

<b>Application Number</b>	18/1826/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	22nd November 2018	<b>Officer</b>	Andy White
<b>Target Date</b>	17th January 2019		
<b>Ward</b>	East Chesterton		
<b>Site</b>	43 - 47 Water Street Cambridge		
<b>Proposal</b>	Erection of block containing 9 flats following demolition of existing building.		
<b>Applicant</b>	Mr Purkis 98C Hartington Grove Cambridge CB1 7UB		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposal would not detract from the character of the area</li> <li>- The proposal would not have any significant adverse impact on the amenity of surrounding residents</li> </ul>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The site is located on the north-western side of Water Street. The south-western site boundary borders No.41 Water Street and an access road known as Waterhouse is located adjacent to the north-eastern and north-western site boundaries. Beyond the access road are flats No.16 to 35 at Waterhouse. A new development (reference 17/0644/FUL) for 14 flats has recently been built to the north of the site beyond the access route. This access road leads to a car parking area. The site contains six, boarded up, flats with associated bike parking.

1.2 A small area at the front of the site lies within Flood Zone 2.

## 2.0 THE PROPOSAL

- 2.1 The application proposes the demolition of the existing buildings on site and for the construction of a two and a half storey block containing a total of 9 no. flats (1 x 2 bed, 6 x 1 bed and 2 x studios). As such the proposal is for 3 no. net additional residential units. A lift is proposed. Some private amenity space is proposed for flats 1 to 3, flats 4 to 9 have private amenity space in the form of balconies. In addition, there would be a communal garden area, bin and bike stores.
- 2.2 The proposed two and a half storey building extends to a maximum width of 14.8m with an additional 4.4m for the single storey bike store on the eastern side and has a length of 18.8m with a 6.6m single storey open storage area beyond. The front elevation extends 8.5m up to the roof ridge by No.41 Water Street. It extends to a maximum of 9.4m high to the roof ridge on the front elevation towards Waterhouse.
- 2.3 The proposed building would be constructed from weathered buff coloured bricks, natural slate to the sloping roof and dark grey single ply roofing membrane to the flat roofed areas. Windows and external doors would be of composite material finished in dark grey powder coated finish.
- 2.4 The application is accompanied by the following supporting information:
1. Design and Access Statement
  2. Shadow Study
  3. Report on the Flood Risk Assessment and Drainage Strategy Rev.B
  4. Arboricultural Impact Assessment
  5. Phase 1 Geo-environmental Desk Study
  6. Parking Beat Survey

## 3.0 SITE HISTORY

Reference	Description	Outcome
C/66/0151	Conversion of garage to builders office and erection of bedroom over.	Refused
C/87/0871	Erection of three storey block of 8 no. 1 bed flats and provision of	Approved

	associated car parking.	
C/93/0422	Erection of one semi-detached house.	Approved
C/96/0735	Erection of two storey block of flats (2no) and creation of car parking area.	Approved

#### 4.0 PUBLICITY

4.1	Advertisement:	No
	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 3 7 28 31 32 33 35 36 50 51 52 55 56 57 59 69 70 71 80 81 82

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
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	<p>2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)</p>
<p>Previous Supplementary Planning Documents</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>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>

## 6.0 CONSULTATIONS

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

- 6.1 The application has no provision for off street residential parking. While this is unlikely to create a significant hazard in terms of highway safety, it is likely to increase demand for on-street car parking in an area where such demand is already intense and this in turn may affect the residential amenity of the existing residents in the area.
- 6.2 Following receipt of the Parking Beat Survey, additional comment was received which reiterated the concern that pressure for on-street parking from an additional resident would affect residential amenity.
- 6.3 A traffic management plan condition was requested if planning permission is to be granted.

