

Application	20/03552/FUL		
Date Rec.	21.08.2020	Officer	Phoebe Carter
Target Date	3 Nov 2021		
Ward	Market		
Site	Parkers Piece, Parkside, Cambridge, Cambridgeshire		
Proposal	To renew the installation of a temporary real-ice ice rink with viewing platform and back-of-house/plant area; a family entertainment area with children's rides & food concessions (including the Big Wheel); and a Christmas market with stalls & concessions, to one quadrangle of Parkers Piece. Event to run from 1st November 2020 to 31st January 2025.		
Applicant	Arena Event Services Group		

SUMMARY	The development accords with the Development Plan for the following reasons: 1. The proposed temporary use would not harm the nature, or use of Parker's Piece, and is acceptable in principle; and 2. Subject to conditions the proposed use would not have a detrimental impact on neighbouring residents
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The proposed Ice Rink, associated attractions and ancillary amenities would be located on the south-eastern sector of Parker's Piece, adjacent to Gonville Place.
- 1.2 Parker's Piece is allocated as protected open space in the Cambridge Local Plan (2018) and is surrounded by a mix of uses which include hotels, restaurants and residential, as well as Parkside Pool, the Fire Station and the Police Station. The site falls within the Central Conservation Area. Although no trees on Parkers Piece are covered by Tree Preservation Orders they are protected by Conservation Area legislation.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for an ice rink with associated skate hire marquee, viewing platform, back-of house/plant area; an ice slide; a family entertainment area with children's rides and food concessions; and a Christmas market with stalls and concessions. It includes the relocation of the big wheel into the site.
- 2.2 Planning permission is sought for a temporary period from 1st November to 31st January inclusive, for five years. The hours of operation/opening would be 10 am to 10pm daily. The operational dates of the proposal are from the middle of November to the beginning of January (13th November 2021 to the 3rd January 2022) with 2 weeks for set up and 3 weeks proposed for the clearance of the site.
- 2.3 An amendment to the scheme has been received with regard to:
- Decrease in footprint of enclosure
 - Removal of fairground rides (reduce noise and light pollution)
 - Replacement with big wheel
 - Music from a single source
 - Alteration to generators
 - Alteration to opening hours to Monday to Friday 11:30 to 21:30 and Saturday to Sunday 10:30 to 21:30

3.0 SITE HISTORY

Reference	Description	Outcome
07/0573/FUL	Installation and operation of 'Hiflyer' tethered balloon (to rise to 155.75 metres) with viewing platform, winch retrieval, ancillary cabling and access works (temporary period of 5 years operating 12 months of the year).	Refused
07/1065/ADV	Banner advertisements and advertising boards.	Permitted
07/1067/FUL	Temporary ice rink from November 2007 to January 2008 and from November 2008 to January 2009, to include viewing platform, and marquee structures for changing facilities and a café	Permitted
09/0480/FUL	Erection of temporary ice rink including 2 marquees, a box office hut, christmas market, advertising, decorations and associated fairground rides.	Permitted
09/0481/ADV	Erection of 5 hanging signs, 3 hoarding signs and 3 other signs (all	Permitted

	signs non illuminated) to temporary ice rink.	
10/0590/FUL	Temporary ice rink including 2 marquees, box office hut, advertising, decorations and associated fairground rides.	Permitted
14/0906/FUL	The proposal is to install a temporary real-ice ice rink with associated skate hire marquee, viewing platform and back-of-house/plant area; a family entertainment area with children's rides & food concessions; and a Christmas market with stalls & concessions. The event is to run annually from the 1st November through until the 31st January, for three years running from 01/11/14 through until 31/01/2017 inclusive.	Permitted
14/0907/ADV	7x Fascia signs, 5x hoardings and 4 x banners	Permitted
15/0796/FUL	Installation of a temporary real-ice ice rink with associated skate hire marquee, viewing platform and back-of-house/plant area; a family entertainment area with children's rides & food concessions; and a christmas market with stalls & concessions, to one quadrangle of Parkers Piece.	Permitted
15/0939/ADV	Timber hoarding, diabond panels with printed signage	Permitted
16/1441/FUL	Erect a sculpture to commemorate the 'rules' for football in the modern era.	Permitted

