

Conditions

Time Limits

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).

Approved Drawings

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Use

3. The development hereby approved shall be only be used for purposes falling within Class E(g) of Schedule 2 Part A of the Town and Country Planning (Use Classes) Order 1987 (as amended), and for any associated ancillary uses.

Reason: In the interests of good planning, for the avoidance of doubt and to maintain the provision of employment land to meet strategic needs (Cambridge Local Plan 2018 policies 2, 27, & 41).

Levels

4. No development, other than demolition and site clearance, shall take place until a plan showing the finished floor levels of the proposed development in relation to the existing and proposed ground levels of the surrounding land has been submitted to and approved in writing by the Local Planning

Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected (Cambridge Local Plan 2018 policies 55, 56 and 57).

Archaeology

5. Archaeological works shall be carried out in accordance with the Written Scheme of Investigation prepared by AOC reference 80004 dated May 2021.

Reason: To ensure that before any demolition and or development commences that an appropriate archaeological investigation of the site has been implemented. before development commences. (Cambridge Local Plan 2018 policy 61).

Construction and Environmental Management

6. 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 protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

Plant Equipment Noise

7. Prior to the installation of operational plant, machinery or equipment, 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 and retained as such.

The combined rating level of sound emitted from all operational plant, machinery or equipment associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Hoare Lea Acoustics Environmental Survey and Planning Assessment – Revision 01 – 18.05.2020 (Document reference: REP-1010934-5A-MB-20200407).

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

External Lighting

8. Prior to the installation of any external artificial lighting, an external artificial lighting scheme, including hours of lighting, shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any external 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: To protect the amenity of the adjoining properties and to conserve and enhance. (Cambridge Local Plan 2018 policy 35)

Collections and Deliveries

9. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays.

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

Electric Vehicle Charging

10. The proposed Electric Vehicle Charge Point Strategy as detailed in the 'Amendments Covering Letter' produced by Bidwells and dated 22nd June 2021 and shown on the 'Electric Vehicle Charging Point Layout' (ref: 0209502-HL-XX-GF-GA-E-620-0001 Rev D) produced by Hoare Lea shall be fully installed before the development is occupied and retained as such. For avoidance of doubt, fully installed means the installation of 11 fast charge points, 83 slow charge points and the ducting for a further 30 slow charge spaces.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality

(Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Contamination

11. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

Surface Water Drainage

12. No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the building.

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Ramboll UK Limited (ref: 1620005201) dated 20th August 2021 and shall also include:

- a) Full results of the proposed drainage system modelling up to the 1% AEP (1 in 100) storm event plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban

- creep, half drain down times, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - c) Full details of the proposed attenuation and infiltration measures;
 - d) 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;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

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

Surface Water Drainage Maintenance

13. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted (Cambridge Local Plan 2018 policies 31 & 32).

Nest Boxes

14. Prior to occupation, a scheme for the provision of nest boxes, in accordance with the MKA Ecology Preliminary Ecological Appraisal 2020 Update report, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. The building shall not be occupied until nest boxes have been provided in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

Ecological Surveys

15. No development, including site clearance, shall commence until a badger survey has been produced and carried out within the site by a licensed ecologist, and a method statement for the removal of vegetation to avoid harm to reptiles has been produced as recommended by the MKA Ecology Preliminary Ecological Appraisal 2020 Update report. A report of the findings including a suitable mitigation strategy if required, should the above specified species be found, shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with the approved report.

Reason: To ensure that before any development commences important specified species are fully protected. (Cambridge Local Plan 2018 policy 57).