### **Environmental Health**

- 6.4 The development proposed is acceptable subject to the imposition of the conditions/informative outlined below:
- Standard conditions:
    - package of contaminated land conditions
    - construction hours
    - collection during construction
    - piling
    - dust condition
  - Standard Informatives:
    - dust condition informative

### Contaminated Land

- 6.5 'I have reviewed the Phase 1 Geo-Environmental Desk Study, prepared by AGB Environmental and dated 30<sup>th</sup> August 2018 (refP3183.1.0). I do not agree with the recommendations and consider that carrying out a watching brief during works is not adequate for this site. We will require a phased approach going forwards for the following reasons:

- Based on trade directory entries, our records indicate that the land at 43-47 Water Street may historically have formed part of a wider site used as a builder's yard. Our experience is that builders yards do present a risk from potential contamination. The Phase 1 study does not seem to have identified this potential former use,
- It is clear from historical maps that the layout of the buildings on the site has changed over the years. Therefore, there is the potential for made ground to exist. This cannot be ignored as a potential source of contamination and will need to be considered and investigated further going forwards,
- The Phase 1 study mentions that buildings have been on the site for the majority of the time. It is clear that this is the case. However, on review of the historical maps, part of the land has not had buildings on it over the years. Given that our records indicate that the wider use may have been as a builder's yard, it is not an unreasonable assumption that the land not occupied by buildings also once formed part of the builders yard.

The desk study will need revising to incorporate a preliminary conceptual site model that recognises the former use and will also need to include proposals for a limited phase 2 (intrusive) investigation. I fully acknowledge the small scale of the development area. However, I consider that the potential contaminated land issues require some further clarity'.

### **Refuse and Recycling**

- 6.6 The waste facilities and capacities are fine.
- 6.7 Please make sure there are no locks on the bin store unless they are the standard FB2 lock, and make sure there are door hooks to keep the doors open while the crews carry out their collection.

### **Sustainable Drainage Engineer (dated 22.12.2018)**

- 6.8 The development proposed is acceptable subject to the imposition of a condition.

#### Reason for recommendation:

The revised information has demonstrated that a surface water drainage scheme is possible on the site. Two options have

been proposed and a condition is required for the option chosen to be submitted.

### **Streets and Open Spaces**

- 6.9 The development proposed is not supported and is recommended for refusal for the reasons set out below:
- There is only one tree potentially impacted by any redevelopment of the site and as the tree is located in an adjacent property its constraints on redevelopment of the site are limited. As the tree is a category A tree that contributes significantly to the character of the area its healthy retention, without the need for crown reduction, should be accommodated.
  - The footprint of the new building marginally breaches the root protection area (RPA) but it is anticipated that level changes will be required beyond the building footprint to create level access throughout. Excavation for drainage proposed through the RPA is unacceptable as is the proposal to reduce the canopy to accommodate the redevelopment. Furthermore even if the tree is reduced, pressure for future pruning will remain because of the proximities involved.

6.10 However, if the application is granted consent conditions are requested.

### **Landscaping**

6.11 The development is acceptable subject to landscaping and boundary conditions

### **Urban Design**

6.12 The Urban Design team had previously provided some annotated suggestions (12/03/19) for alterations to improve the amount and design of amenity space provided. It has been noted that this feedback has been incorporated into the amended proposed floor plans (drawing no. P-02, rev E). As such, the revised amenity space and design is acceptable.

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

## 7.0 REPRESENTATIONS

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

- 7, 17, 17 The Annexe, 19, 24, 39, 41, 44, 46, 50, 58, 64, 86 Water Street
- 24, 27, 33 Waterhouse, Water Lane

7.2 The representations can be summarised as follows:

- Over-development of the site - detrimental to the neighbourhood.
- Nine flats on a site originally occupied by a single-family home is excessive, out of keeping with the pattern and design of existing habitation on the Street, places an undue environmental impact on the neighbourhood and strains local resources in all sorts of ways out of all proportion.
- Appearance
- The larger mass and height are unacceptable and would alter the look of the street which has residential 2 -storey semi and detached houses of a mixed design.
- The proposal uses inappropriate materials. The proposed replacement for the existing building involves a grey brick which matches Novum House, that fronts onto Water Lane but is out of keeping with the style of Water Street.
- Re-build should involve the buff-coloured bricks more generally used for the buildings on Water Street.

### Residential amenity

- Dimensions of the existing structure are increased and encroaches on the neighbouring property at 41 Water Street obstructING natural light.
- The SW-facing wall of the existing structure is some 120cm from the NE-facing wall of the property at 41 Water Street and the principal entrance to that property. Demolition of SW-facing wall Will pose safety hazards to the inhabitants of the neighbour, affect privacy and



security of the inhabitants, and expose the back garden of the property to unwanted intrusion.

