

<b>Application Number</b>	19/0263/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	27th February 2019	<b>Officer</b>	Lewis Tomlinson
<b>Target Date</b>	29th May 2019		
<b>Ward</b>	Kings Hedges		
<b>Site</b>	Future Business Centre Kings Hedges Road Cambridge CB4 2HY		
<b>Proposal</b>	Proposed erection of extensions to the Future Business Centre and installation of car and cycle parking, installation of substation and associated works.		
<b>Applicant</b>	Allia Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposal would be of a high quality design that would be well integrated with the existing building;</li> <li>- The proposal would not have an adverse impact upon any neighbouring properties;</li> <li>- The proposed reduction in car parking is supported by the Travel Plan and Travel Demand Management Strategy.</li> </ul>
RECOMMENDATION	APPROVAL

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The Future Business Centre is located on the northern side of Kings Hedges Road. The existing building is 4 storeys in height. The north west boundary of the site is designated as a City

Wildlife Site and is covered by a belt of trees. There are no further constraints.

- 1.2 The Future Business Centre is a charitable initiative that provides circa 3,400sqm affordable space and workshop units to support charities learning to trade, social enterprises wanting to grow and companies developing products that result in social or environmental benefit.

## **2.0 THE PROPOSAL**

- 2.1 The application seeks planning permission for two extensions.
- One extension is on the northern end of the building. It will measure 4 stories in height and will provide 1795ml of floor space.
  - The other extension is on the eastern end of the building. It will measure 4 stories in height and will provide 700ml of floor space.
  - The proposal retains 25 car parking spaces, 2 electric vehicle charging spaces and 3 disabled car parking spaces. Overall, the development is served by both on site and off site car parking provision. The existing off site car parking provision is to remain the same (73 spaces).

## **3.0 SITE HISTORY**

- 3.1 None relevant.

## **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 10 11 34 35 36 41 55 56 58 59 61 69 71  73 77 82

## 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 (Annex 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)  Planning Obligation Strategy (March 2010)  Public Art (January 2010)
Material Considerations	<u>City Wide Guidance</u>  Arboricultural Strategy (2004)  Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)

	Strategic Flood Risk Assessment (2005)
	Cambridge and Milton Surface Water Management Plan (2011)
	Air Quality in Cambridge – Developers Guide (2008)

## 6.0 CONSULTATIONS

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

#### *First comment*

- 6.1 The proposed refuse access as shown on drawing number 3726/TJ/14/008 Rev P3 does not provide a full swept path analysis and therefore it cannot be guaranteed that a standard sized refuse vehicle can indeed make the manoeuvre as shown. This may lead to unnecessary manoeuvring within the adopted public highway to the detriment of highway safety. The above recommendation may be overcome if the applicant provides a full swept path analysis at a true scale of not less than 1:200.

#### *Second comment following submission of tracking plan (drawing number 70045997-WASP-00-XX-DR-22-001 Rev P01)*

- 6.2 Drawing number 70045997-WASP-00-XX-DR-22-001 Rev P01 were submitted to the Planning Authority this would overcome the Highway Authority request that the application be refused.

### **Environmental Health**

- 6.3 No objection subject to conditions regarding construction hours, collection during construction, pilling, dust, plant noise insulation and informatives regarding plan noise insulation, dust and boilers.

### **Landscape Officer**

- 6.4 No objection subject to the conditions regarding landscaping, green roofs and cycle storage.

### **Nature Conservation Officer**

- 6.5 No objection subject to a condition requiring the ecology recommendations and management plan to be implemented.

### **Urban Design and Conservation Team**

- 6.6 No objection subject to conditions regarding materials samples, glass types, sample panel, details of all solar panels, rooftop plant, signage & green roof.

### **Sustainability Officer**

- 6.7 No objection subject to conditions regarding water efficiency & sustainable construction

### **Sustainable Drainage Officer**

- 6.8 No objections subject to conditions regarding a surface water drainage scheme and maintenance plan.

### **Developer Contributions Officer**

- 6.9 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.
- 6.10 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 One representation has been received from the following address:

- Flat 3, 15 Chesterton Road

- 7.2 The representation can be summarised as follows:

- No provision for the replacement of the lost green space outside the building

- No provision to provide additional car parking to the workers working in the new offices

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. Public Art
4. Renewable energy and sustainability
5. Drainage
6. Residential amenity
7. Highway safety
8. Car and cycle parking
9. Ecology
10. Planning Obligations (s106 Agreement)

### **Principle of Development**

8.2 Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

8.3 Policy 40 (Development and expansion of business space) states that:

New offices, research and development and research facilities are encouraged to come forward within the following locations:

- a) in the city centre and the Eastern Gateway, providing they are of an appropriate scale and are part of mixed-use schemes with active frontage uses where practicable at ground floor level;

- b) in the areas around the two stations (defined and subject to policies in Section Three); and
- c) research, and research and development facilities will be supported in the Cambridge Biomedical Campus (including Addenbrooke's Hospital), and at the West Cambridge site, provided they satisfy relevant policies in Section Three of the plan.

