

Application Number	21/01136/FUL	Agenda Item	
Date Received	11th March 2021	Officer	Aaron Coe
Target Date	10th June 2021		
Ward	Market		
Site Proposal	164-167 Abbeygate House East Road Cambridge Demolition of existing building and redevelopment of the site to provide a new building containing retail and office floorspace (Use Class E).		
Applicant	c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The principle of the office use on upper floors and retail at ground floor is considered acceptable - The design, scale and massing is considered to be acceptable - The proposal will not harm the amenity of nearby properties.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site (Abbeygate House) occupies a prominent corner plot fronting East Road to the south east. Immediately north of the site is the Grafton shopping centre and the existing bus turning area where consent has been granted for the erection of a hotel (application reference 19/0512/FUL).
- 1.2 The site lies within the Grafton Area of Major Change. The Grafton Area SPD identifies the application site as an area for retail at ground floor level and residential development (including student accommodation) and/ or office use as a complementary use at upper floors.

- 1.3 As existing the ground floor is currently occupied by British Heart Foundation with first and second floors in office use.
- 1.4 The application site is adjoined by residential development to the south and on the other side of East Road there are a number of residential properties. To the north-west is Burleigh Street which is a retail high street. Immediately behind the site is Crispin Place and Burleigh Place which are service roads accessing the back of the Grafton Centre and other properties.
- 1.5 The site lies outside of the Conservation Area but views of the site are possible from the Mill Road, Riverside and Kite Conservation Area.

2.0 THE PROPOSAL

- 2.1 The application proposes the demolition of the existing three storey building and erection of a new building to provide retail use at ground floor and office use at upper floors. The building is proposed to have a maximum height of 23.25m (6 storeys). The massing of the building has been broken down so the building is part 3, part 4 and part 6 storeys in height.
- 2.2 A retail unit is proposed at ground floor to retain an active frontage along East Road and the entrance to the office building is located at the corner of the building fronting East Road. The lobby of the office provides shower rooms and a reception space for employees and visitors.
- 2.3 The proposal does not have any dedicated car parking on site other than the proposed disabled car parking space to the rear of the site. 194 cycle parking spaces are proposed in total.
- 2.4 The application seeks a 5-year planning permission to enable the building to become vacant and for the site to be able to be redeveloped as there are existing tenants in place until 2025.

3.0 SITE HISTORY

Reference	Description	Outcome
C/84/0816	Erection of retail storage and office building	Perm

10/1185/FUL Installation of a new shopfront Perm

4.0 PUBLICITY

4.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notice Displayed: Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 2, 3, 5 10, 11, 12, 14, 27 28, 31, 32, 33, 34, 35, 36, 55, 56, 57, 59, 60, 61, 64, 70, 71, 80, 81, 82

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

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A)
Supplementary Planning Documents	Grafton Area of Major Change - Masterplan and Guidance
Previous	Sustainable Design and Construction (Jan

Supplementary Planning Documents	<p>2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cambridge City Nature Conservation Strategy (2006)</p>
	<p><u>Area Guidelines</u></p> <p>Kite Area Conservation Area Appraisal (2014)</p> <p>Mill Road Area Conservation Area Appraisal (2011)</p>

	Riverside and Stourbridge Common Conservation Area Appraisal (2012)
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6.0 CONSULTATIONS

The applicant has gone through an extensive pre application process and consultations with relevant specialists. A pre application members briefing was provided on 26th August 2020.

Cambridgeshire County Council (Highways Development Management)

- 6.1 Drawing number 18119_07_020 P1 and 18119_07_100 P1 (Proposed Site Plan and Proposed Ground Floor Plan respectively) show three sets of doors opening over a pedestrian route, it is not possible from the information provided to be certain that these doors do not over sail the adopted public highway, however, in any event a simple and obvious hazard that affects the most vulnerable travel mode group should be designed out of a scheme and not into one. The above request may be overcome if the doors are shown opening, so they do not interfere with the pedestrian route.
- 6.2 The applicants have submitted a revised drawing 18119_07_100 P2 showing these doors opening inwards to address this concern.
- 6.3 Conditions required in respect of the following:
- Traffic Management Plan
 - Demolition and construction vehicle restrictions
 - Falls and levels

Cambridgeshire County Council Transport Assessment Team

- 6.4 The proposed development is acceptable subject to a contribution of £500,000 towards the proposed passenger, transport, public realm and pedestrian improvement works on East Road.
- 6.5 Condition required to secure:
- Travel plan

Environmental Health

- 6.6 The proposed development is acceptable subject to the following conditions:
- Contaminated land (prelim, remediation strategy, remediation implementation, completion report, material management, unexpected contamination.)
 - Construction hours
 - Collection during construction
 - Construction, demolition noise, vibration and piling
 - Dust
 - Noise assessment
 - Delivery hours restriction
 - Odour/ extraction
 - Artificial lighting details