- Disruption - Novum House construction including obstructed access to Waterhouse; use of the Waterhouse rear car park by construction traffic; and resident's vehicles were often covered in dust during the construction process. As loading and unloading has to be undertaken off public highways, a condition requested by Cambridgeshire Highways should be included

#### Future occupiers amenity

- The communal area at the rear of the site is extremely small considering that it will be expected to be shared by the inhabitants of nine flats, i.e. up to twenty people or more at full occupancy. From past experience, when the existing building was divided into six flats, the area to the rear became the focus of social activity for all of its residents and guests. The prospect of the inhabitants of nine flats taking advantage of good evening weather simultaneously is disconcerting, especially as it will be on those evenings that neighbours will wish to open their windows to promote sleep
- Parking
- There is no allowance for any parking here. The new development of 14 apartments on Water Lane has no provision for parking. This was obviously a huge mistake as already we have had people parking in front of our drive. A further influx of dwellings with no provision for parking would be very detrimental to the surrounding neighbourhood. Referring in the plans to the open area well to the rear of the site as a "car park" is disingenuous.
- We would also note that Novum House is currently unoccupied and so the full impact on parking in Water Street as a result of this development is yet to be realised.
- The parking situation in Water Street is currently very congested. With the addition of nine extra accommodation units each of which could produce two vehicles this could give rise to a considerable increase in the number of cars having to be parked on the road.
- letting agents (SAB) is advertising a Novum House flat with 'Parking freely available in Water Street'.

### Traffic and roads

- Water Street is likely to become the principal means of access to the new development in Water Lane. The development of the site at 43-47 Water Street will create further traffic on a small street, closed at one end by bollards, that already attracts a disproportionate amount of vehicular traffic due to its proximity to Stourbridge Common (for walkers, dog-owners, and people interested in rowing events, etc.) and the Cambridge North train station. Increased vehicular traffic threatens to endanger pedestrian and bicycle traffic along a street that provides access to the crossing of the Cam opposite the Green Dragon Pub.
- As Water Street is one of the city's main cycleways to Cambridge North Station and the Science Park and also a popular pedestrian route, any additional turning traffic and parked cars along this road will add to what is already a hazardous cycle junction with Water Lane.
- If the development is approved, this approval should be subject to conditions around the construction of the building such that there is either a credible plan as to how the building can be delivered safely without using neighbouring and nearby private land
- What consideration has been given to the ongoing cleaning of water Street whilst the works are being carried out.

### Tree

- It would be unfortunate to lose a protected tree as the building works at the proposed new development is planned for the area covered by the root structure of a mature, category-A ash tree, thus threatening to damage the root structure of a species already under threat from ash die-back.
- The detailed arboriculture diagrams show that the planned building will actually be built over the root protection boundary of a mature Ash tree (defined as a category A tree). This, along with the substantial raising of the canopy of the tree, poses a major threat of damage to the tree and as a consequence is likely to have an detrimental impact on the associated wildlife.

### Environmental

- The existing structure at 43-45 Water Street was solidly built in the 1950s and, in the absence of any evidence to the contrary, remains structurally sound and not in need of demolition. Demolition of the existing structure seems wasteful and out of line with the current global need and stated aims of the Council to limit the environmental impact and carbon footprint of not only building and development but all sorts of activities, including automobile use.

### Bin store

- Bin store and cycle parking - Replacement of the current bin store and cycle parking has been included in the proposal. Redevelopment of this area would cause reduced cycle parking, which is already under high demand. No alternative arrangements for either amenity are obvious for residents during the construction process.

### Other matters

- The sooner the site is rendered habitable, the better, but it is a matter of proportion. Nine flats is way out of proportion for this site. It would be preferable to develop a smaller number of properties, perhaps three townhouses suitable for families, with provision for parking entirely within the site at the immediate rear for all three, and it would be preferable to do so while preserving, to the extent possible, the integrity of the existing structure.
- Housing Type: More affordable family homes and key-worker housing is needed in our local area. Any new residences should be owner-occupied and not available for sub-letting.
- It is disgraceful that this property has been left vacant for over a year. The existing tenants could have lived there, or it could have been used to house people in need
- From the Planning Officer's rejection letter for 'Land between 48 & 60 Water Street', I quote the following extracts:-

1. I remain unconvinced that this is the correct approach for this site.

2. I must advise you that I consider this to be unacceptable in its current form for a number of cogent reasons - Aside from the number of units proposed, each

unit extends too far to the rear of the site and has a ridge height which is disproportionate with that characteristic of this part of Water Street.