Proposals for the development of these uses elsewhere in the city will be considered on their merits and alongside the policies in Section Three of the plan.

- 8.4 The Future Business Centre is a charitable initiative that provides circa 3,400sqm affordable space and workshop units to support charities learning to trade, social enterprises wanting to grow and companies developing products that result in social or environmental benefit. This use is supported and encouraged through national and local planning policy. As the proposal is for an extension to a building with an existing business use, the principle is considered acceptable subject to the below material planning considerations.

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

- 8.5 The proposal is for two extensions. One extension is on the northern end of the building. It will measure 4 stories in height and will provide 1795ml of floor space. The other extension is on the eastern end of the building. It will measure 4 stories in height and will provide 700ml of floor space. The proposed extensions would be well integrated with the existing form, design and scale of the existing building. Conditions requesting further details of materials and finishes are recommended to ensure the development is constructed to a high quality finish.
- 8.6 The proposed extension to the eastern flank of the building, visible from Kings Hedges Road, is articulated to break the length of the overall building frontage. It will therefore be well integrated to the character and appearance of the street scene when viewed from oblique angles in accordance with Cambridge Local Plan 2018 policy 55.
- 8.7 The proposed northern extension would result in the loss of the courtyard/green space which currently provides an amenity

function. A local resident has raised concerns about the loss of this green space. As the existing courtyard is north facing and therefore shaded to an extent, the loss of the courtyard is not considered to be detrimental to the overall enjoyment of the site. The application includes re-provision of this amenity area in the form of a roof terrace. The roof terrace would not be compromised by shading and will also provide long distance views of the surrounding area. The other flat roof elements will be a mix of green roofs, which will act as a replacement of the green space lost, and solar panels. To ensure the right balance is achieved and the green roofs are implemented correctly, a condition is recommended. The Urban Design Team and Landscape Officer both support the application. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 61.

### **Public Art**

- 8.8 The application is classified as a major application and as a result there is a policy requirement to provide public art. The applicant has provided an indicative Public Art Delivery Plan which proposes a photovoltaic tree near the entrance of the site. A condition is recommended to secure the final strategy. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 56, 59 and 85 and the Public Art SPD 2010.

### **Renewable energy and sustainability**

- 8.9 The Sustainability Officer is satisfied that the information provided is acceptable subject to conditions. In my opinion the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2018) policies 28 and 29 and the Sustainable Design and Construction SPD 2007.

### **Integrated water management and flood risk**

- 8.10 The proposed drainage arrangement will comprise traditional drainage networks, supplemented with SUDS, which includes permeable paving and a green roof. The Drainage officer has raised no concerns subject to the imposition of a surface water drainage condition. 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.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.11 There are residential properties to the south of the site, on the opposite side of Kings Hedges Road and also residential properties to the north west of the site within the Orchard Park development. However, given the siting of the proposed extensions, and the form of the existing building, the proposal would not result in a significant impact upon the residential amenity of any nearby properties. The Environmental Health Officer has recommended various conditions are recommended to protect the amenity of surrounding residents during the construction stage. A noise insulation condition is recommended due to the application seeking permission for the installation of a substation. This is to ensure that nearby residential properties are not adversely affected by subsequent noise from the substation.
- 8.12 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.

### **Highway Safety**

- 8.13 Following the submission of a tracking plan, the Highway Authority raises no objection to the proposal. Adequate turning space is provided within the site.
- 8.14 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

### **Car and Cycle Parking**

#### Car Parking

- 8.15 The existing use is classed as Sui Generis. Appendix L of the Cambridge Local Plan 2018 does not provide any car parking standards for this use class but the use is similar to B1 office. The proposal would result in the loss of 11 car parking spaces

on the site in order to accommodate the proposed extensions. However the proposal would include the reprovision of 5 spaces, 3 of which are blue badge spaces as well as retaining the offsite provision. This is set out in **table 1** below.