Sustainable Drainage Engineer

- 6.7 The proposed development is acceptable subject to conditions relating to the following:
- Surface water drainage scheme
 - Management and maintenance
 - Foul drainage

Lead Local Flood Authority

- 6.8 The proposed development is acceptable subject to conditions relating to the following:
- Surface water drainage scheme
 - Methods to manage surface water run off

Tree officer

- 6.9 Appreciate that the layout provides the two Ash trees with a little more space, but the height of the building and the extent of fenestration on the northeast elevation creates a new conflict. Given that the existing relationship between trees and the building is less than ideal and that the proposed layout increases the width of the pavement, it is a good opportunity for replacement planting. This is providing the replacement trees are moved away from the building and are trees of reasonable stature, both at planting and in terms of their ultimate size, and that suitable rooting volume is made available.

Landscape officer

- 6.10 The scheme went through a series of iterative pre-application meetings with consultees and officers before arriving at the current scheme. Each iteration improved issues to do with scale, mass, articulation and issues associated with townscape, landscape and visual impact. The proposal as submitted is found to successfully integrate the new building into the surrounding context and form.
- 6.11 The Townscape and Visual Impact assessment was used as a tool in the iterative design process and now supports the current design and demonstrates a successful integration into the emerging townscape as guided through the SPD. It is considered that the proposals comply with Policy 60 which outlines how tall buildings should be considered in Cambridge.
- 6.12 The landscape proposals have also gone through the same iterative process and are found to be acceptable. The overall increase of street trees on both East Road and Burleigh Street are welcome and the roof gardens will help to soften the elevational views of the buildings from the surrounding areas.
- 6.13 Landscape officers supports the application subject to the following conditions:
- Hard and soft landscaping
 - Tree pit details

Cambridge City Council Urban Design officer

- 6.14 The design of the proposed development is a carefully considered response to the context and the proposal makes a positive contribution to the architecture and public realm of East Road, Crispin Place and Burleigh Place. The layout of the building successfully integrates the functional aspects of the design including refuse, cycle storage and plant. The arrangement of the different spaces is logical and incorporates the flexibility to accommodate different tenancy arrangements. The application includes bay sections, which show that the design of the buildings has been resolved to achieve high-quality elevations with materials that complement those of the

surrounding buildings. Taking the above into account, the proposed scheme is supported in Urban Design terms subject to conditions relating to the following:

- External materials, sample panel and further cycle parking details.

Cambridge City Council Conservation officer

- 6.15 Abbeygate House is a three storey large building and forms part of the Grafton Centre site close to the Kite conservation area and opposite the northern point of the Mill Road conservation area.
- 6.16 This proposal is for an articulated building which steps up from three storeys where it sits against the existing older properties along East Road, rising to six storeys alongside a previously consented 8 storey hotel. This scheme has been presented to and revised in response to comments from the Design and Conservation Panel which agreed that it was a well-considered approach to this site. The reduction in scale towards the south of the building responds to the domestic scale of the buildings on the corner of Burleigh Street and will sit amongst the family of other large scale commercial buildings proposed for this section of East Road.
- 6.17 The proposed development is considered to have a neutral effect on the settings of the nearby conservation areas and will comply with policy 61 of the 2018 Local Plan.

Sustainability Officer

- 6.18 The overall approach to integrating sustainable design and construction considerations into the design of this new building is welcomed, which includes achievement of BREEAM 'excellent'.
- 6.19 The energy strategy follows the energy hierarchy, with improvements made to the fabric of the building, followed by energy efficiency measures and then the specification of a 100m² photovoltaic array, to be located on a light weight metal gantry above the roof top plant to optimise roof space. SBEM calculations show a relatively conservative estimate of a 15.7%

reduction in emissions using this approach, although it should be noted that this figure is calculated using old emissions factors. The actual carbon emissions reductions from this fossil fuel free building are likely to be greater than suggested by these calculations.

6.20 With regards to water efficiency, the proposals include the use of rainwater harvesting to reduce WC water demand by 54%, leading to potable water use of 13 litres/person/day. This achieves maximum BREEAM credits for water efficiency in line with the requirements of policy 28, which is supported. The location of the water harvesting tanks is shown on the Proposed Ground Floor Plan (drawing number 18119_07_100 Rev P1).

6.21 The submission has given consideration to embodied carbon, with the scheme targeting embodied carbon of <600 kgCO₂e/m². This is in line with the 2020 target recommended by LETI in their embodied carbon primer and represents an improvement on the current Business as usual approach of 1000 kgCO₂e/m².

6.22 The development is supported by the sustainability officer subject to conditions:

-BREEAM Design Stage certificate and BREEAM Post construction certificate.

