

Appendix 1, Proposed Conditions 19/1678/FUL (17 Oct Version)

Conditions Applicable to the Site

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).

Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing	Revision
Site Location Plan D5802	Rev04
B2 Ground Floor Plan D5100	Rev14
B2 First Floor Plan D5101	Rev12
B2 Second Floor Plan D5102	Rev12
B2 Third Floor Plan D5103	Rev12
B2 Fourth Floor Plan D5104	Rev12
B2 Fifth Floor Plan D5105	Rev12
B2 Roof Plan D5106	Rev12
B2 Basement Plan D5199	Rev12
B2 Section D5500	Rev04
B2 West Elevation D5700	Rev07
B2 East Elevation D5701	Rev06

B2 South Elevation D5207	Rev05
B2 North Elevation D5703	Rev07
F2 Ground Floor Plan D6100	Rev13
F2 First & Second Floor Plan D6101	Rev11
F2 Third and Roof D6103	Rev13
F2 Basement Floor Plan D6105	Rev13
F2 Section AA D6500	Rev04
F2 Section BB D6501	Rev04
F2 Section CC D6502	Rev04
F2 West & East Elevation D6710	Rev09
F2 South Elevation D6711	Rev07
F2 North Elevation D6712	Rev06
Proposed Zebra Crossings and Pedestrian Routes 217382-MMD-00-XX-DR-C-1021	P2

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 199

Construction / Delivery Hours

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless agreed otherwise in writing by the local planning authority.

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

Construction Vehicles < 3.5 Tonnes

4. There shall be no collections from or deliveries to the site during the demolition and construction stages by vehicles with a gross weight of less than 3.5 tonnes 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)

Construction Vehicles > 3.5 Tonnes

5. No deliveries or egress for construction purposes from or to the site, including associated vehicular movements for the delivery of materials or removal of any construction waste during the construction period, by vehicles with a gross weight in excess of 3.5 tonnes, shall be carried out outside of the hours of 09.30hrs to 15.30hrs on Monday to Friday, 09.30 hours to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays unless a specific construction requirement on identified days and times such as for full day concrete pours or crane erection, is first submitted to and otherwise agreed in writing by the local planning authority.

Reason: To protect the amenity of the adjoining properties and in the interests of highway safety (Cambridge Local Plan 2018 policies 35, 81).

Phasing Plan

6. No development shall commence until a phasing plan for the site, including the expected sequence of delivery of development, has been submitted to and approved in writing by the local planning authority. The phasing plan shall include the sequence of development of i) buildings B2 and F2, ii) the public realm provisions north and west of the CyclePoint / Ibis building, iii) the location and sequence of provision of any temporary buildings and hoardings on land for construction purposes, iv) temporary connections for pedestrians, cyclists, vehicular routes and parking provisions during the construction phase, v) the provision of new zebra crossings across Station Road from Station Square and across Great Northern Road adjacent to building F2 as shown on plan 217382-MMD-00-XX-DR-C-1021 Rev P2.

No more than 50% of the proposed floorspace within building F2 shall be occupied until such time as the hard surface public realm provisions and all proposed new zebra crossings have been fully completed. The development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure the co-ordinated delivery of the various components of the scheme in the interests of users of the associated public realm and highway safety (Cambridge Local Plan 2018 policies 55, 56 and 81).

Pedestrian and Cycle Links and the Chisholm Trail

7. Notwithstanding the approved plans for the cycle and pedestrian links between Devonshire Road and the car park access road:

- 1) Prior to any development apart from below ground enabling works, detailed plans of temporary connections pursuant to condition 6 (iv) for pedestrians and cyclists to Devonshire Road from the car park access road shall be submitted to and approved in writing by the Local Planning Authority. The approved temporary connections shall be provided prior to any above ground development works and phased in accordance with the approved details.
- 2) No floorspace within any building shall be occupied until such time as detailed plans showing permanent connections for pedestrians and cyclists to Devonshire Road from the car park access road have been submitted to and approved in writing by the Local Planning Authority. No more than 50% of the floorspace within building F2 shall be occupied until the permanent connections are fully provided in accordance with the approved plans. The permanent connections shall take account of and facilitate any emerging detailed designs of the Chisholm Trail within the CB1 area which seek to connect into the development site either from Devonshire Road or from the Network Rail grade car park to the north. The plans shall demonstrate that a Chisholm Trail link is viable and compatible with the approved design in terms of highway safety.
- 3) No later than 5 years following the commencement of development, any proposed connection by the recognised delivery body for the Chisholm Trail into the northern part of the application site as indicated on plan MMD-217382-C-DR-10-XX-5063 contained within the Design Document shall be facilitated through the submission of appropriate amendments to the design and layout of the pedestrian and cycling links to Devonshire Road as required. Any required amendments to the approved permanent connection shall be carried out within 4 months of notification by the Local Planning Authority that they are required unless alternative timing arrangements are otherwise agreed.

Reason: To ensure the connection of the Chisholm Trail is not prejudiced by the development (Cambridge Local Plan 2018 policies 21, 25, 55, 56, 59, 80).

Station Road Bus Stops

8. Prior to the provision of the Station Road zebra crossing, a feasibility scheme shall be submitted to and approved in writing by the local planning authority for the provision of any additional bus stops within Station Road. The scheme shall include liaison with the Train Operating Company (TOC), bus operating companies, the County Council and District Councils. The scheme shall include a delivery timetable if the local planning authority determines that it is feasible for the additional bus stops to be delivered. The development shall be carried out in accordance with the approved details.

Reason: To promote improved provisions relating to the transport interchange (Cambridge Local Plan 2018, policy 81).

Devonshire Road

9. Vehicular access from Devonshire Road shall only be allowed for fire tender vehicles and vehicles which are incapable of moving underneath Carter bridge due to their physical size and which require access to land north of Carter Bridge. No construction vehicles for the proposed development shall access the site from Devonshire Road.

Reason: In the interests of the safety of pedestrians and cyclists and in the interests of residential amenity (Cambridge Local Plan 2018, policies 35 and 81).

Hard and soft landscaping

10. Notwithstanding the approved planning drawings, no development above ground level of either building B2 or F2 shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

Landscape Maintenance and Management Plan

11. Prior to the first occupation of either building B2 or F2, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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

Tree Pits

12. No development of the access road shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas, including their irrigation, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

Maintenance of the Car Park Access Road

12B. There shall be no occupation of any building until details of the proposed arrangements for future management and maintenance of the proposed car park access road and associated public realm, including the enforcement and management of the use of the proposed loading bay within the development, has been submitted to and approved in writing by the Local Planning Authority. The car park access road and associated public realm shall thereafter be maintained and managed in accordance with the approved management and maintenance details.

Reason: In the interests of highway safety, visual amenity and given the high volume of public use of the area (Cambridge Local Plan 2018 policies 21, 25, 55, 56, 59, 80).

Block B2

Aparthotel Use

13. The maximum cumulative stay in the aparthotel by any individual occupier shall be 90 days in any twelve-month period.

Reason: To ensure that the aparthotel rooms are not used as permanent residential accommodation or student accommodation, which would give rise to substantially different impacts and because the scheme may otherwise require the need for affordable housing, or a formal agreement to occupy with an educational institution (Cambridge Local Plan 2018 policies 45, 46, 50, 51, 77 and 78).

14. The proposed aparthotel shall keep records of the lengths of stay of all guests and shall retain them for 24 months. The said records shall be made available to the local planning authority on request, within seven days.

Reason: To ensure that use of the proposed building only as visitor accommodation can be satisfactorily monitored. (Cambridge Local Plan 2018, policy 77).

Design and Management

15. No development of building B2 shall take place above ground level or no occupation shall take place (as indicated) until samples / plans of the following external materials / detailed elements to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority:

No development above Ground Level

- a) Sample panels of all brickwork and stonework (bonding, coursing and colour and type of jointing) retained on site throughout the development.
- b) Samples of glass type(s) to be used in curtain walling/windows/doors or other glazed features
- c) Samples of all non-masonry walling systems, perforated panels, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing
- d) Design of the structural support system of the glazed atrium
- e) Design of the appearance of vehicular entrances, associated signage and traffic control measures
- f) Design and planting plan of the green roof system and external roof garden area, including its irrigation

Prior to Occupation

- f) Details of security installation and management arrangements for the car park
- h) Design of any rooftop plant screening systems to be installed

The development shall be carried out and maintained 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).