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 35 55 56 57 59 67 79 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	Greater Cambridge Planning Sustainable Design and Construction (January 2020)
Material Considerations	<u>City Wide Guidance</u> Cambridge and Milton Surface Water Management Plan (2011) Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010) Cambridge City Council Open Space and Recreation Strategy (2011) Cambridge City Council Waste and Recycling Guide: For Developers. Cambridgeshire Design Guide For Streets and Public Realm (2007)
	<u>Area Guidelines</u> Cambridge Historic Core Conservation Area Appraisal (2015) Mill Road Area Conservation Area Appraisal (2011) Parkers Piece Conservation Plan (2001)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 Highways Development would like a condition added to any permission granted requiring construction vehicles with a gross weight in excess of 3.5 tonnes shall enter or leave the site only between the hours of 0930 and 1530 seven days a week. This does not apply to vehicles servicing the site.
- 6.2 Amendment Comments: The additional information supplied by the applicant does not alter the Highway Authority's comments of 17th Sept. 2020.

Environmental Health

- 6.3 Original Comment: Additional information regarding the mitigation of noise impact and information regarding the type of generators to be able to provide a degree of certainty that noise levels can be adequately controlled to protect local amenity and quality of life.
- 6.4 Amendment Comment: The development proposed is acceptable, subject to the imposition of conditions regarding acoustic compliance and complaint monitoring, following the submission of a noise impact assessment.

Landscaping

- 6.5 Original Comment: The application is too close to the trees on the boundary. The proposal is generally too large and should be reduced. Further details should be submitted to support suitable construction/erection of the Smart Hoarding to ascertain there will be no damage beneath the ground. Due to the increased size, impact on trees, missing information landscape do not support the proposal

Urban Design and Conservation Team

- 6.6 Original Comments: It is considered that there are no material Conservation issues with this proposal.
- 6.7 Amendment Comments: It is considered that there are no material Conservation issues with this proposal.

Access Officer

- 6.8 In previous years the applications for the ice rink had good access arrangements, this should be maintained.

Environment Agency

- 6.9 Whilst the Agency has no objection, in principle, the proposed development overlies a minor aquifer and is within approx.. 0.8 km of a borehole. Provides

advice regarding facilities, above ground, for the storage of oils, fuels or chemicals, on-site generators and that operators of food & drink concessions must make appropriate arrangements for containment and authorised disposal of any waste waters, other liquids, oils, fats or similar. Failure to do so may lead to contamination of controlled waters and the prosecution of offenders.

Sport England

- 6.10 No objection, subject to a condition imposed that requires the reinstatement of Parker's Piece to its former condition, following the end of the temporary use each year.

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 Cllr Porrer, Cllr. Martinelli have made representations on the application and can be summarised as follows:

- Maintenance of Open Space
- Carbon

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

- 11 Clarkson Road
- 6 Edward Street
- 1 Eden Street
- 48A Eden Street
- 48B Eden Street
- 52 Eden Street
- 70 Eden Street
- 17 Guest Road
- 19 Grafton Street
- 20 Grafton Street
- 113 Gywdir Street
- 1 Gresham Place
- 3 Gresham Place
- 14 Hooper Street
- 22 John Street
- 28 Lyndewode Road
- 40 Glisson Road
- 54 Glisson Road
- 85 Glisson Road
- The Grange, Withersfield
- 5 Melbourne Place
- 13 Melbourne Place

- 15 Melbourne Place
- 4 Orchard Street
- Fern House, 1 Prospect Row
- Flat 1A Parkside
- 20 Parkside
- 21 Parkside
- 26 Parkside
- 27 Parkside
- 28 Parkside
- 31 Parkside
- 8 Park Terrace
- Basement Flat, 9 Park Terrace
- 9 Park Terrace
- 9 Parker Street
- 10 Parker Street
- First Floor, 12 Parker Street
- 47 Petersfield Mansions, Mill Road
- 73 Petersfield Mansions, Mill Road
- 11 Regent Terrace
- 5 St Pauls Walk
- 4 Walkworth Street
- 12 Walkworth Street
- 21 Walkworth Street
- 39 Walkworth Street
- 52 Walkworth Terrace
- 80B York Street
- University Arms Hotel, Regent Street