Access Officer

- 6.23
- Double doors should be powered or have one leaf of a minimum 900mm and pull weight of 20N or below.
 - Reception needs dropped section and audio loop.
 - Reception seating needs to be of mixed height and with and without arms.
 - The accessible shower room should be built to Changing Room standard with shower and shower chair mounted on wall. The proposed layout is not acceptable as the transfer space to the shower would leave chair blocking doorway if there was an emergency.
 - All toilet doors should open outwards or have emergency release hinges.
 - Access to all areas of roof gardens must be confirmed.

Anglian Water

- 6.24 No objection or conditions recommended. Flood risk assessment and drainage strategy submitted are acceptable and should be listed as approved documents.

Designing out crime officer

- 6.25 The areas of Crispin Place, Burleigh Place and the bus station area do suffer from reports of rowdy behaviour, begging and violent behaviour – offenders removed from the Grafton Centre tend to hang around this area to create a nuisance. Whilst any work to improve the public realm would always be supported by us there are concerns around placing of additional planters and benches might encourage their misuse. Cycle crime is a problem across Cambridge and this area has seen 43 thefts in a year. This office would welcome any consultation with the applicant should planning approval be given so these issues can hopefully be addressed. Supportive of the application and no further comments at this stage.

Cadent Gas

- 6.26 Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Cambridge City Council Ecology Officer

- 6.27 Content with the baseline survey which identifies no ecological constraints for the site. With regard ecological enhancement, suggest that these would be best targeted at swift box provision, given lack of adjacent habitats for other species. Perhaps a condition specifying details of minimum 10 integrated swift boxes. Specification, number and location to be approved by the Local Planning Authority.

Environment Agency

- 6.28 No objection. Suggested conditions and informatives to secure the details in the FRA relating to groundwater and contaminated land.

Development Contributions Monitoring Officer

- 6.29 The Developer Contributions Monitoring Unit (DCMU) does not propose to seek specific S106 financial contributions under the council's Planning Obligation Strategy SPD 2010, as Cambridge City Council does not seek S106 financial contributions from such developments.

Design and Conservation Panel (Meetings of 11th March and 13th May 2020)

- 6.30 The conclusions of the Panel meeting(s) were as follows:

11th March:

The Panel accepted that the presentation was for a project that was still work in progress and, overall, the feeling was that the design was going in the right direction. However, further development is required and the panel would welcome the opportunity to review the design again, before it is submitted for planning permission.

VERDICT- AMBER (5), abstentions (2)

13th May:

The Panel very much appreciate the exemplary point by point response to the comments provided at the last meeting; and are encouraged that their previous 4 feedback has been used as a means to develop and enhance the design, rather than being regarded as a hurdle to overcome. Some issues have yet to be fully resolved, but the improvements made to date indicate a clear way forward. The design has the potential to make a positive addition to the built environment of the city.

VERDICT - GREEN (3), AMBER (1) with 2 abstentions.

The relevant section of the minutes of the panel meeting(s) are attached to this report as Appendix 1 and 2.

The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 9 Fazeley House
- 11 Fazeley House
- Flat 2 (28-30 Burleigh Street)
- 9 Amblecote House
- 10 Amblecote House
- 11 Amblecote House
- 1 Adam and Eve Street

7.2 The representations can be summarised as follows:

- Concerned the proposed development will impact the amount of light that reaches their property
- Concerned by potential noise, dust and construction traffic caused by the development.
- Cumulative impact in terms of construction noise from this proposal and the Grafton Hotel will harm the amenity of local residents.
- Request the utmost care is taken by the developers to reduce any noise pollution.
- Request construction hours restrictions
- Design and height of the taller building is not in keeping with surrounding development
- Concerned there will be a loss of privacy on bedrooms within Kite House due to the proposed location of the balcony facing towards this building.
- Concerned by the overbearing impact of the proposal

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Residential amenity
4. Landscape
5. Ecology
6. Trees
7. Carbon reduction and sustainable design
8. Water management and flood risk
9. Light pollution, noise, vibration, air quality, odour and dust
10. Inclusive access
11. Refuse arrangements
12. Highway safety
13. Car and cycle parking
14. Planning Obligations (s106 Agreement)
15. Third Party Reps
16. Other matters
17. Conclusion

Principle of Development

Principle of additional office floorspace on upper floors

National Planning Policies

- 8.2 In terms of national planning policies the NPPF (2021) paragraph 86 states that local planning authorities should take a positive approach to the growth of town centres by allocating a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Paragraph 81 of the NPPF (2021) requires planning decisions to support economic growth, local business needs and wider opportunities for development. Paragraphs 119 and 120 of the NPPF require planning policies and decisions to promote effective use of land in meeting the need for homes and other uses and support the development of under-utilised land and buildings.