Airport Safeguarding

16. Prior to occupation, a Bird Hazard Management Plan shall be submitted to and approved in writing by Greater Cambridge Shared Planning. The submitted plan shall include details of:

- a. Monitoring of any standing water within the site temporary or permanent
- b. Sustainable urban drainage schemes (SUDS) – Such schemes shall comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

- c. Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 8 ‘Potential Bird Hazards from Building Design’ (available at www.aoa.org.uk/policy-campaigns/operations-safety/) * See next page for information *
- d. Reinstatement of grass areas
- e. Maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- f. Which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- g. Monitoring of waste imports (although this may be covered by the site licence)
- h. Physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- i. Signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved, prior to occupation and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by Greater Cambridge Shared Planning

Reason: To minimise the attractiveness of the development to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

BREEAM Design Stage Certification – Shell & Core

17. Within 12 months of commencement of development, a BRE issued New Construction Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM ‘very good’ as a minimum will be met, with 5 credits for Ene01 (reduction of energy use and carbon emissions) and 4 credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM ‘very good’, a statement shall also 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM Design Stage Certification – Fit Out

18. Prior to occupation, a BRE issued Refurbishment and Fit-Out 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. Where the Refurbishment and Fit-Out Certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM Final Certification – Shell & Core

19. Within 12 months of occupation a BRE issued New Construction 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

BREEAM Final Certification – Fit out

20. Within 12 months of occupation, a BRE issued Fit-Out 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Energy Strategy

21. The development, hereby permitted, shall not be occupied or used until the approved approach to meet a reduction in carbon emissions has been fully implemented, as set out in the Energy Strategy by Hoare Lea dated May 2020. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Materials

22. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include a materials schedule, images and specifications of the materials and scaled coloured elevations incorporating the proposed materials. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018; Policies 55 and 57).

Public Art

23. Prior to occupation of the building hereby approved, full details of a scheme of public art shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for public art shall be carried out in accordance with the approved details not later than 6 months after the first occupation of the building or within a timeframe set out and agreed within the submitted scheme.

Reason: In the interest of creating successful, high quality, attractive environments, Cambridge Local Plan 2018 policy 55.

Landscape Works

24. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority 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 (e.g. drainage (particularly near tree planting), power, communications cables, pipelines indicating lines, manholes, supports), bridges and retaining structures. Soft Landscape works shall include detailed planting plans showing location of species; written specifications (including any soils importation and quality control of soils) 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 development shall be carried out in accordance with the approved details.

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

25. No landscape works shall commence until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Landscape Management & Maintenance Plan

26. Prior to first occupation or the bringing into use of the development, hereby permitted, 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).

Boundary Treatments

27. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Tree Pits

28. No development above ground level, other than demolition, shall commence until full details of all tree pits, including those in planters, hard paving and soft landscaped areas 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).

Brown Roof

29. Details of the brown roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the brown roof(s) shall include means of access for

maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- a. Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b. The biodiverse (brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- c. Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- d. Evidence of installation shall be required in photographic form prior to handover.

The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

Car Parking Management Strategy

30. Where a reduction in parking provision is agreed in accordance with the approved Car Parking Management Strategy, full hard and soft landscaping details for the parking areas to be removed shall be first submitted for approval in writing to the Local Planning Authority.

The landscape works shall be implemented in full in accordance with the approved details and maintained thereafter.

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).

Bus Stop Upgrade Works

31. The development shall not be occupied until the existing eastbound bus stop on Fulbourn Road located to the west of the PTP main site access has been upgraded to comprise an appropriate bus shelter. The details and location of the bus shelter to be installed shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation.

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

Travel Plan

32. Prior to occupation of the development a Travel Plan shall be 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 how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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

Cycle Facilities

33. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles, and details of showering and changing facilities, have been submitted to and approved in writing by the Local Planning Authority. The details shall include type and layout of cycle stands including for non-standard bikes. The facilities shall be provided in accordance with the approved details and shall be retained as such.

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

Informatives

Environmental Health

1. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:
 - 6: Requirements for Specific Lighting Schemes
 - 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
 - 8: Further technical guidance related to noise pollution

Surface Water Drainage

2. 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.

Pollution Controls

3. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

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.

Foul Water Drainage

4. Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available.

Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

Oil Storage

5. 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.

Brown roofs

6. All brown roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753).

Bird Hazard Management

7. The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof.

Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport (CIA) Airside Operations staff. In some instances it may be necessary to contact CIA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

High Pressure Gas Pipeline

8. There is a high pressure gas pipeline in close proximity to the development. The pipeline has an easement in operation. Landscaping within the easement is restricted and must have formal written approval from Cadent Gas prior to commencing works.

The developer is to contact plantprotection@cadentgas.com for further guidance before commencing works.