Public Art Strategy

16. No development above ground level of building B2 shall commence (or in accordance with an alternative timetable agreed in writing by the Local Planning Authority), until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following: a) Details of the public art and artist commission; b) Details of how the public art will be delivered, including a timetable for delivery; c) Details of the location of the proposed public art on the application site; d) The proposed consultation to be undertaken; e) Details of how the public art will be maintained; f) How the public art would be decommissioned if not permanent; g) How repairs would be carried out; h) How the public art would be replaced in the event that it is destroyed. The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

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

Bird and Bat Boxes

17. No works above slab level for building B2 shall commence until a plan has been submitted to and approved in writing by the local planning authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new building. The installation shall be carried out and subsequently maintained in accordance with the approved plans prior to the occupation of building B2.

Reason: To provide ecological enhancements for protected species in accordance with the Ecology Report (Cambridge Local Plan 2018 policy 69).

Traffic Management Plan

18. No demolition or construction works for building B2 shall commence on site until a traffic management plan has been submitted to and approved in writing by the local planning authority and the development shall not be implemented otherwise than in accordance with the approved details. The principle areas of concern that should be addressed are:

- i. Construction access routes
- ii. Movements and control of muck away lorries
- iii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
- iv. Movements and control of all deliveries (all loading and unloading facilities)
- v. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

Surface Water

19. No development of building B2 shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and which shows that the flows leaving building B2 meets the 5 l/s run-off rate, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include: a) Detailed drawings of the entire proposed surface water drainage system, including all SuDS, with levels, gradients, dimensions and pipe reference numbers; b) Full details of the proposed attenuation and flow control measures and discharge rates – these should be marked clearly on the drainage network drawing; c) Measures taken to prevent pollution of the receiving surface water, namely a plan detailing the water quality treatment train for each area of the site.

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

Foul Water

20. No development of building B2 shall commence until a foul water scheme for the building has been submitted to and approved in writing by the local planning authority. The foul water drainage works shall be carried out in complete accordance with the approved scheme.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policies 4/16, 8/18).

Green Roof

21. Prior to the occupation of building B2, a scheme for the design and maintenance of the green roof shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy, irrigation and drainage details. The green roof once installed shall be maintained in perpetuity in accordance with the approved details.

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

Waste

22. Operational waste storage, management and collection for building B2 shall be carried out in accordance with the Operational Waste Management Strategy (June 2018).

Reason: To ensure the appropriate management of waste in accordance with the submitted details (Cambridge Local Plan 2018 policies 35, 36 and 57)

EV Bespoke – MSCP Electric Vehicle Charge Points

23. Prior to the installation of any electrical services within building B2, an electric vehicle charge point scheme demonstrating a minimum of 25% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 3kW to car parking spaces, designed and installed in accordance with BS EN 61851 (or as superseded) shall be submitted to and approved in writing by the Local Planning Authority.

Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points shall be provided.

The active electric vehicle charge point scheme and passive provision as approved shall be fully installed prior to first use of the car park 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 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

Combustion Appliances – Low Emissions (CHP and Low NOx)

24. Prior to the installation of any gas fired combustion appliances within building B2, 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 $\leq 40\text{mg/kWh}$, 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.

If the proposals include any gas fired Combined Heat and Power (CHP) System, technical details and information demonstrating that system meets the following emissions standards for various engines types shall be submitted for approval in writing by the Local Planning Authority:

- Spark ignition engine: less than or equal to 150 mg NO_x/Nm³
- Compression ignition engine: less than 400 mg NO_x/Nm³
- Gas turbine: less than 50 mg NO_x/Nm³

The details shall include a manufacturers Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standards above.