Local Planning Policies and Grafton Area of Major Change SPD

- 8.3 The relevant Cambridge City Local Plan 2018 policies are policies 2, 12, 40 and 41. Firstly, policy 2 (Spatial Strategy for the location of employment development) states that employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

The Council's aim is to ensure sufficient land is available to allow the forecast of 22,100 new jobs in Cambridge by 2031, including some 8,800 in B-use class (offices and industry). In meeting this need the plan identifies 6 key locations in Cambridge to deliver new employment. It is further noted that there are also likely to be a number of opportunities to redevelop and improve offices throughout Cambridge over the lifetime of the plan. The proposed development will create a significant number of jobs which will contribute towards the new employment target and is therefore considered to be in accordance with this policy. Policy 12 (Fitzroy/Burleigh Street/Grafton Area of Major Change) states that the Council will coordinate the production of a masterplan for the area. The indicative land use masterplan within the adopted Grafton Area of Major Change SPD 2018 (Figure 36) shows the use of the upper floors on this site are indicatively identified as residential (including student accommodation) and or/ office as a complementary use. Paragraph 4.3.20 states that in the long-term, opportunities could exist to incorporate commercial office space on upper floors as part of a mixed-use development.

- 8.4 Local Plan Policy 40 supports the expansion of business space in City Centre locations, provided that they are of an appropriate scale and are part of mixed-use schemes with active frontage uses where practicable at ground floor level. The application site is located within a designated Primary Shopping Area in the City Centre of Cambridge, which is identified as an appropriate location for the visitor economy. The location of this office floorspace, which forms part of a mixed-use development is considered to be appropriate. The scheme introduces a frontage to East Road and provides more activity than the existing arrangement. Local Plan Policy 41 sets out a presumption against the loss of any employment uses and that development resulting in the loss of employment will be resisted. The proposed development seeks to redevelop the site to provide more employment uses within a modernised building. The scheme therefore complies with this policy by providing a more modern office development which successfully protects the sites existing employment use.
- 8.5 It is acknowledged that the proposed use of all upper floors for office space is not entirely compliant with Policy 12 which identified the site for a mixed use residential led (including student accommodation) scheme and or/ office as a

complementary use. However, given that the land use map within the adopted Grafton SPD is 'indicative' it is officers opinion that subject to assessment of the other relevant policy considerations set out above the introduction of office space in this location could be considered acceptable in principle. As mentioned above, the existing upper floors of the building on the application site are currently used for office space and the proposed retention and expansion of this use in this location is in accordance with Policy 40 (development and expansion of business space) and policy 41 (protection of business space) of the Cambridge Local Plan 2018. Moreover, there has been a significant number of recent approvals on unallocated sites for student accommodation and residential development in proximity to the application site (e.g. John Banks Honda site-444 Newmarket Road approved in October for 154 student rooms to serve Anglia Ruskin university students). Overall, in this instance the addition of further office floorspace in this location is compliant with national and local planning policies and is supported in principle.

Principle of retail floorspace at ground floor

- 8.6 The provision of new retail floorspace in this location is supported by both national and local planning policy. The site is located within a designated Primary Shopping Area in the City Centre of Cambridge, where retail development is actively encouraged. Local Plan Policy 12 designates the site as part of the Fitzroy/Burleigh Street/Grafton Area of Major change, which is the primary focus for providing additional comparison retail in the city centre, along with other mixed uses. This area is supported for the expansion and/or redevelopment of retail use. In the context of the above policy and SPD encouragement of retail use within the area, the proposed continued use of the ground floor for retail with an increased active frontage along East Road is acceptable in principle when assessed against both national and local planning policy.

Context of site, design, external spaces and impact on heritage assets

- 8.7 The proposed building has been organised into two distinct parts. The front part consists of a rectilinear building addressing East Road and Crispin Place which follows the footprint of the

existing building. The rear element of the proposal part infills the triangular car park between Burleigh Place and Crispin Place. The western part of the building facade is set down and back to respond appropriately to the smaller scale buildings along East Road and Burleigh Street. A terrace on the roof of the three storey element is accessible from the adjacent offices and stair core. Similarly, the height of the rear triangular part is lower and again includes a large accessible terrace at roof level. The main entrance to the office building is located on the corner of East Road and Crispin Place addressing both streets and connecting into the new public realm enhancements which are to be introduced along East Road. This is envisaged as the primary access for the building, connecting it to the principal pedestrian, cycle routes, bus stops and the city centre. The service entrance is located on Burleigh Place to the north. In terms of internal layout the ground floor comprises the retail space, an office reception accessed via entrances on East Road, and facilities and service spaces (showers, cycle storage, refuse and plant) to the rear. The upper floors provide office space with terraces located on the 3rd and 4th floor. A plant room is located on the fifth floor and contained entirely within the building envelope.

