

## **St John's Innovation Park**

**20/03524/ful**

### **CONDITIONS AND INFORMATIVES LIST**

Upgrade to existing access roads and Cowley Road (as part of a wider proposal for the erection of a 5 storey building and a 6 storey building for commercial/business purposes, erection of a transport hub, gymnasium, surface parking, landscaping and associated infrastructure including demolition of the existing building (St John's House) and associated structures).

#### Conditions

##### **1. Time limits**

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon).

##### **2. Approved plans**

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

#### *Drawings*

Site location plan 6152-SRA-ZZ-ZZ-DR-A-02001 PO1

Surface finishes plan TOWN711(08)5003 R10

#### *Documents*

Acoustic Planning Statement

Design and Access Statement

Flood Risk Assessment

Travel Plan 70051988-WSP-TP-001

(Reason – For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).

### **3. Demolition and Construction Management Plan**

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction, and phasing programme.
- b) Details of any proposed temporary structures, works, plant or machinery required in relation to construction of the building of more than 10m above existing ground level in height.
- c) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring, and enforcement measures.
- d) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- e) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority
- f) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- h) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- i) Dust mitigation, management / monitoring, and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- j) Use of concrete crushers.
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site artificial lighting including hours of operation, position and impact on neighbouring properties.

- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Details of tree protection measures.
- p) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- q) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- r) External safety and information signing and notices.
- s) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- t) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

(Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of residents/occupiers in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

## **Transport**

### **4. Cycle route details**

Notwithstanding the approved plans, no development above base course shall take place until detailed designs of the cycle routes within the site have been submitted to and approved in writing by the Local Planning Authority. The detailed designs will follow the principles of Local Transport Note 1/20.

The details shall include the consideration of the following aspects:

- a) Crossing points
- b) Levels and sections
- c) Materials

The development shall be implemented in accordance with the approved design before the occupation of any building.

(Reason: To ensure the appropriate design of cycle routes within the site in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018).

### **5. Traffic management**

No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv) Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway. The development shall be carried out in accordance with the approved details.

(Reasons - In the interests of highway safety).

## **6. Adopted highway**

Prior to the occupation of any development, the proposed access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and should be constructed of a bound material for the first 5m from the highway boundary to prevent debris from spilling out onto the adopted public highway.

(Reasons - In the interests of highway safety).

## **Landscaping and Ecology**

### **7. Hard and soft landscaping**

No development above slab level shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority.

Hard landscaping 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 (e.g. drainage (particularly near tree planting), power, communications cables, pipelines indicating lines, manholes, supports), bridges and retaining structures.

Soft landscaping details shall include indications of all existing trees and hedgerows on the land and details of any to be retained. The details shall also include specification of all proposed trees, hedges, and shrub planting, which shall include details of species, density, tree pits, and size of stock.

The development shall be carried out in accordance with the approved details.

(Reason – In the interests of visual amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

## **8. Hard and soft landscaping – timing and implementation**

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out within the first planting season after the occupation of Building 1. If within a period of five years from the date of planting, or replacement planting, any tree or plant is removed, uprooted, or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as reasonably practicable.

(Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018).

## **9. Lighting design for biodiversity**

No development shall be occupied until a “lighting design strategy for biodiversity” for features or areas that are proposed to be lit, shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

(Reason - To minimise disturbance, harm, or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018).

## **10. Landscape and Ecological Management Plan (LEMP)**

No development above base course shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved on site.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

(Reason - To minimise disturbance, harm, or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018).

## **Drainage**

### **11. Surface water drainage**

No development above base course level shall commence until a detailed design of the surface water drainage of the site, including details of how the scheme would be managed and maintained, has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Phase 1 drainage strategy and SuDS Report prepared by Ramboll (ref: SJIP-RAM-XX-XX-C-RP-000100) dated July 2020 and shall also include:

- a) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- b) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- c) Temporary storage facilities if the development is to be phased;
- d) A timetable for implementation if the development is to be phased;
- e) Full details of the proposed attenuation and flow control measures
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system.
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- j) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

(Reason - To ensure that the proposed development can be adequately drained, to ensure that there is no increased flood risk on or off site resulting from the proposed development, and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policy CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

## **12. Surface water drainage scheme maintenance**

No development shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works, have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

(Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent

land/properties or within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

## **Informatives**

### **Contaminated land**

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

### **Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS)**

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here:

<https://www.gov.uk/government/collections/groundwater-protection>.

In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G1.

### **Pollution Control**

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or impermeable parking areas



for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

### **Oil tanks**

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

### **Dewatering during construction**

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.

The Environment Agency assesses applications to abstract water against local water availability. In groundwater bodies where water is already fully committed, there is a presumption against issuing new consumptive groundwater licences. In the case of dewatering we consider a licence to be consumptive where the water cannot be returned locally to the aquifer. Whilst this may be deemed acceptable for short-term dewatering where water is returned to the environment, this would be assessed on a case-by-case basis. However, in such cases a consumptive groundwater licence may not be issued long-term and the applicant must ensure that any construction is engineered such that permanent dewatering will not be required. This is especially important if the development is proposing sub surface structures such as basements.

If you consider that dewatering may be necessary, please contact your local EA office at your earliest convenience or submit a pre-application to receive up to 15 hours of free pre-application advice. For more information visit:

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#types-of-licence>