The scheme details as approved shall be fully installed and operational before first occupation and shall be 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 in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, policy 36 of the Cambridge Local Plan 2018 and Cambridge City Councils adopted Air Quality Action Plan (2018).

Acoustic Compliance

25. The noise insulation scheme and mitigation requirements for building B2 as stated within the *Hilson Moran "Acoustic Planning Report – noise and vibration assessment" dated 3rd September 2018 (issue 05, ref: 18830-RP-AC-001)* shall be fully implemented, maintained and not altered.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36)

Plant noise insulation

26. Prior to the installation of plant on building B2, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the *Hilson Moran "Acoustic Planning Report – noise and vibration assessment" dated 3rd September 2018 (issue 05, ref: 18830-RP-AC-001)*.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36)

Delivery hours

27. All servicing, delivery and collections to building B2 shall only be undertaken between the hours of 07:00 to 23:00 Monday to Saturday only, excluding Sundays, Bank and other public holidays.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36)

Waste compactor

28. Prior to the installation of the waste compactor adjacent to building B2, a scheme for the insulation of the compactor in order to minimise the level of noise emanating from the said compactor shall be submitted to and approved in writing by the local planning authority. Full details are required on the type of waste to be compacted and hours of use. The scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36)

Artificial Lighting

29. Prior to the installation of any artificial lighting on building B2, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:20 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: In order to safeguard visual amenity (Cambridge Local Plan 2018, policy 34).

Kitchen extraction discharge

30. No development above slab level of building B2 shall take place details of the location of associated duct work, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved ductwork shall be installed before the use hereby permitted is commenced.

Reason: In order to safeguard visual amenity (Cambridge Local Plan 2018, policy 34).

Odour filtration / extraction

31. Prior to the installation of plant on building B2, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

Reason: In order to safeguard visual amenity (Cambridge Local Plan 2018, policy 34).

Construction, Noise, Vibration and Piling

32. No development of building B2 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)

Dust

33. No development of building B2 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).

Emergency Generator

34. Before building B2 is occupied, a scheme for the insulation of the emergency generator in order to minimise the level of noise emanating from the said generator shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall include the following:

(i) Generator – Use

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am - 1pm Saturday and no time Sunday or Public Holidays.

To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

Contamination

Submission of Preliminary Contamination Assessment

35. Prior to the commencement of the development of building B2 (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.

Submission of Site Investigation Report and Remediation Strategy

36. Prior to the commencement of the development of building B2 (or phase of) with the exception of works agreed under condition 35 and in accordance with the approved investigation strategy agreed under clause (b) of condition 35, 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.

Implementation of Remediation.

37. Prior to the first occupation of building B2 (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 36 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.

Completion Report

38. Prior to the first occupation of building B2 (or phase of) hereby approved the following shall be submitted to and approved in writing by the Local Planning Authority.

- (a) A completion report demonstrating that the approved remediation scheme as required by condition 36 and implemented under condition 37 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.

Material Management Plan

39. Prior to importation or reuse of material for the development of building B2 (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.

Unexpected Contamination

40. If unexpected contamination is encountered whilst undertaking the development of building B2 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 36 above. The approved remediation shall then be fully implemented under condition 37.

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.

Piling

41. Piling or any other foundation designs for building B2 using penetrative methods shall not be undertaken other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated through submission of details and methodology that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can result in risks to controlled waters. It should be demonstrated that any proposed piling will not result in contamination of groundwater (Cambridge Local Plan 2018 policy 33).

BREEAM, Design Stage Certification

42. Within 6 months of commencement of development of building B2, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with a minimum of 3 credits for Wat01. Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

BREEAM, Post Construction Certification

43. Prior to the occupation of the building B2, or within 6 months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

Renewable and Low Carbon Energy Implementation

44. The proposed on-site renewable and low carbon technologies for building B2 as set out in the Hilson and Moran Sustainability Statement 2018, shall be fully installed and operational prior to the occupation of building B2 and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development.