- 8.8 The proposed layout of the building is considered to successfully integrate with the surrounding buildings whilst enhancing the townscape by promoting improved active frontages along with natural surveillance.
- 8.9 In relation to building heights proposed the Grafton Area of Major Change SPD indicates an appropriate building height ranging from 3-6 storeys for the site. The Grafton Centre SPD assumes a floor to floor distance of 4m for commercial uses. To ensure compliance with Cambridge Local Plan 2018 Policy 60: Tall buildings and the skyline in Cambridge, a Townscape and Visual Impact Assessment (TVIA) has been submitted with this application. The applicant has worked with the urban design team to identify the viewpoints to be included within the TVIA and these were used as a tool to develop the design during pre-application discussions. The proposed building heights proposed is in accordance with the heights set out in the Grafton Area of Major Change SPD. The resolved scale and massing of the proposal along East Road has been conceived so that the building reads as 3 buildings to break down the massing of the building and its overall form. The building is 3

storeys where it joins existing buildings of a similar height (12 metres) which then steps up to 5 storeys (19.5m) and then 6 storeys (23.1m) at the junction with East Road and Crispin Place. A more subservient element at the rear of the proposal relates to the more intimate, back-of-house character of Crispin Place and Burleigh Place.

- 8.10 The layout, location of access points and choice of elevational treatments will improve the legibility of the area by reinforcing the contrasting characteristics of the public realm along East Road and Crispin Place and Burleigh Place.
- 8.11 The primary elevation along East Road successfully continues the building line of existing buildings to the south, and commercial unit at the ground floor to provide an active frontage to the existing activity along this route. The main entrance to the office reception is inset into the main elevation and located on the prominent corner of East Road and Crispin Place. The entrance is clearly legible and will be easy for visitors to find. The choice of buff brick as the predominant material will complement the existing architecture along East Road and the previously consented 8 storey hotel. The final details of the external materials will be secured via condition.
- 8.12 The elevations fronting Crispin Place and Burleigh Place are formed of a bronze metal screen with louvres. The elevation is solid at the ground floor where the covered cycle storage, refuse and plant are proposed to be located. At the upper floors where there is office accommodation, the bronze metal screen is perforated, the elevation is broken up with generous glazed openings and there is a terrace to provide passive surveillance of the public realm.
- 8.13 The townscape and visual impact assessment submitted to support the application has demonstrated that the building is only predominantly visible from transport corridors and only partially visible above the top of nearby existing developments. Therefore, the results of this exercise has highlighted that a building of the proposed height is acceptable in this location. The applicants have undertaken an extensive design review process. This has involved engagement with the design and conservation panel at two meetings which has resulted in a majority voting for a green verdict on the proposals.

- 8.14 The proposed scheme has achieved support of the City Council Urban Design team, Conservation officers, Landscape officers and the Design and Conservation panel. It is considered by officers that the building is of an acceptable design which is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60.

Residential Amenity

- 8.15 The application site and location of the proposed building is to the west of Fazeley House and Shenstone House. These are four storey buildings which are set back and down from street level. Due to the orientation of the site and position of the new building in relation to the existing properties the proposed new building will not overshadow these properties. Immediately adjacent to the site is 168-170 East Road and to the west are 34-39 Burleigh Street.

Overshadowing and Loss of light Daylight and Sunlight impacts

- 8.16 The applicants have submitted BRE daylight and sunlight assessment. In terms of the vertical sky component test (VSC), the guidance states that a VSC of 27% or more will ensure enough skylight should reach affected window(s) and if the VSC with the new development in place is less than 27% and less than 0.8 times its former value then there will be a noticeable reduction in skylight reaching these properties. The BRE assessment submitted has assessed the impact on the windows of properties at Fazeley House and Shenstone House (along East Road), 168-170 East Road and the rear elevations of 34-39 Burleigh Street. The results demonstrate that none of the windows will see a reduction of more than 0.8 times its former value and therefore officers do not consider the proposed development to have a significant impact on the amount of skylight received by these properties. In respect of the annual probable sunlight hours the guidance recommends that the following hours should be achieved in terms of annual sunlight: 371.5 hours or above and winter sunlight hours should be 74.3 hours or above. The results of the assessment show that as existing a number of the properties within Fazeley House and immediately adjacent to the site do not currently meet the recommended number of hours set out in the guidance. The results of this assessment as proposed remain very similar to existing and are improved in some instances. Therefore, the

impacts are unlikely to be significant in terms of sunlight and daylight availability for neighbouring properties.

