

<b>Application Number</b>	18/1890/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	4th December 2018	<b>Officer</b>	Lewis Tomlinson
<b>Target Date</b>	29th January 2019		
<b>Ward</b>	Coleridge		
<b>Site</b>	Family Centre, Malta Road		
<b>Proposal</b>	Erection of nine residential units comprising a terrace of 4 x three bedroom houses, 4 x two bedroom flats and 1 x one bedroom flat with access, car parking, and associated landscaping, following the demolition of the existing building on site, at Malta Road.		
<b>Applicant</b>	Mr David Bethell C/O Agent		

<b>SUMMARY</b>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The design and scale of the proposed development would not have an adverse impact on the character of the surrounding area;</li> <li>- The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;</li> <li>- The proposed development would provide a high quality living environment for the future occupiers;</li> </ul>
<b>RECOMMENDATION</b>	<b>APPROVAL</b>

**1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The site is located to the east of Malta Road, north of Sedley Court student accommodation/nursery and south of the rear gardens of properties fronting Marmora Road. There are a large

number of trees on the site. During the application, a group Tree Preservation Order was placed upon the site.

## **2.0 THE PROPOSAL**

2.1 The proposal is for the demolition of the existing single storey building on the site and for the erection of 4 dwellinghouses a block of 5 flats. This includes cycle parking, car parking and waste provision. In brief, the development includes:

Block of flats:

- 4 x 2 bed flats
- 1 x 1 bed flats

Dwellinghouses

- 4 x 3 bed houses

2.2 The proposal has been amended since submission to address concerns raised by officers.

## **3.0 SITE HISTORY**

3.1 None relevant

## **4.0 PUBLICITY**

4.1 Advertisement:	Yes
Adjoining Owners/Occupiers:	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, 28, 29, 31, 32, 34, 35, 36, 41, 45, 50, 51, 55, 56, 57, 59, 61, 70, 71, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework 2019 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)
Material Considerations	<u>City Wide Guidance</u>  Cycle Parking Guide for New Residential Developments (2010)

## 6.0 CONSULTATIONS

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

6.1 No objection subject to a traffic management plan.

#### **Ecology Officer**

6.2 No objection subject to conditions regarding a bat licence and a biodiversity enhancement scheme.

#### **Environmental Health Officer**

6.3 Object on the grounds that there are habitable rooms and external amenity spaces in close proximity to the existing nursery. If officers are minded to grant approval, the following conditions are recommended: construction hours, collections during construction, construction demolition noise vibration

piling, contaminated land, alternative ventilation scheme, electric vehicle charging points and low NOx boilers.

### **Tree Officer**

- 6.4 There are no objections to the loss of T1, T9 and T10. The loss of T11 will have a significant impact on the value of the north boundary. Trees in the southeast corner of the site having been given the same value grading, B. This would suggest that their contribution to amenity is similar however the trees of value in this area are the two Birch that make up G1 and the single Birch trees, T4 and T5. The retentions proposed do not mitigate the loss of G2 and realistic retention of T4 is questionable. For the reasons above I do not support the application. Provided replacement planting could be accommodated however I do not believe that the negative impact of the development on trees alone is sufficient to justify a recommendation for refusal. However, the proposal will have a negative impact on arboricultural amenity and this should be recorded for consideration.
- 6.5 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 objections:
- 39 Coleridge Road
  - 2 Marmora Road
  - 14 Marmora Road
  - 70 Suez Road
  - 72 Suez Road
  - 74 Suez Road
  - 76 Suez Road
- 7.2 The representations can be summarised as follows:
- The noise from the development will have an adverse impact
  - The potential noise hasn't been assessed correctly

- There will be water run off into the Suez Road properties as the land on the site is higher.
- Out of keeping with character of surrounding two storey buildings with the exception of Sedley Court.
- Loss of light to gardens of Suez Road properties
- Overlooking of gardens and rear elevations of Suez Road properties
- Overdevelopment
- Removal of trees will reduce privacy for Suez Road properties
- Malta Road, and the surrounding roads, are over-parked and the development will not provide enough car parking.
- Road access is not adequate for the amount of traffic
- Highway safety concerns due to the additional traffic generation
- A loss of biodiversity
- Disturbance during construction

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, it is considered that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Integrated water management and flood risk
8. Trees and ecology
9. Affordable housing
10. Third party representations

## **Principle of Development**

- 8.2 As the site contains an existing building, the site is classed as brownfield land. Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The principle is therefore considered to be acceptable subject to the material planning considerations discussed below.

