

Appendix 1, Proposed Conditions 21/00264/FUL

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:

Site Location Plan D7801	Rev 03
Site Location Plan D7802	Rev 07
B2 Ground Floor Plan D7100	Rev 08
B2 First Floor Plan D7101	Rev 06
B2 Second Floor Plan D7102	Rev 06
B2 Third Floor Plan D7103	Rev 06
B2 Fourth Floor Plan D7104	Rev 06
B2 Fifth Floor Plan D7105	Rev 06
B2 Roof Plan D7106	Rev 04
B2 Basement Plan D7198	Rev 04
B2 Basement Plan D7199	Rev 05
B2 Section A-A D7500	Rev 02
B2 West Elevation D7700	Rev 04
B2 East Elevation D7701	Rev 05

B2 South Elevation D7702	Rev 05
B2 North Elevation D7703	Rev 04
F2 Ground Floor Plan D8100	Rev 09
F2 First & Second Floor Plan D8101	Rev 06
F2 Third Floor and Roof Plan D8103	Rev 06
F2 Basement Floor Plan D8105	Rev 06
F2 Section A-A D8500	Rev 03
F2 Section B-B D8501	Rev 03
F2 Section C-C D8502	Rev 03
F2 West & East Elevation D8710	Rev 04
F2 South Elevation D8711	Rev 04
F2 North Elevation D8712	Rev 03
646.04 (MP) Landscape Masterplan Rev	P8
General Arrangement MMD-217382-C-DR-10- XX-5027	P7

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) Public realm provisions as shown on plan MMD-217382-C-DR-10- XX-5027 P7
- iii) The location and sequence of provision of any temporary buildings and hoardings on land for construction purposes
- iv) Temporary connections and their details for pedestrians, cyclists, vehicular routes and parking provisions during the construction phase.

Building F2 shall not be occupied until such time as the hard surface public realm provisions and all proposed new zebra crossings (subject to safety audit) 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).

Public Access Public Realm

7. The public realm works as shown on drawing number MMD-217-382-C-DR-10-XX-5027 Rev P7 shall be open for use by the public at large at all times (save for one day a year, if

the applicant wishes to prevent the route becoming a highway) for the life-time of the development.

Reason: For the safe and effective operation of the transport link and public highway (Cambridge Local Plan 2018 policies 55, 56 and 81).

Chisholm Trail Link

8. Subject to the County Council identifying the final route of the Chisholm Trail through the Station car park and securing all of the rights necessary for its implementation and provided that the final route connects with the future proofed connection that the applicant has shown on plan reference MMD-217382-C-DR-10-XX-5027_P7 the car parking spaces affected by the future connection will be removed / re-aligned within two months of notification from the County Council or as otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests on delivering the Chisholm Trail (Cambridge Local Plan 2018 policies 25, 56, 57, 59 and 80).

One Station Square

9. Behind One Station Square, a 3m wide zone to enable cyclists to pass and connect to Station Road from Great Northern Road shall be maintained at all times. The bollards as shown on plan ref: MMD-217382-C-DR-10-XX-5028 P1 shall be replaced with cycle friendly alternative bollards at minimum 1.5m spacing prior to the occupation of either B2 or F2, whichever is the sooner.

Reason: In the interests of providing a high-quality cycling link through the CB1 areas (Cambridge Local Plan 2018 policies 25, 56, 57, 59 and 80).

Great Northern Road Third Party Works

10. Building F2 shall not be occupied until all the works within the blue line as identified on plan reference MMD-217382-C-DR-10-XX-5027_P7 have been carried out.

Reason: In order to ensure that the pedestrian and cycle path improvements on Great Northern Road can be delivered in full (Cambridge Local Plan 2018 policies 25, 56, 57, 59 and 80).

Great Northern Road Zebra Crossing

11. Prior to the occupation of the F2 building, the proposed zebra crossing to the immediate west of the Great Northern Road mini-roundabout as shown on plan reference MMD-217382-C-DR-10-XX-5027_P7 shall be provided as part of the public realm improvements unless the outcome of a Road Safety Audit indicates that it should not, in which case an

alternative scheme shall be submitted to and approved in writing by the Local Planning Authority and provided within the same timescale.

Reason: In the interests of high safety (Cambridge Local Plan 2018 policy 80).

Station Road Bus Stops

12. Prior to the occupation of building F2, 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

13. 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

14. No development above ground level of either building B2 or F2 shall commence until full details of both hard and soft landscape works, which accord with the Robert Myers Masterplan P8 and the drainage strategy, 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, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (including attenuation crate structures, permeable paving, rain gardens/biorientation features, power, communications cables, pipelines indicating lines, manholes, supports); 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. The works shall be carried out in full in accordance with the approved phasing plan.

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

15. Prior to the 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

16. 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

17. 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, 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).

Waste

18. Operational waste storage, management and collection for buildings F2 and B2 shall be carried out in accordance with the Operational Waste Management Strategy (January 2021).

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

Block B2

Aparthotel Use

19. 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).