Overlooking, loss of privacy and overbearing impact

Fazeley House and Shenstone House

- 8.17 At the nearest point of Shenstone House the proposed building will be approximately 50 metres away and 32 metres from Fazeley House. It is acknowledged due to the increased scale and mass of the building the development will result in some enclosure and increase in the level of overbearingness on the nearest residential dwellings. However, as Fazeley House is orientated to face northwards away from the proposed building the impact is considered to be acceptable and whilst Shenstone House faces westwards towards the building due to the significant separation distance of approximately 50 metres the impact is not considered to be significant enough to be considered harmful. Likewise, due to the significant separation distances the scheme is not considered to give rise to detrimental impact in terms of overlooking or loss of privacy.

168-170 East Road and Burleigh Street properties

- 8.18 The proposal has been set down immediately adjacent to No's 168-170 East Road and to the rear of the site with a roof garden and roof terrace introduced. There are four windows on the north-east elevation serving the public house at No.170 East Road. The roof terrace area proposed to serve the office space is positioned approximately 13 metres from these windows. Given that these rooms do not serve habitable rooms of residential properties the scheme is not considered to result in harmful overlooking or loss of privacy impacts. Likewise, the rear elevations of the Burleigh Street properties serve commercial uses and the impacts of overlooking from the proposed roof garden are not considered to result in harmful amenity impacts.
- 8.19 It is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Landscape

- 8.20 The proposal would provide improved landscaping within the public realm, on the roof terrace and roof garden as part of the proposals. The addition of the landscaping proposed will help to soften the views of the elevations and conditions are recommended to secure the final details of the hard and soft landscaping and tree pit details. The details have been assessed by the Council's Landscape officer and are supported. Subject to conditions the proposal is compliant with Cambridge Local Plan 2018 policies 55, 56, 59, 57,.

Ecology

- 8.21 The Ecology Officer is satisfied by the baseline survey which identifies no ecological constraints. An ecological enhancement condition will be imposed on any consent granted requiring a minimum of 10 swift boxes with the specification, number and location details to be secured through the condition. Subject to the above condition, the proposal will comply with Cambridge Local Plan 2018 policy 70.

Trees

- 8.22 The City Council Tree Officer has reviewed the proposals which as submitted involved the retention of the two Ash trees along Crispin Place. However, the existing relationship between trees and the building is less than ideal and it is considered that the proposed layout increases the width of the pavement which provides an opportunity for replacement planting as part of the development.

A condition will be imposed to secure details of the replacement trees to ensure they are moved away from the building, are trees of reasonable stature, both at planting and in terms of their ultimate size, and that suitable rooting volume is made available. Subject to the imposition of a condition securing the replacement tree planting the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Sustainability

- 8.23 The City Council Principal Sustainability Officer has reviewed the application and confirmed the proposal complies with policies 28 and 29. The overall approach to integrating

sustainable design and construction considerations into the design of this new building is welcomed, which includes achievement of BREEAM 'excellent'. The carbon emissions reduction and water efficiency details are acceptable. Subject to conditions the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan 2018 policy 28 and 29.

Integrated water management and flood risk

8.24 Both the City Council sustainable drainage engineer and the Lead Local Flood Authority have reviewed the application and considered the flood risk assessment and drainage strategy details to be acceptable subject to conditions. The proposal is considered to be in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Light pollution, air quality, noise, vibration, odour and dust

8.25 The Environmental Health Officer is satisfied that the proposal would not harm the amenity of surrounding occupiers during construction subject to a number of conditions in respect of contaminated land details, restricting hours of construction and collection/deliveries to the site, as well as requiring detail of construction noise, vibration and dust. The Environmental Health Officer has also recommended a condition requiring a scheme for plant equipment for the purposes of extraction and abatement of odours in relation to the ground floor retail use (Class E (b)). All of the recommended conditions are considered to be reasonable and necessary to ensure the protection of the amenity of residents. Subject to these conditions the proposal is in accordance with Cambridge Local Plan (2018) policies 33, 34, 35 and 36.

Inclusive access

8.26 The proposal includes a dedicated Blue Badge Car parking space, wheelchair accessible toilets and wheelchair accessible shower room and WC. It is recommended that the details within the Access Officer's comments regarding internal arrangements should be included as an informative. The proposal is compliant with Cambridge Local Plan (2018) policies 56 and 57.