7.3 The representations can be summarised as follows:

- Damage to grass
- Impedes public enjoyment of Parker's Piece
- Length of permission
- Environmental Impacts
- Fumes from diesel generators
- COVID-19 restrictions
- Lighting
- Noise pollution
- Permanent Ice Rink in Cambridge now
- Delivery of hard power to the site (no generators)
- Visually intrusive
- Anti-social behaviour
- Size – larger than previous years
- Duration of Event
- The ice rink is acceptable but not the fairground
- Waste
- Location on Parker's Piece

- Construction Vehicles
- Obstruction of paths
- Cycle provision
- Car parking of employees
- Construction Vehicles
- Permanent Ice Rink in Cambridge
- Situated elsewhere

7.4 Comment in Support

- Cemetery Lodge, 43B Mill Road
- Christmas Event for families
- Supporting

7.5 Comments on Amendments:

- 12 Warkworth Street
 - 6 Edward Street
 - 11 Clarkson Road
 - 5 Melbourn Place
 - 20 Parkside
 - Fern House, 1 Prospect Row
 - 4 Orchard Street
-
- Noise
 - Light levels
 - Size of enclosure
 - Damage to grass/budget insufficient for repairs
 - Duration of Event
 - Generators and power source
 - Air Quality
 - Reduction in opening times/duration
 - Visually intrusive
 - Improvements on the previous scheme
 - Some rides have been removed
 - Music more limited

7.6 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. Carbon reduction and sustainable design
4. Light pollution, noise, vibration, air quality, odour and dust
5. Inclusive access
6. Refuse arrangements
7. Car and cycle parking
8. Third party representations

Principle of Development

- 8.2 The proposed development is located in the centre of Parker's Piece, which is protected open space, as designated by the Cambridge Local Plan 2018 policy 67. The policy states that development will not be permitted that would be harmful the character of, or lead to the loss of, open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaces in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost.
- 8.3 Appendix I of the Cambridge Local Plan sets out the Criteria to Assess Open Space. In the most recent assessment Parker's Piece met criteria a, b, d and e. This highlights that Parker's Piece is important in that: it makes a major contribution to the setting, character, structure, and environmental qualities of the City and local area (criteria a and b); and that it meets the criteria for major contribution to the recreational resources of the City and local area (criteria d and e). To comply with Policy 67, none of the above should be harmed or prejudiced by this development.
- 8.4 Th Ice Rink and associated attractions will not harm the contribution Parker's Piece makes to the environmental quality of the City. I have assessed its visual impact in further detail below, but the open space, because of its size, will still remain a predominantly 'green space'. In terms of recreational use, Parker's Piece is used for both formal playing pitches and informal play. The siting of the temporary ice rink and ancillary development will not impact the formal pitched area, but will take up an area used for informal play and recreation. It is considered that the Ice Rink replaces the existing informal recreational aspect of a portion of the overall Piece with another, and therefore there is no net loss in recreational facilities. In fact the provision of the Ice Rink will enhance the recreational potential providing a City wide provision at a time of year that the grassed area would see limited use. This view has been supported by Sport England. It is therefore considered that the proposal does not lead to the permanent loss of open space of environmental or recreational importance, and is therefore consistent with Policy 67 of the Cambridge Local Plan 2018.
- 8.5 Policy 79 of the Local Plan 2018 supports developments that would complement the existing cultural heritage of the city, limited in scale, and assist in the diversification of the attractions on offer. It should however be noted that the Cambridge Local Plan states that the emphasis in tourism is on continued visitor management. Where Cambridge now benefits from an Ice Rink it is considered that this proposal will strengthen and diversify the range of visitor

attractions on offer, but will not in itself generate significantly more visitors to Cambridge, from outside the sub-region, during Christmas period when more visitors are already coming into the City.