- 8.16 The applicant demonstrates that the existing on and off site car parks are not used to capacity through the day. This is shown through the car parking accumulation with the Transport Assessment. The Future Business Centre retains the 73 car parking spaces located within the offsite car park. This car park is exclusively for the use of the Future Business Centre and is controlled via a barrier. The development will also retain 25 on site car parking spaces, 2 electric vehicle charging points and 3 disabled car parking spaces. While the proposal would result in a small loss of car parking on site, the travel surveys submitted as part of the Transport Assessment also indicate that more than half of the staff travel to work by non-car modes. As such this reduced provision is adequate to meet the needs of the proposed development, in accordance with Cambridge Local Plan 2018 policies 81 and 82.

*Table 1: car parking provision*

<b>Car parking</b>	<b>Number</b>
Existing on site	26 formal spaces 5 informal spaces
Existing off site	73 spaces
Proposed on site	25 formal (3 blue badge and 2 electric spaces)
Proposed off site	73 spaces

### Cycle Parking

- 8.17 There are 76 existing cycle parking spaces provided on the site. The proposal will provide an additional 40 cycle parking spaces on top of the existing 76 cycle parking spaces. A condition requesting further details of the storage is required.

## Summary

- 8.18 The site is in very sustainable location, with good walking and cycle links as well as being adjacent to the Guided Busway with multiple stops being located within very close proximity to the site. Given the size of the proposed extensions, and to ensure that non car modes of travel to the site are continued to be encouraged, a Travel Plan condition is recommended. The application, through its submission of a Transport Assessment, has demonstrated that the car parking needs of the proposed development will be adequately accommodated. Car parking for the development will not be displaced to the surrounding residential areas. Therefore, it is my opinion that the proposal is compliant with policies 81 and 82 of the Cambridge Local Plan (2018).

## **Ecology**

- 8.19 The north west boundary of the site is designated as a City Wildlife Site. The Nature Conservation Officer is content with the submitted recommendations and management plan for the site. A condition is recommended to ensure the management plan is implemented. In my opinion the proposal is compliant with policies 69 & 70 of the Cambridge Local Plan (2018).

## **Planning Obligations**

- 8.20 The Developer Contributions Officer has confirmed that the Council does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

## **9.0 CONCLUSION**

- 9.1 The proposal would result in high quality extensions which would be well integrated into the existing buildings. While the proposal would result in the loss of some green space, the re-provision in the form of a roof terrace is considered to be acceptable. The development's car parking demands will not result in displacement to surrounding streets.

## 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. Prior to the occupation of the development or the commencement of the use, a noise assessment detailing noise levels emanating from all plant, equipment and vents, relative to background levels, shall be submitted to, and approved in writing by, the Local Planning Authority.

If the assessment demonstrates that noise levels exceed the background level at the boundary of the premises, having regard to adjacent noise sensitive premises, a mitigation scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 35).

4. 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).

5. 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).

6. 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).

7. 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).

8. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

Reason: To ensure the amenity of neighbouring properties are protected (Cambridge Local Plan 2018 policies 34, 55 and 56).

9. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, 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 the development is occupied.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Surface Water Drainage Strategy prepared by WSP dated December 2018 and shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% 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 a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;

- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the green roof;
- h) 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;
- i) Full details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- k) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

10. 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 buildings 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 appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

11. Prior to the occupation of the uses hereby permitted, a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, shall be submitted to the local planning authority. This shall demonstrate the achievement of 3 credits for water efficiency (Wat01) and that the development will be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

12. The proposed development shall be constructed in accordance with the strategy for enhancing the environmental performance of scheme, as set out in the BREEAM Pre-Assessment Report prepared by Faarup Associates (Rev A January 2019) and the Sustainability Statement prepared by WSP (Ref: FBC-WSP-00-XX-TP-M-500001 January 2019). Any change to the performance standards set out in these reports shall be in accordance with a revised scheme submitted to and approved in writing by the local planning authority.

Reason: Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

13. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

14. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces shall be 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 2018 policies 55 and 57).

15. Before starting any brick/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 and type of jointing and 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 visual amenity 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 policies 55 and 57).

16. No development above ground level, other than demolition, shall commence 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 2018; Policies 55, 57 and 59).

17. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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).

18. No development above ground level, other than demolition, shall commence until full details of green roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. If green roof includes intensive areas of planting, details of the irrigation system for the roof gardens must also be submitted. Details of irrigation system should include water delivery system to planting beds, water source, automatic control system, times and amounts of water to planting beds, system maintenance details (to be included within the Management Plan).

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31).

19. No development above ground level, other than demolition, shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be 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).

20. The ecological measures outlined in the submitted and approved document: MKA ecology Biodiversity Management Plan The Future Business Centre October 2018 shall be implemented in full.

Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2018 Policies 69 and 70).

21. Prior to occupation of the approved extension, a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

**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:**

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:**

Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.