Refuse Arrangements

- 8.27 Both the office space and retail uses are proposed to have dedicated refuse and recycling spaces. The application is supported by an operational waste management strategy. The details are considered acceptable and the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.28 As originally submitted the Proposed Site Plan and Proposed Ground Floor Plan respectively showed three sets of doors opening over a pedestrian route. However, revised plans have been submitted with inward opening doors to overcome this issue. The Highway Authority have recommended conditions requiring a Traffic Management Plan, a demolition and construction vehicle restriction and falls and levels. All of the recommended conditions are considered reasonable and necessary.
- 8.29 The proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.30 No dedicated car parking is proposed for visitors or staff of the office or retail use proposed. The site is located in a sustainable location and is within the controlled parking zone so officers are satisfied that the lack of car parking is acceptable. The travel plan which is recommended to be conditioned would include details of how office staff and visitors will be discouraged from travelling to the site by car. Whilst travelling by car will be discouraged the site is within proximity to car parking at the Grafton East Car Park which has 874 spaces and is open 24 hours a day, 7 days a week and also Grafton West Car Park and Adam and Eve Street car park. Three car clubs are also within 400m walking distance of the site at Adam and Eve Street, Norfolk Street and Petworth Street. The submitted details have been reviewed by the County Council's Transport Assessment team and considered acceptable subject to a financial contribution towards the highway network improvement works which will be discussed further in the planning obligations section of the report.

- 8.31 In respect of the proposed cycle parking arrangements for the proposed office, the scheme would provide 4768sqm of office floor space. Appendix L of the City Council Local Plan 2018 requires 1 cycle parking space per 30sqm of office floorspace which for the proposed development equates to 158 cycle parking spaces. The proposal includes 160 cycle parking spaces for the office use with a further 10 cycle parking spaces for visitors. 120 are to be provided via a two-tier stacking system and 40 to be provided via Sheffield stands (which exceeds the 20% requirement), with a further 10 sheffield stand spaces for visitors. The proposed amount of cycle parking for the office use exceeds the amount required by the Cambridge Local Plan 2018 policy 82 and this is considered to be acceptable.
- 8.32 For the retail use the policy requirement is 2 spaces per 5 members of staff. 14 cycle parking spaces have been allocated to staff of the retail use at ground floor and a further 10 visitor cycle parking spaces are also proposed. The amount of cycle parking proposed for both staff and visitors are considered to be in accordance with the policy requirements of Cambridge Local Plan 2018 policy 82 (Appendix L).

Planning Obligations

Transport

- 8.33 The County Council require the developer to provide contributions towards the highway, pedestrian, cycle, bus and public realm works on East Road, in broad accordance with the agreed plans and to the County Council's satisfaction. The S106 agreement will require that a financial contribution of £500,000 is provided.
- 8.34 The Abbeygate House development would directly benefit from the works required to East Road proposals given that they represent mitigation that would discourage car use and assist in reducing car trips to achieve their proposed mode shares.
- 8.35 Subject to the prior completion of a S106 planning obligation to secure this infrastructure provision, it is considered that the proposal accords with Cambridge Local Plan (2018) policies 81 and 85 and the Planning Obligation Strategy 2010. Delegated

powers are sought to deal with the details of the S106 agreement.

8.36 It is considered that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

Third Party Representations

8.37 A number of the third party representations have been addressed in the above section of the report. However, other comments are addressed below:

Representation	Response
-Concerned the proposed development will impact the amount of light that reaches their property	Addressed at paragraph 8.17
-Concerned by potential noise, dust and construction traffic caused by the development.	Addressed at paragraph 8.26
-Request the utmost care is taken by the developers to reduce any noise pollution.	Addressed at paragraph 8.26
-Request that any noise-producing works are limited to a short window of the day, such as 9am-12pm.	Addressed at paragraph 8.26
- Design and height of the building is not in keeping with surrounding development	Addressed at paragraphs 8.7-8.15
- Concerned there will be a	There is a separation distance of

<p>loss of privacy on bedrooms within Kite House due to the proposed location of the balcony facing towards this building.</p>	<p>over 30 metres from the nearest point of the proposed development and Kite House. This is considered to be a significant distance and there would not be harm to the amenity of the occupants of this accommodation.</p>
<p>- Concerned by the overbearing impact of the proposal</p>	<p>Addressed at paragraphs 8.18-8.20</p>

Other matters

8.38 The Town and Country Planning Act 1990 (as amended) Section 91 sets out legislation for the general condition limiting the duration that a granted planning permission can be implemented (normally three years). Section 91 (1) (b) is clear that local planning authorities can grant planning permission for longer periods if the authority consider it appropriate having regard to the provisions of the Development Plan and to any other material considerations. The proposed development is considered to be in accordance with the Development Plan, which includes both the Local Plan 2018 and the Grafton Area of Major Change SPD, which sets out the vision, policies and proposals for future development and land uses in Cambridge up until 2031. Given that adopted planning policies are set out for the plan period up until 2031 it is considered that granting planning permission for a period of 5 years would be appropriate in this instance, given the requirement for the site to be vacant before redevelopment can begin due to existing lease agreements.

9.0 CONCLUSION

9.1 The proposed development would provide a high-quality development that respects the character of the area, would not have an adverse impact upon the occupiers of neighbouring

properties and would provide a high quality mixed use development.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

1. The development hereby permitted shall be begun before the expiration of five 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).