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

- 8.3 The site comprises a single storey building. The development would consist of 4 dwelling houses along the northern boundary. These would be three storey in height which would be broken down into a two storey buff brick flat roof building with a smaller third storey element in zinc. The ridge height of the two storey element would be similar to the eaves height of the properties along Marmora Road. A three storey apartment block would be sited in the eastern section of the site. This would also have a similar design to the dwellinghouses, consisting of a two storey buff brick with third storey zinc element set in. To accommodate the lift in order to comply with policy 51, there is a lift overhang but this would be zinc which would soften its impact. Access would be from Malta Road with the dwellinghouses fronting the street within the development.
- 8.4 The site is surrounded by two storey residential properties and a 3/4 storey building at Sedley Taylor Court. While the design will vary from the surrounding residential properties, it will provide a transition from the Sedley Taylor Court 3/4 storey building adjacent. The proposed buildings have been designed to keep the overall height and massing down. The proposed materials and detailing on the dwellings and block of flats will also provide a high quality finish.
- 8.5 The form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 & 59.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.6 The site is surrounded by residential properties. To the north is Marmora Road, to the west is Coleridge Road, to the south is the Sedley Court student accommodation and to the east is Suez Road.

#### *Properties on Marmora Road*

- 8.7 Units 1 to 4 would be situated circa 19m to the rear (south) of the rear elevations of the properties on Marmora Road. The nearest built form to the common boundary would be single storey. The ridge height of the two storey element would be similar to the eaves height of the properties on Marmora Road and the third storey element would be sloped away from the properties on Marmora Road. There would also be gaps set between units 1 and 2, and also units 2 and 3 which would help to break up the massing when viewed from the Marmora Road properties. The screen on the first floor terraces of units 1 to 3 would also be sloped away. There would be windows on the rear elevations of units 1 to 4, but these would serve landings/bathrooms. A condition is recommended to obscure glaze these windows. Taking the above points into account, units 1 to 4 have been designed carefully to minimise the impact upon the Marmora Road properties in terms of overlooking and overbearing. Given the siting of the proposed units to the south of the properties on Marmora Road, there would be a degree of overshadowing. Given the scale, design and siting of the dwellings, this overshadowing would be limited to the rear of the gardens of the properties on Marmora Road. It is considered that the impact upon the Marmora Road properties would be acceptable.

#### *Properties on Suez Road*

- 8.8 The apartment block would be circa 35m away from the rear (west facing) elevations of the properties on Suez Road. The apartment block would be a two storey buff brick design with the third storey stepped in with a zinc finish. 35m is considered an acceptable distance in order to not have a significant overbearing impact upon these properties. No fenestration is proposed on the east facing elevation of the 2<sup>nd</sup> floor. There are

kitchen windows proposed on the east facing elevation of the 1<sup>st</sup> floor. However, given the distance, overlooking would be limited to rear of the gardens. It is to be noted that there are a number of trees being retained on the section of the site. To protect the amenity of the properties on Suez Road, a condition is recommended requesting that the timber screening on the north facing elevation of the first floor balcony of unit 7 would also be placed on the east facing elevation of the same balcony and also the east facing elevation of the first floor balcony serving unit 8 would also be fitted with the same timber screening.

### *Sedley Court/ Properties on Coleridge Road*

- 8.9 Sedley Court is student accommodation development located to the south of the site. Given its scale and close relationship with the site, there would be a degree of interlooking. This impact is not considered significant enough to warrant a refusal of the application. The rear elevations of the properties on Coleridge Road would be circa 35m away from unit 1. Given this distance, the proposal would not have an adverse impact upon these properties.
- 8.10 The potential impact on the residential amenity of the surrounding occupiers has been assessed in terms of overlooking, overbearing sense of enclosure and overshadowing. Neighbours have raised concern about the potential of noise from the new development. Given its proposed residential use and its siting within an urban area, officers do not consider that it would warrant a refusal of the application.

### *Wider area*

- 8.11 Neighbours have raised concerns regarding the impact of noise, dust and reverberation during the construction phase. The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. The conditions are recommended accordingly. The impact of additional demand for car parking spaces on residential amenity in the 'car parking' section below. The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.