3 I am concerned to reduce both the visual impact ...,visual impact of this development in terms of its height and the extent to which the rearward additions impact upon the amenities of near neighbours.

4. This will manifest itself in terms of a calculable loss of both daylight and sunlight and result in a sense of enclosure which will adversely affect the outlook of both adjacent properties.

5. In relation to the previous two paragraphs my strong advice is to remove the third-storey element to your proposals, thereby reducing the ridge height to that characteristic of this part of Water Street and to remove the rearward projections in order to produce a form of development which recognises the extent to which both neighbouring properties extend into their respective site.

6. I must inform you that this application has been the subject of a number of strong objections. In its current form it is likely that this application will be refused under delegated power within the next fourteen days.

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**

### **Principle of Development**

8.1 The existing use of the site is within residential use with the site currently containing 6 no. flats. The surrounding development is within residential use and as such the principle of the use is accepted.

### **Affordable Housing**

8.2 The proposal is for the provision of three additional units over and above the number of units currently on the site. As such the site is not required to contribute towards affordable housing in accordance with Policy 45 of the Local Plan

## **Context of site, design and external spaces**

- 8.3 The application has been amended during the course of discussions over whether the proposal as originally submitted met the requirements of the Local plan in relation to design, appearance, impact on neighbouring uses and the use of external space. The local plan requires all residential accommodation to have some private amenity space and to meet minimum internal space standards.
- 8.4 The scheme before Committee contains communal open space to north-west (rear) of the site. This links directly to additional amenity space to the rear east side of the property with the areas divided for security reasons by a keypad operated security gate. The secured area measures just over 86 sq.m. The unsecured rear amenity space measures just over 50sq.m.
- 8.5 All flats have balconies or access to private amenity space. The one two bed property which could potentially be family accommodation has an external amenity space.
- 8.6 In addition to the on-site amenity space the development is located within easy walking/cycling distance of cycle paths and parkland associated with the River Cam which can be accessed by footbridge 95m to the south-east of the nearest part of the site. It is also noted that amenity space at the high-density flatted developments to the east of the site contain external areas of similar nature to that proposed under this scheme.
- 8.7 Whilst the amenity space for the 2-bed flat is not ideal being located directly adjoining the pavement with the associated potential for the space not being particularly private, it has access to an additional amenity space via the larger bedroom. On balance the level of amenity space provision is considered sufficient to comply with the requirements of Policy 50.
- 8.8 Having regard to the internal space the amendments to the scheme have ensured that the size of each proposed flat exceeds the minimum standards. It is noted that in a number of representations the phrase “only just exceeds” is used. This has been noted but it as a matter of fact that the flats comply with the standards adopted under Policy 50 of the Local Plan. As such no objection is raised by officers in this regard.

- 8.9 The scheme has been designed to be of similar height to the private residential properties to the south and west of the site and then steps up in height on the element closest to Waterhouse. The design incorporates traditional features found in the street such as gable end and slate roof. The brick type will be similar to that used at Waterhouse. The front dormers originally proposed have been removed from the scheme such that overall in design terms the proposal combines traditional form with a modern approach to glazing and privacy through use of louvres. It is considered that the design will contribute positively to the street scene in the locality
- 8.10 In my opinion the proposal is compliant with policies 50, 55, 56 and 57 of the Cambridge Local Plan (2018).

### **Renewable energy and sustainability**

- 8.11 In my opinion the applicants can suitably address the issue of sustainability and renewable energy through submitting details in accordance with a relevant condition prior to commencement of development. With such a condition the proposal is in accordance with Cambridge Local Plan (2018) policies and the Sustainable Design and Construction SPD 2007.

### **Disabled access**

- 8.12 The proposal contains level and ramped access to the ground floor and a lift to enable access to the upper floors of the building. Reasonable provision has been made for disabled occupiers to be able to live within the proposed flats
- 8.13 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 51 of the Local Plan and I have recommended a condition to secure this.

