearby residential premises in accordance with policy 36 Cambridge Local Plan (2018)

12. No movement / removal of soil, above or below groundwork (except for the removal of foundations) and/or remediation works shall commence until the following has been submitted and approved in writing by the local planning authority:

- An additional or updated Dust Risk Assessment and Management Plan to include details of monitoring, mitigation and management of dust during the soil movement, remediation and management phases of the development..

Works shall be implemented in accordance with the approved details.

Reason: To protect residential amenity at the existing adjoining / nearby residential premises in accordance with policy 36 Cambridge Local Plan (2018)

13. The development shall accord with the submitted phased tree protection methods set out in the Arboricultural Impact Assessment (report dated 06/09/2018 and accompanying plan 6932-D-DEM REV A).

Reason: To ensure trees on site are adequately protected during construction in accordance with Cambridge Local Plan 2018 policy 71.

14. The demolition and construction works shall be carried out in accordance with the traffic management plan Rev D, dated 12th December 2018 unless amendments to this plan have first been submitted to and agreed in writing by the Local Planning Authority.

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

15. No works shall commence on the demolition of the concrete lined balancing pond (northernmost part of the site) until there has been submitted to and approved in writing by the LPA a method statement to cover the demolition of this structure. The statement should include in text, plan and sections, the extent of concrete to be broken out, how the broken out concrete will be dealt with and how much concrete will remain in order to maintain the structural integrity of the established planting around the pond. The method statement shall also include details of decompaction of the subsoil beneath the concrete to ensure good drainage and the back filling of the hole with layers of sub and topsoil to enable planting."

Reason: To protect the existing landscape and ensure the subsoil is treated suitably to enable successful future planting (Cambridge Local Plan 2018 policies 56 and 59)

16. No works shall commence until a demolition surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect groundwater from contamination (Cambridge Local Plan 2018 policy 36)

INFORMATIVE: The principle areas of concern that should be addressed by the traffic management plan 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: Considerations in relation to gas pipeline/s identified on site:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the

landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays. If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

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 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 8389.

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

INFORMATIVE: Notification to the Environmental Growth and Quality team will be required under the Environmental Permitting Regulations if an on site concrete crusher will be used during the demolition stage.

INFORMATIVE: Asbestos containing materials (cement sheeting) may be present at the site. The agent/applicant should ensure that these materials are dismantled and disposed of in the appropriate manner to a licensed disposal site. Further information regarding safety issues can be obtained from the H.S.E.

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. Buildings, 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 reports provided relating to ecological matters make recommendation with relation to enhancement of the site, including the provision of hedgehog holes in all boundary fences, integrated bird and bat box provision and sensitive lighting proposals, particularly along existing garden boundaries to aid foraging bats. These matters will be conditioned as part of any subsequent application to redevelop the site.

Any future application should seek to incorporate large areas of biodiverse green roofs.