### Amenity for future occupiers of the site

8.12 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units comply/exceed and the majority slightly exceed the standards. In this regard, the units would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for units in this application are shown in the table below:

#### *Houses*

<b>Unit</b>	<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
1	3	5	3	99	111	+12
2	3	5	3	99	111	+12
3	3	5	3	99	111	+12
4	3	5	3	99	111	+12

#### *Block of flats*

<b>Unit</b>	<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
5	2	3	1	61	62	+1
6	1	2	1	50	54	+4
7	2	3	1	61	62	+1
8	1	2	1	50	54	+4
9	2	4	1	70	78	+8

8.13 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. All the proposed units will have direct access to an area of private amenity space. Units 1 to 3 would all have private courtyards on the ground floor and first floor terraces. Unit 4 would have a private courtyard and a garden. Units 5 & 6 within the apartment block are on the ground floor and benefit from acceptable size gardens. Units 7 and 8 would have a balcony serving each of them. Unit 8 would

have a large roof terrace. It is also to be noted, that the proposal will also provide a shared amenity area for all the occupants of the flats to enjoy. The details of the landscaping can be secured through condition.

- 8.14 To ensure that adequate private amenity space is retained for units 1 to 4, it is recommended that permitted developments rights are removed for extensions and outbuildings. The proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, it is compliant with Cambridge Local Plan (2018) policy 50.

#### *Potential noise impacts*

- 8.15 There is a nursery located south west of the site. The Environmental Health Team have objected to the application that the existing nursery will have a significant adverse impact upon the future occupiers of the development, and that the proposed mitigation is not acceptable. A nursery, similar to a school, is considered to be a use that is compatible with residential uses. Opening hours of a nursery do not usually fall outside of sociable hours. Likewise, the use of outdoor play areas would most likely fall within the hours of late morning, midday and early afternoon. The applicant has proposed an acoustic timber fence along the common boundary to provide a form of mitigation. Taking all the above into account, officers consider that the proposed development should be compatible with the nursery use, and therefore on balance the proposal is considered acceptable in terms of noise.

#### Accessible homes

- 8.16 The development has been assessed for compliance with Policy 51 in relation to the all the new units. The agent amended the internal layout of the block of flats to ensure the proposal complies with the requirements of Part M4 (2) of the Building Regulations. A condition is recommended to secure this requirement.

#### **Refuse Arrangements**

- 8.17 There is an existing access which would provide rear access to unit 1 to 4. Bins would be stored in the private courtyards for these properties. There would be a bin store located to the west

of the apartment block which would serve units 5 to 9. The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

## **Highway Safety**

- 8.18 Neighbours have raised concern about whether the access road is suitable for the additional dwellings and also raised concerns about the additional traffic generation that will be result of the development. The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety as no objection has been raised. While officers acknowledge residents' concerns, the advice from the Highway Authority is accepted. Neighbours have also raised concerns about construction traffic, a traffic management plan condition is recommended which would address the logistics of construction. The proposal is compliant with Cambridge Local Plan (2018) policy 81.

## **Car and Cycle Parking**

### Car Parking

- 8.19 Neighbours have raised concerns that there is no capacity in the surrounding streets and the proposal will increase demand for parking, adversely impacting their amenity. The definition of parking stress is contained within the supporting text of Policy 53 (Flat conversions) of the Cambridge Local Plan (2018). It states that parking stress is defined as occurring in those streets where surveys show that there is less than 10 per cent free notional parking capacity. The Cambridge On-Street Residential Parking Study November 2016 shows that Marmora Road is at 80% car parking at 5.30am, Malta Road is at 61% car parking at 5.30am and Suez Road is at 30% car parking at 5.30am. This means that there is not less than 10 per cent free parking capacity within these streets and subsequently no overnight car parking stress on these streets.
- 8.20 Notwithstanding the above, the proposed development would include 7 car parking spaces. Malta Road is located in a very sustainable location off Mill Road and in walking/cycling distance to shops and Cambridge Train Station. This level of provision is acceptable particularly having regard to the identified available capacity in surrounding streets. Officers

consider the proposal would not increase parking pressures on nearby streets to an unacceptable degree and would not therefore be detrimental to the amenity of nearby residents.

### Cycle Parking

- 8.21 Cycle parking is provided within the garages for units 1 to 3, and for units 4 to 9 cycle parking is provided in two stores. The proposal is compliant with Cambridge Local Plan (2018) policy 82.

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

- 8.22 Comments are being sought from the Drainage Officer and an update will be provided on the amendment sheet.