### **Residential Amenity**

Impact on amenity of neighbouring occupiers

- 8.14 The scheme has been amended to ensure that the privacy and amenity of neighbours is protected. The proposal contains windows in the western side elevation on the ground and first floors of the building. These are shown to be obscure glazed and face toward the side elevation of No.41 Water Street. A

condition will be used to ensure that these windows remain obscure glazed in perpetuity. Flats 5 and 6 on the first floor have side windows facing towards the Waterhouse flats. The distance across a public access is considered to be sufficient to avoid mutual overlooking and thus loss of privacy occurring.

- 8.15 The balcony areas on the western side of the proposed building are shown to have 1.8m screens which will prevent overlooking of No.41 but will be more open in a northerly direction. The balcony on the 1st floor relating to Flat 6 would not face directly towards any habitable room window of the neighbouring flats to the east where there is the access road and public realm in-between.
- 8.16 In terms of shadowing, loss of light and consideration of whether the scheme might appear overbearing, the design sets the main side wall of the rear wing of the building 3.6m from the rear side boundary with No.41. It is acknowledged that the development is an increase from the current situation but this is not considered to amount to harm that would lead to an officer recommendation of refusal. The applicant has demonstrated through use of the BRE 45<sup>0</sup> test that no structure above ground floor level would impinge upon the 45<sup>0</sup> line drawn from the nearest habitable room window at No.41.
- 8.17 The comments of the County Highways Officer regarding loss of amenity due to the parking of an additional vehicle on-street are noted. There is provision for on-street parking at the road-side and as the proposal would only result in three additional units, I do not consider that the additional parking demand would give rise to significant harm to neighbour amenity.
- 8.18 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 50, 55, 56 and 57.

### **Amenity for future occupiers of the site**

- 8.19 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	2	4	1	61	65	+4
2	1	2	1	50	53	+3
3	1	1	1	39	40	+1
4	1	2	1	50	55	+5
5	1	2	1	50	51	+1
6	1	2	1	50	56	+6
7	1	2	1	50	55	+5
8	1	2	1	50	58	+8
9	1	1	1	39	38	-1

8.20 Size of external amenity space whether provided as balconies or ground floor external areas is all considered to be of sufficient size to accommodate a table and chairs and thus be a useful space in its own right.

8.21 In my opinion the proposal provides a good quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) Policy 50

### **Refuse Arrangements**

8.22 Bin storage is provided within a separately accessed purpose-built covered building and no objection was raised in the comments relating to refuse and recycling

8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 36.

### **Highway Safety**

8.24 No issues relating to Highways Safety have been raised by the Highways Authority in responding to this proposal which is a car-free development.

8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2018) Policy 81



## **Car and Cycle Parking**

- 8.26 The site is accessible to facilities on foot and by bike via the existing footpath and cycle network. The size of the units would in the main make them desirable to persons not owning cars. The two-bedroom unit could potentially result in the need for a vehicle to park in the vicinity of the site. The site falls outside any area assessed within the Residential Parking Study and due to concerns raised by local residents regarding on-street parking a survey was requested. The parking beat survey indicates that in the overnight period there is capacity within the area to accommodate parking. The Highways Authority does not take issue with this conclusion.
- 8.27 The level of cycle parking (16 spaces) via Sheffield cycle stands exceeds the minimum requirements of the Local Plan.
- 8.28 In my opinion the proposal is compliant with Cambridge Local Plan (2018) Policies 56, 82 and Appendix L.

## **Trees**

- 8.29 The comments from the Streets and Open Spaces consultee indicates that the concerns over the roots of the tree in the rear garden of No.41 can be addressed through the inclusion of planning conditions. As such conditions have been suggested to ensure that a Tree Protection Plan is agreed and implemented prior to any demolition or construction works taking place.

## **Third Party Representations**

- 8.30 It is considered that the Planning Issues raised in the third party representations relating to design, loss of privacy, loss of light, lack of parking provision, over development harm to preserved tree and highway safety have been addressed in the assessment above, through the comments received from statutory consultees and through the imposition of relevant planning conditions. In terms of loss of light and shadowing to an external passageway the development has been designed to minimise impact to habitable rooms through blocking of light. The development will have minor impacts but a reason for refusal on this ground could not be defended.

8.31 Other issues have been raised which are not matters that can be addressed as part of a planning application such as noise from future residents which would be a matter for the police or would be dealt with under noise control legislation. The issue of the security of an individual's property that may result from the demolition of the existing structure would be a matter for the householder to ensure that the security at that property is adequate whilst the transition from demolition to construction occurs. The planning system does not provide controls to planning authorities to control demolition of buildings other than those that are of historical interest or part of a conservation area.