- 8.6 In conclusion it is considered that the use is consistent with Local Plan Policies 67 and 79 and does not harm the nature, or use of Parker's Piece, and is acceptable in principle subject the evaluation of the main issues below.

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

- 8.7 Parker's Piece derives its character and special quality from its simplicity as an unobstructed area of open space, with grass maintained to a high standard, enclosed by large mature trees and some high quality buildings. This is a layout that has evolved around the grazing and recreational uses that it has supported since 1612.
- 8.8 Parker's Piece is essentially uncluttered and free of any large-scale structures, and is mainly used throughout the year as parkland. However, concerts and large events are also regularly held on Parker's Piece. Its paths are a very important part of the foot and cycle network.
- 8.9 The impact on the Conservation Area in my opinion is limited; the temporary nature of the proposal means that any visual impact caused by the event and associated fencing is reversible and will not permanently harm the integrity of the Conservation Area in the long term. Parker's Piece is used for events such as this at several times during the year, and that is part of its character and wider use. The proposed hoarding around the site is proposed in natural wood finish. There will be no negative impact on the grade II listed Lamp Standard, and therefore I consider that there is no conflict with Local Plan policy 61.
- 8.10 The Landscape Officers have reviewed the application and would prefer the site situated further from the existing trees which border Gonville Place and a reduced enclosure size. In amending the application the enclosure size has been reduced however it has not been set off the eastern boundary. Due to the height of the enclosure and no intrusive ground works officers do not consider that the proposal would harm the trees on the boundary. A condition will be imposed regarding the site access and tree root protection measures to ensure the trees are protected. A condition would also be imposed to ensure that the area of Parker's Piece to be used is returned to an acceptable standard along with a method statement detailing how the ground will be de-compacted, turfed and temporarily fenced to ensure the new grass has time to properly establish. I consider that it is necessary to impose this condition again.
- 8.11 It is considered that the proposal is compliant Cambridge Local Plan (2018) policies 55, 56, 60 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 Parker's Piece has a number of residential properties in close proximity to its outer boundaries, and therefore the potential impact on these properties has to be assessed. Environmental Health Officers have no objection to the principle to the application however they have suggested a number of conditions regarding noise and complaints which should be imposed to safeguard the amenity of local residents during the proposed temporary consent.

Noise

- 8.13 The ice rink has operated for a number of years in the current location and has increased in size over time. In principle, the location and proposal is acceptable as long as noise levels can be adequately controlled. The applicant has submitted a detailed Noise Impact Assessment with the application which the Environmental Health Officers have reviewed. Section 5 of the report details the plant to be located at the application site and the predicted impact at the YMCA is reasonable considering the context. As part of the revision the rides offered have been altered removing the 'thrill' fairground rides and replacing them with a big wheel. The removal of these rides would reduce noise levels and impact on residential properties. The audio is also planned to be controlled centrally from a single source reducing impact. Officers therefore consider that the plant, associated equipment and mitigation as stated within the Cambridge Acoustics assessment is acceptable. The acoustic compliance will be conditioned along with complaint monitoring.
- 8.14 The closest residential property to the site is 1 Gresham Place, which is screened from Gonville Place by heavy planting. 1 Gresham Place is situated 60m from the site due to the separation distance between the site and the closest neighbour, which includes a busy road, it is my opinion that the harm caused by the proposal would not be significant, especially as the site would close at 9.30pm. Concern has been raised regarding customers shouting and screaming on the larger rides many of these have been removed. This cannot be controlled but considering the 'thrill' rides have been removed and are well away from 1 Gresham Road (60m), it is my considered that this relationship is acceptable and would not have a significant detrimental impact on residential amenity.
- 8.15 Concern has been raised regarding fumes from diesel generators. Whilst odour may be experienced when standing close to a generator, the Environmental Health Officer is satisfied that this would not be experienced by the occupiers of neighbouring properties.
- 8.16 This temporary use may create a significant amount of activity in this specific area and local residents may see increased footfall in the area above the additional Christmas shoppers, residents and commuters. Given that Parker's Piece, at this time of year, would not normally expect to see activity this late into the evening, I consider that the opening hours suggested by the applicant are a good balance between extended use into the evening, and safeguarding the interests of neighbours and the impact on surrounding land uses. I

recommend that the opening hours are controlled by condition, along with the hours for setting up and dismantling.