### **Trees & Ecology**

#### Trees

- 8.23 There are a large number of trees on the site and surrounding the site. At the time of the submission of the application, the site didn't not fall within a conservation area and there were no Tree Preservation Orders (TPO) on any trees on the site or on any of the trees surrounding the site. During the application, a group TPO was placed on site.
- 8.24 The proposal would result in 4 trees being removed from the northern boundary and 1 tree being removed from the southern boundary. The Tree Officer doesn't object to the loss of 3 (T1, T9 and T10) of the northern trees being removed. However, the Tree Officer has the view that the loss of T11 will have a significant impact on the value of the north boundary and the loss of G2 would not be mitigated by additional planting. While the Tree Officer does not support the application, the Tree Officer states that the negative impact of the development on trees alone is not sufficient to justify a recommendation for refusal as long as replacement planting is provided. The application proposes the planting of 3 replacement trees which will be secured through a landscaping condition. In consideration of the above, on balance the proposal would be in accordance with Policy 71 of the Cambridge Local Plan 2018.

## Ecology

- 8.25 While the proposal would result in a loss of wildlife habitat, the applicant has submitted a comprehensive ecology report. The Ecology officer has been consulted as part of the application and raised no objections subject to a condition regarding a bat licence and a biodiversity enhancement scheme. The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

## **Affordable Housing**

- 8.26 The proposed development is for a scheme of 9 units. Policy 45 of the Cambridge Local Plan (2018) states that affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site. As the proposed net increase of units on the site would be below the threshold of 10 units, there is no policy basis to require affordable housing provision as part of this application. The proposal is compliant with policy 45 of the Cambridge Local Plan (2018).

## **Third Party Representations**

- 8.27 The third party representations have been addressed in the preceding paragraphs.

## **9.0 CONCLUSION**

- 9.1 The proposal is of a high quality design and would not result in an adverse impact upon neighbouring properties and would also provide an acceptable level of amenity for future occupiers. It is also considered that the proposal will provide an acceptable level of car parking that would not result in significant additional parking pressures on surrounding streets. While the proposal would result in a loss of trees, it is considered on balance that the proposal is acceptable subject to the planting of additional trees.

## 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 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 set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

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

11. 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)

12. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms to negate / replace the need to open windows, in order to protect future occupiers from external noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

13. Electric Vehicle (EV) Charge Points - Residential Developments  
Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating that at least one operational active electric vehicle charge point will be installed to each allocated parking space for each of the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority.

The active electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

14. **LOW NOx - Low NOx boilers condition**  
Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, i.e., individual gas fired boilers that meet a dry NOx emission rating of  $\leq 540\text{mg/kWh}$ , to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority. The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standard above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

15. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 Policy 81)

16. Demolition of the Family Centre shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
  - b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure the protection and appropriate mitigation for the proposed loss of the identified Brown Long Eared Bat day roost within the Family Centre. (Local Plan Policy 70)

17. No development shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of the hedgehog house, internal and / or external bird and bat boxes on the new buildings, retained trees and proposed pole (specifically proposed as bat roost mitigation). The installation shall be carried out and subsequently maintained in accordance with the approved plans.

Reason: to provide mitigation and ecological enhancements for protected species on the site. (Cambridge Local Plan 2018 policy 70)

18. 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. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. 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, unless the Local Planning Authority gives its written consent to any variation.

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)

19. No development above ground level, other than demolition, shall commence 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 in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59)

20. Prior to the occupation of units 1, 2, 3 and 4, and notwithstanding the approved plans, the following windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. For the avoidance of doubt, these windows are:
- The first floor window serving the bathroom on the north facing elevation of units 1, 2, 3 and 4
  - The first floor window serving the landing on the north facing elevation of units 1, 2, 3 and 4
- The development shall be retained as such thereafter.

Reason: In the interests of residential amenity and for the amenity of future occupiers (Cambridge Local Plan 2018 policies 55 and 57)

21. Prior to the occupation of units 7 and 8 within the apartment block, the timber screen shown on the north facing elevation of unit 7's first floor balcony shall also be erected on the east facing elevation of units 7 and 8's first floor balconies. The development shall thereafter be retained and maintained.

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

22. For the hereby approved dwellings (Units 1, 2, 3 and 4), notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses, including insertion of new windows; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling (Cambridge Local Plan 2018 policies 50 and 57)

23. The approved tree protection methodology shown within the submitted Arboricultural Impact Assessment AGB Environmental dated 25th April 2019 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.

24. Notwithstanding the approved plans, the dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

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