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

Further information shall also be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System (CHP), including emissions standards. Any gas fired CHP should meet an emissions standard of:

- Spark ignition engine: less than 150 mgNO_x/Nm³
- Compression ignition engine: less than 400 mgNO_x/Nm³
- Gas turbine: less than 50 mgNO_x/Nm³

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

Travel Plan

45. No occupation of the building B2 shall commence until a Travel Plan has been submitted

to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

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

Block F2

Design

46. No development of building F2 shall take place above ground level or no occupation shall take place (as indicated) until samples / plans of the following external materials / detailed elements to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority:

No development above Ground Level

- a) Sample panels of brickwork and stonework (bonding, coursing and colour and type of jointing) retained on site throughout the development.
- b) Samples of glass type(s) to be used
- c) Samples of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing
- f) Design and planting plan of the green roof system and its irrigation

Prior to Occupation

- g) Design of any rooftop plant screening systems to be installed
- h) Design and detail of the surface finishes and appearance of the link constructions between buildings
- i) Design of the entrance areas

The development shall be carried out and maintained 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).

Bird and Bat Boxes

47. No works above slab level for building F2 shall commence until a plan has been submitted to and approved in writing by the local planning authority detailing the proposed specification, number and locations of internal and / or external bird and bat boxes on the new building. The installation shall be carried out and subsequently maintained in accordance with the approved plans prior to the occupation of building F2.

Reason: To provide ecological enhancements for protected species in accordance with the Ecology Report (Cambridge Local Plan 2018 policy 69).

Privacy

48. No development above slab level of building F2 shall occur until a privacy scheme for the treatment of west facing windows on the first floor level and above, to safeguard the privacy of adjacent occupiers of F1 and Ravensworth Gardens, has been submitted to and approved in writing by the local planning authority. Unless otherwise agreed in writing by the local planning authority, the treatment of the windows shall include the installation of a fixed louvre on the external face of the building, angled and spaced as such that it is not possible to view adjacent gardens and habitable rooms. Prior to the occupation of the office space, the development shall be constructed fully in accordance with the approved privacy scheme and a site inspection carried out by the local planning authority to confirm compliance with the approved details. Any reasonable adjustments to the privacy scheme shall be made as necessary if requested in writing by the Local Planning Authority to ensure residential privacy is adequately protected. The approved privacy scheme shall be retained for the lifetime of the development.

Reason: In order to safeguard the privacy of adjacent residential properties (Cambridge Local Plan 2018 policies 55, 56 and 57).

Traffic Management Plan

49. No demolition or construction works for building F2 shall commence on site until a traffic management plan has been submitted to and approved in writing by the local planning authority and the development shall not be implemented otherwise than in accordance with the approved details. The principle areas of concern that should be addressed are:

- i. Construction access routes
- ii. Movements and control of muck away lorries
- iii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
- iv. Movements and control of all deliveries (all loading and unloading facilities)
- v. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

Surface Water

50. No development of building F2 shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and which shows that the flows leaving building F2 meets the 5 l/s run-off rate, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include: a) Detailed drawings of the entire proposed surface water drainage system, including all SuDS, with levels, gradients, dimensions and pipe reference numbers; b) Full details of the proposed attenuation and flow control measures and discharge rates – these should be marked clearly on the drainage network drawing; c) Measures taken to prevent pollution of the receiving surface water, namely a plan detailing the water quality treatment train for each area of the site.

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).

Foul Water

51. No development of building F2 shall commence until a foul water scheme for the building has been submitted to and approved in writing by the local planning authority. The foul water drainage works shall be carried out in complete accordance with the approved scheme.

Reason: To prevent the increased risk of pollution to the water environment and to prevent an increased risk of flooding to existing property (Cambridge Local Plan 2006 policies 4/16, 8/18).

Green Roof

52. Prior to the occupation of building F2, a scheme for the design and maintenance of the green roof and the west facing cantilevered trough planting shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs and the troughs, methodologies for translocation strategy, irrigation and drainage details. The green roof and troughs once installed shall be maintained in perpetuity in accordance with the approved details.