## 9.0 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. Submission of Preliminary Contamination Assessment:

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

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.
- (b) A report setting out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. Submission of site investigation report and remediation strategy:

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

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

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Implementation of remediation.

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

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

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.

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

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

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

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

7. Material Management Plan:

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

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

8. Unexpected Contamination:

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

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

9. 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)

10. No development shall take place above ground level, other than demolition, until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions))

11. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

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

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

13. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority. Demolition and construction works shall be carried out in accordance with the traffic management plan approved under this planning permission. The traffic Management Plan is to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development including demolition.

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

14. The development hereby permitted shall not commence 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.

Infiltration testing should be undertaken across the site in accordance with BRE365 guidance (prior to any works commencing). Upon completion of infiltration testing, the results are to be provided to the Lead Local Flood Authority for review and approval.

The surface water drainage scheme shall 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) 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;

h) Full details of the maintenance of the surface water drainage system;

i) Measures taken to prevent pollution of the receiving groundwater and/or surface water

j) 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 that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 Policies 31 and 32)

15. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before 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 tree works, 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 supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.



16. 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 LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

17. The approved tree protection methodology 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 approved tree protection plans, 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees

18. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

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

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2018 policies 81 and 82)

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

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 35, 55, 56 and 57).

21. 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 (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, 59 and 71)

22. 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 treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. 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)

23. The 1.8m high balcony/terrace screens as shown on drawing number ' P-02 Rev F' and the 1.8m fencing as shown on drawing number 'P-02 Rev F' shall be erected prior to first occupation of the development hereby permitted, in accordance with details submitted to and approved in writing by the Local Planning Authority. The screens shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018) Policies 50, 56 and 57

24. Prior to the occupation of the development, hereby permitted, the windows identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57/58).

25. 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.

26. Prior to the occupation of the development, hereby permitted, or the commencement of the use, full details of the storage facilities for the separation of waste for recycling and composting within the individual flats shall be provided. The approved arrangements shall be implemented prior to the occupation of the development or the commencement of the use and retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. (Cambridge Local Plan 2018 policies 35, 36 and 57)

27. Notwithstanding the approved plans, the dwelling hereby approved shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended)

Reason: To secure the provision of accessible homes (Cambridge Local Plan 2018 policy 51)

**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:** Construction/demolition noise/vibration assessment:

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 5228-1:2009+A1:2014 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used or the 2-5 dBA change method in E.3.3.
- 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 5228-2:2009+A1:2014 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.

Vibration levels within nearby properties are not to exceed 0.3mm s<sup>-1</sup> in accordance with BS 5228-2:2009+A1:2014. Predicted vibration levels at nearby properties are required. Complaints of vibration will require vibration monitoring within the complainant's property in order to investigate and mitigate if required.

Monitoring, recording protocols:

Guidance on noise monitoring is given in 5228-1:2009+A1:2014 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

Full details of monitoring are required. Whilst it may not be necessary to undertake continuous noise and vibration monitoring, agreement should be reached on when it will be undertaken. For example spot noise checks could be undertaken on a regular basis at site boundary locations closest to sensitive receptors.

Longer term continuous monitoring of noise and vibration needs to be undertaken when:-

- Agreed target levels are likely to be exceeded

- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Ideally, contact details for monitoring personnel, site manager including out of hours emergency telephone numbers should be provided when available.

Consideration should be given to further measures, including communication such as giving notice to building owners/occupiers when noisiest operations, such as piling, are to be expected and implementation of a complaints procedure.

**INFORMATIVE:** In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365/CIRIA 156.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 annual probability critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

**INFORMATIVE:** The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.

**INFORMATIVE:** It is recommended that some of the areas of flat roof be provided as green roofs. If green roofs come forward under condition for the Hard and Soft Landscape, full details of the build-up, planting and care must also be submitted as part of the condition.

**INFORMATIVE:** The hard paved area to the proposed communal garden area may require review to address any roots etc which may be problematic. Built up and permeable paving may also aid in mitigating damage or impact to the tree. It is considered that this will be addressed through Condition.

**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.