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

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

3. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

-General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

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

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of

environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the Local Planning Authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and

approved by the Local Planning Authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in

accordance with Cambridge Local Plan 2018 Policy 33.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5.

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

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

10. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

11. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local

residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

12. No development 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.

13. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

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

14. Artificial Lighting

No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme as required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

(i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to both on and off site receptors)

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the 'Institute of Lighting Professionals - Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded)'.

The scheme shall be carried out as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

15. E(b) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of nearby properties from odour and smoke / fumes (Cambridge Local Plan 2018 policy 36 - air quality, including odour).

16. No demolition or construction works shall commence on site until a traffic management plan (TMP) has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The Highway Authority requests that the TMP be a stand-alone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away vehicles (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking. For the avoidance of doubt contractors will not be eligible for Tradespersons Permits within the Residents Parking

Scheme that operates on the surrounding streets.

iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)

iv. 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)

17. Submission of a Construction Management Strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the following matters (select or add to as appropriate):

- details of the area(s) subject to construction activity and the storage of materials and equipment

- details of cranes and other tall construction equipment (including the details of obstacle lighting) - Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues'(available at www.aoa.org.uk/policy-campaigns/operations-safety/).

- control of activities likely to produce dust and smoke etc

- details of temporary lighting - Such details shall comply with Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/policycampaigns/operations-safety/).

- control and disposal of putrescible waste to prevent attraction of birds

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome.

and/or: Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

18. BREEAM Design Stage Certification

Within 6 months of commencement of development, 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 maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', 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).

19. BREEAM Post Construction Certification

Prior to the use or occupation of the development hereby approved, 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

20. Hard and soft landscaping

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, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

21. Tree Pits

No development shall take place 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)

22. Sample Panel of facing materials

No brickwork above ground level shall be laid until a sample panel minimum 1.5m x 1.5m has been prepared on site detailing the choices of brick, bond, coursing, special brick patterning (vertical stacked bond), mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: In the interests of the visual amenity of the Conservation Area and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 and 61)

23. Materials

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 external features such as windows, reconstituted stone lintels, cills, mullions and surrounds, doors and entrances, perforated screening/shading devices, roof cladding, external metal work, rainwater goods, edge junction and coping details. 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).

24. No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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

25. No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved

details before the development is occupied. The scheme shall be based upon the principles within the agreed Drainage Strategy and SuDS Report prepared by Ramboll UK Limited (ref: 1620007220-RAM-XX-XX-RP-C-00001 Rev 02) dated 20/11/2020 and shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Long term groundwater monitoring;
- g) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;
- i) 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;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

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

26. No above ground works shall commence until a foul water drainage scheme for the site, in accordance with South

Cambridgeshire District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

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

27. Details for the long term maintenance arrangements for the foul and 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 of the buildings hereby permitted. 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 publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

28. During the construction phase, vehicles used for demolition or construction with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs - 15.30hrs, seven days a week; demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: in the interests of highway safety

29. No occupation of the building 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 how the provisions of the Plan will be monitored for compliance and confirmed with the local

planning authority. The Travel Plan shall also include annual monitoring of staff travel for five years following occupation. 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).

30. Commercial deliveries to and waste collections from the Class E uses hereby approved shall not be made outside the hours of 0700hrs-2100hrs on Monday to Saturday or at any time on Sundays or public holidays.

Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 35 - noise and vibration)

31. All the proposed private paved areas shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: In the interest of highway safety (policy 81).

32. The development hereby permitted shall not be occupied or the use commenced, until details of facilities for cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the materials, type and layout. 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).

33. No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity in accordance with Cambridge Local Plan 2018 Policy 71: Trees.

34. Trees will be planted in accordance with the approved planting proposal. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity (Cambridge Local Plan 2018 Policy 71).

35. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the ground floor retail unit hereby permitted shall be used for purposes under Class E(a) or E (b) and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason - To ensure the retention of an active frontage along East Road and a mixed use development in accordance with Cambridge Local Plan 2018 policies 11, 12 and the Grafton Area of Major Change SPD (2018).

INFORMATIVES

1. The noise and vibration report should include:
 - a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.
 - b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

2. It is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:
 - o Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
 - o Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)

3. Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.
4. The Councils Ecology officer has recommended a minimum of 10 swift boxes be introduced as part of the ecological enhancement scheme. The submission to discharge the relevant condition should include details of the proposed specification and location.
5. The City Council Access officer advises the following:
 - All double doors should be powered or have one leaf of a minimum 900mm and pull weight of 20N or below.
 - Reception needs dropped section and audio loop. Reception seating needs to be of mixed height and with and without arms.
 - All toilet doors should open outwards or have emergency release hinges.