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

Waste

53. Operational waste storage, management and collection for building F2 shall be carried out in accordance with the Operational Waste Management Strategy (June 2018). Waste shall not be collected between the hours of 11pm and 7am on any given day.

Reason: To ensure the appropriate management of waste in accordance with the submitted details (Cambridge Local Plan 2018 policies 35, 36 and 57)

Acoustic Compliance

54. The noise insulation scheme and mitigation requirements for building F2 as stated within the *Hilson Moran "Acoustic Planning Report – noise and vibration assessment" dated 3rd September 2018 (issue 05, ref: 18830-RP-AC-001)* shall be fully implemented, maintained and not altered.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36)

Plant Noise Insulation

55. Prior to the installation of plant on building F2, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced. The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the *Hilson Moran "Acoustic Planning Report – noise and vibration assessment" dated 3rd September 2018 (issue 05, ref: 18830-RP-AC-001)*.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36).

Delivery Hours

56. All servicing, delivery and collections for building F2 (including for refuse) shall only be undertaken between the hours of 07:00 to 23:00 Monday to Saturday only, excluding Sundays, Bank and other public holidays.

Reason: In order to safeguard residential amenity (Cambridge Local Plan 2018, policies 35 and 36)

Artificial Lighting

57. Prior to the installation of any artificial lighting on building F2, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:20 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: In order to safeguard visual amenity (Cambridge Local Plan 2018, policy 34).

Kitchen Extraction Discharge

58. No development above slab level of building F2 shall take place until details of the location of associated duct work, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved ductwork shall be installed before the use hereby permitted is commenced.

Reason: In order to safeguard visual amenity (Cambridge Local Plan 2018, policy 34).

Odour Filtration / Extraction

59. Prior to the installation of plant on building F2, details of equipment for the purpose of extraction and filtration of odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

Reason: In order to safeguard visual amenity (Cambridge Local Plan 2018, policy 34).

Construction, Noise, Vibration and Piling

60. No development of building F2 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)

Dust

61. No development of building F2 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).

Emergency Generator

62. Before building F2 is occupied, a scheme for the insulation of the emergency generator in order to minimise the level of noise emanating from the said generator shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall include the following:

(i) Generator - Use

The generator shall only be used in the event of mains power failure or in accordance with (ii) below. It shall not be used as an alternative supply in the event of disconnection from the mains supply following for example non-payment.

(ii) Generator - Hours of Running for Maintenance

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays.

To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

Contaminated Land

Submission of Preliminary Contamination Assessment

63. Prior to the commencement of the development of building F2 (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.

Submission of Site Investigation Report and Remediation Strategy

64. Prior to the commencement of the development of building F2 (or phase of) with the exception of works agreed under condition 63 and in accordance with the approved investigation strategy agreed under clause (b) of condition 63, 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.

Implementation of Remediation.

65. Prior to the first occupation of building F2 (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 64 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.

Completion Report

66. Prior to the first occupation of building F2 (or phase of) hereby approved the following shall be submitted to and approved in writing by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 64 and implemented under condition 65 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.

Material Management Plan

67. Prior to importation or reuse of material for the development of building F2 (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.

Unexpected Contamination

68. If unexpected contamination is encountered whilst undertaking the development of building F2 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 64 above. The approved remediation shall then be fully implemented under condition 65.

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

Piling

69. Piling or any other foundation designs for building F2 using penetrative methods shall not be undertaken other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated through submission of details and methodology that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piling or any other foundation designs using penetrative methods can result in risks to controlled waters. It should be demonstrated that any proposed piling will not result in contamination of groundwater (Cambridge Local Plan 2018 policy 33).

BREEAM, Design Stage Certification

70. Within 6 months of commencement of development of building F2, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with a minimum of 3 credits for Wat01. Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

BREEAM, Post Construction Certification

71. Prior to the occupation of the building F2, or within 6 months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

Renewable and Low Carbon Energy Implementation

72. The proposed on-site renewable and low carbon technologies for building F2 as set out in the Hilson and Moran Sustainability Statement 2018, shall be fully installed and operational prior to the occupation of building B2 and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development.