20. 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

21. 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
- e) Design of the appearance of vehicular entrances, associated signage and traffic control measures
- f) Design and planting plan of the green roof system 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

22. 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

23. 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

24. 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

25. The development shall be carried out in accordance with the submitted Surface Water and Foul Water Drainage Strategy TN01 (ref: 337607), prepared by Mott MacDonald January 2021

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).

Foul Water

26. The applicants shall ensure that no basement drainage development works are commenced until a detailed design for the foul pump, including supporting calculations have been carried out to ensure foul water will drain from the building to a satisfactory standard.

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

27. 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)

EV Bespoke – MSCP Electric Vehicle Charge Points

28. 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 and their power rating output for 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 charging provision in the form of conduits and ducts for all remaining car parking spaces to allow EV fitting 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).

Acoustic Compliance

30. The noise insulation scheme and mitigation requirements for building B2 as stated within the Hilson Moran "Acoustic Planning Report – noise and vibration assessment" dated 21 December 2020 shall be fully implemented, maintained and not altered prior to the occupation of B2 and F2 blocks

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

Plant noise insulation

31. 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 21 December 2020

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

Delivery hours and Service Plan

32. 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 and only in accordance with a Service and Delivery Plan, addressing how all vehicles are to be safely manoeuvred (with the use of a banks-person as appropriate), that shall be submitted to and approved in writing by the local planning authority prior to the occupation of building .

Reason: In order to safeguard residential amenity and in the interests of highway safety (Cambridge Local Plan 2018, policies 35, 36, 80 and 81)

Waste compactor

33. 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

34. 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

35. 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

36. 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

37. 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

38. 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

39. 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

40. 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 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

41. Prior to the commencement of the development of building B2 (or phase of) with the exception of works agreed under condition 40 and in accordance with the approved investigation strategy agreed under clause (b) of condition 40, 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.

42. 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 41 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

43. 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 40 and implemented under condition 41 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

44. 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

45. 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 40 above. The approved remediation shall then be fully implemented under condition 41.

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

46. 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

47. 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

48. 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

49. The proposed on-site renewable and low carbon technologies for building B2 as set out in the Hilson and Moran Sustainability Statement 8 January 2021, shall be fully installed and operational prior to the occupation of building B2.

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).

Greywater harvesting implementation

50. The proposed greywater harvesting system for Block B2 shall be fully installed and operational prior to the occupation of any approved buildings 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 Block B2.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Travel Plan

51. 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).

Fire Hydrants

52. Prior to the occupation of building B2, a scheme detailing the location and provision of fire hydrants in accordance with a Risk Assessment for the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully carried out in accordance with the approved plans prior to the occupation of B2.

Reason: In the interests of public safety

Block F2

Design

53. 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

54. 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

55. 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

56. 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

57. The development shall be carried out in accordance with the submitted Surface Water and Foul Water Drainage Strategy TN01 (ref: 337607), prepared by Mott MacDonald January 2021

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).

Foul Water

58. The applicants shall ensure that no basement drainage development works are commenced until a detailed design for the foul pump, including supporting calculations have been carried out to ensure foul water will drain from the building to a satisfactory standard.

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

59. Prior to the occupation of building F2, 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 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)

Acoustic Compliance

60. The noise insulation scheme and mitigation requirements for building F2 as stated within the Hilson Moran “Acoustic Planning Report – noise and vibration assessment” dated 21 December 2020 shall be fully implemented prior to the occupation of the building, maintained and not altered.

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

Plant Noise Insulation

61. 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 21 December 2020.

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

Delivery hours and Service Plan

62. 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 and in the interests of highway safety (Cambridge Local Plan 2018, policies 35, 36, 80 and 81)

Artificial Lighting

63. 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

64. 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

65. 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

66. 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

67. 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

68. 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

69. 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

70. Prior to the commencement of the development of building F2 (or phase of) with the exception of works agreed under condition 69 and in accordance with the approved investigation strategy agreed under clause (b) of condition 69, 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.

71. 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 70 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

72. 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 69 and implemented under condition 70 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

73. 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

74. 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 69 above. The approved remediation shall then be fully implemented under condition 70.

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

75. 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

76. 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

77. 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

78. The proposed on-site renewable and low carbon technologies for building F2 as set out in the Hilson and Moran Sustainability Statement 8 January 2021, shall be fully installed and operational prior to the occupation of building F2.

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

79. 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

80. 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)

Fire Hydrants

81. Prior to the occupation of building F2, a scheme detailing the location and provision of fire hydrants in accordance with a Risk Assessment for the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully carried out in accordance with the approved plans prior to the occupation of F2.

Reason: In the interests of public safety

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.

INFORMATIVE BASEMENT CAR PARK

Any small scale dewatering in the course of building or engineering works which is greater than 20 cubic metres per day and does not meet the conditions of the groundwater abstraction exemption under Regulation 5 of the Water Abstraction and Impounding (Exemptions) Regulations 2017 will require an abstraction licence from the Environment Agency. See the EA's full response on the application file.