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

Further information shall also be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System (CHP), including emissions standards. Any gas fired CHP should meet an emissions standard of:

- Spark ignition engine: less than 150 mgNO_x/Nm³
- Compression ignition engine: less than 400 mgNO_x/Nm³
- Gas turbine: less than 50 mgNO_x/Nm³

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of

sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

Travel Plan

73. No occupation of the building F2 shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

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

Cycle Parking

74. Prior to the development of building F2 above slab level, a detailed design of the cycle parking area shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the cycle parking provision has been laid out and fully completed as approved. The entrance to the cycle parking area shall be securely operated and covered by security camera.

Reason: To ensure compliance with adopted cycle parking standards (Cambridge Local Plan 2018, policy 82)

INFORMATIVES B2 and F2

INFORMATIVE: EV Car Parking

It is recommended that adequate signage is included in the car park to encourage non-electric car drivers to, where possible, not occupy spaces with electric charge points.

INFORMATIVE: Sound Insulation

To satisfy the plant sound insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sound frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative. Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of sound sources; details of proposed sound sources / type of plant such as: number, location, sound power levels, sound frequency spectrums, sound directionality of plant, sound levels from duct intake or discharge points; details of sound mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full sound calculation procedures; sound levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: Dust

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

- 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

-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

INFORMATIVE: Back Up Generator

To satisfy the backup generator condition the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Note: Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) the following standard may be used

To satisfy the emergency generator condition the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

INFORMATIVE: Public Utility

Apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

42 INFORMATIVE: It is recommended that adequate signage is included in the car park to encourage non-electric car drivers to, where possible, not occupy spaces with electric charge points.

INFORMATIVE: Accessibility

The applicants are advised that the design of the buildings B2 and F2 should ensure Part M of the Building Regulations compliance and consider the following: tactile signage; the use of colour contrast to help visually impaired people and those with learning difficulties wayfind; the provision of hearing loops at counters and receptions; the provision of a dropped height counter; door design so that each door must have one leaf of a minimum of 900mm and an opening weight of less than 20Newtons; the provision of fire evacuation lifts; accessible room design ensuring good turning circles, access to all features such as kitchens, bathrooms, balconies, etc, adjustable height shelving, work surfaces, desk, kitchen utilities, etc, doorway links to adjacent rooms for carers, etc; en-suite bathrooms with doorways from principle bedrooms to bathrooms; provision of ceiling hoists serving bed, toilet and shower; provision of support rails, accessible ironmongery, switches and emergency alarms; provision of cycle store charging points for mobility scooters; outwardly opening public toilet doors and a wheelchair accessible and Changing Places standard toilet.

INFORMATIVE: Green Roof Irrigation

The details submitted for the irrigation of the green roofs of the buildings shall include the water delivery system to planting beds, water source, automatic control system, times and amounts of water to planting beds, system maintenance details (to be included within the Management Plan).

INFORMATIVE: Residents Parking Permits

Future residents of the aparthotel will not qualify for any Residents' Permits, including visitors permits, within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: Taxi Feeder

The applicants are encouraged to engage with the Council and the Train Operating Company to seek to provide alternative arrangements for the taxi feeder rank that will be removed as a result of building B2.

INFORMATIVE: Designing Out Crime

The applicants are advised to contact the Policy Architectural Liaison Officer regarding designing out crime prior to the detailed designs of the buildings being undertaken.

INFORMATIVE: Maintenance of Private Roads

Maintenance of Private Roads: Guidance document. As part of the release of any condition relating to the future management and maintenance of the proposed streets within a development prior to either the signing of a Section 38 Agreement of the Highways Act 1980 or the establishment of a Private Management and Maintenance Company, the developer should provide the following level of information: A Plan showing the proposed hard standing types on the proposed development. A Document stating how the private roads, paths etc., will be maintained in the short and long term. A suggested Maintenance Document is provided below to assist in the creation of the same by the developer. Areas to be offered to the Local Highway Authority for adoption under S38 of the Highways Act 1980: 1. In the short term, i.e. prior to the signing of the Section 38 Agreement, the Contractor will maintain the roads prior to adoption ensuring a suitable level of maintenance to facilitate future adoption and a safe working site. 2. Should the Section 38 Agreement not be signed or completed, the Contractor will maintain the roads prior to site completion and handover to a level which would otherwise be deemed suitable

for adoption by the Highways Authority. 3. The site shall be inspected once a year and any failures within the potential adopted public highway shall be repaired to the requirements of the Housing Estate Road Construction Specification current at the time within 28 days of the inspection or within 7 days if the damage is deemed to represent a hazard to the users of the site. 4. Any damage reported to the owner of the road shall be inspected within 5 working days and remedial action in accordance with the above shall be undertaken.

A regular inspection regime shall be implemented in accordance with the schedule below: Maintenance Schedule for private highways Regular maintenance, should include for the Sweeping of carriageways, footways, footpaths and shared surfaces, this should be undertaken three times a year: i. End of winter (March) ii. Mid-summer (July-August) iii. After main autumn leaf fall

Cleaning of gullies should be undertaken annually after main autumn leaf fall

Lantern inspection should be undertaken twice yearly at the end and start of British Summer Time any faulty lanterns will be replaced within 10 days of the inspection

Herbicide application should be undertaken annually during May

Monitor inspection chambers and catchpits annually and clean as required

Monitor soakaway chambers annually and clean as required

5. Within six months of the site handover, a Management Company will be set up by the Developer to maintain all access roads to an adoptable standard until any adoption by the Local Highway Authority takes place or otherwise for the lifetime of the development. The Management Company will maintain the private roads in accordance with the requirements detailed above in perpetuity. Maintenance of Private Access Driveways 6. The responsibility for maintaining private access driveways, either permeable or non-porous, will be shared by local homeowners, whose homes the driveways serve. The ownership of the driveways will be shared by said homeowners or by a Management Company set up by the Developer. 7. Individual homeowners will be made aware of their responsibilities for maintenance via the sale deeds for the houses and this will be reinforced by details included in homebuyers packs produced by the Developer. It will be stated that it is a legal requirement for the necessary maintenance for highways (and other features) to be undertaken. The Management Company set up by the Developer will enforce this aspect during the lifetime of the development.

Maintenance of Private Permeable Paving 8. Areas of private permeable block paving which will be used by a single owner will be conveyed as part of the plot land sale for the relevant dwelling. 9. The maintenance responsibility private permeable paving will be by the individual homeowners who will be made aware of their responsibilities for maintenance via the sale deeds for the houses and reinforced by details included in homebuyers packs produced by the Developer. It will be stated that it is a legal requirement for the necessary maintenance for driveways (and other features) to be undertaken. The Management Company set up by the Developer will enforce this aspect during the lifetime of the development. 10. All non-porous private access driveways etc., shall be maintained in accordance with the requirements of table 1 and paragraphs 3.and 4 above. 11. The required maintenance regime for all permeable paving is set out in the schedule below: Maintenance of the private permeable driveways Permeable drives shall be swept and

vacuumed three times/year: i. At end of winter (March) ii. Mid-summer (July-August) iii. After autumn leaf fall, or as required based on site-specific of clogging or manufacturers recommendations See Note 1

Occasional Maintenance: stabilise and mow contributing and adjacent areas. This should be carried out as required

The removal of weeds should be carried out as required. Any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of paving will need to be remediated as required

Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users carried out as required.

Reconstruction of surface and upper sub-structure will be carried out as required (if infiltration performance is reduced as a result of significant clogging).

Monitoring the initial inspection Inspect for evidence of poor operation and/or weed growth and if required take remedial action. Then monthly for 3 months after Installation and 3-monthly & 48hrs after any storm that is considered to be a 1:30year event.

Inspect silt accumulation rates and establish appropriate sweeping frequencies this is to be carried out annually.

Monitor inspection chambers and catchpits and clean as required this is to be carried out annually. Note 1: Pervious surfaces need to be regularly cleaned of silt and other sediments to preserve their Infiltration capability. As suggested a minimum of three surface sweepings per year is relevant although Manufacturers recommendations should always be followed.