Lighting

- 8.17 To ensure that the level of illumination for the use is appropriate to the area and its proximity to residential properties, and to minimise light pollution, it is recommended that the lighting plan as submitted is secured by condition.
- 8.18 Subject to the recommended conditions, the applicants have suitably addressed the issues of, and the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

Damage to the Grass

- 8.19 As part of the amendment the applicant has increased the budget to for re-instatement of the grass and will work with the Council Department of Streets and Open Spaces to ensure this is done to the correct standard. A suitably worded condition will be added to ensure that Parker's Piece is returned to an acceptable standard in accordance with the submitted strategy for this.

Refuse Arrangements

- 8.18 Arrangements are to be put in place on site in relation to waste receptacle provision.
- 8.19 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.20 The Local Highway Authority have been consulted as part of the application process and have raised no objections to the application. A condition has been recommended regarding construction vehicles site access which Officers consider reasonable.

Cycle and Parking

- 8.21 No car parking provision has been provided however due to the accessibility of the site in the centre of town and the proximity to Drummer Street Bus Station, Cambridge Station and the Queen Anne Public car park on the south eastern side of Parkers Piece no parking provision would be required.
- 8.22 With regard to the level of cycle provision, the applicant has marked on the plan 50 cycle spaces at the edge of the site. This is considered acceptable for a site of this size. The site has been set back from the paths and therefore is not considered to obstruct the existing pathways. A condition requiring Sheffield racks of providing this number of spaces and in this location including some provision of off-gauge racks is recommended.

8.23 The proposal is compliant with Cambridge Local Plan (2018) policy 81 and 82.

Environment Agency

8.24 The application site overlies a minor aquifer and is within 0.8 km of a borehole. The applicant will therefore need to provide adequate containment of oils fuels and chemicals. An informative will therefore be added to any condition granted to ensure that the proposal does not contaminate the ground.

Third Party Representations

Residents Comments	Officer Response
Duration of Event	The proposed event duration includes the set up and removal from the site. Officers consider that the length of time is appropriate for a winter fair and ice rink.
Generators	Addressed in paragraph 8.13-8.14
Damage to grass	Addressed in paragraph 8.15
Fencing	The proposed hoarding is a natural material to enhance the edge of the area. As this is a temporary feature Officers consider that the fencing would not harm the visual amenity of Parker's Piece
Covid Restrictions	The Ice Rink will have to work to the current government guidelines. Officers cannot refuse an application based on changing government information.
Lighting	Addressed in Paragraphs 8.17
Noise	Addressed in paragraphs 8.13- 8.14
Anti-social behaviour	Anti-social behaviour is not a planning matter and therefore cannot be assessed within the Officers Report
Permanent Ice Rink	Whilst Cambridge has a permanent Ice Rink Officers cannot control the information submitted. The proposal is for a temporary Winter Fair and Officers are assessing the application in a stand alone position. Permission cannot be refused because Cambridge already has an Ice Rink.
Size	The proposal has been reduced in footprint
Waste	Addressed in paragraph 8.18
Vehicles	Addressed in paragraph 8.20

9.0 CONCLUSION

9.1 In Officer's opinion, the proposed temporary use would not harm the nature, or use of Parker's Piece, and is acceptable in principle; and subject to conditions

controlling noise and lighting, the proposal would not have a significant detrimental impact on the occupiers of neighbouring properties. The application is therefore recommended for approval subject to conditions.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1 The development hereby permitted is for a temporary period only, and shall only be erected, installed and operated on site between 01 November and 31 January in the years 2021-2022, 2022-2023, 2023-2024, 2024-2025 and at no other time. Before the end of each period, the development and all ancillary equipment, materials and services shall have been removed from the site.

Reason: The ice rink and ancillary development are acceptable only for a limited time in each 12 month period because their retention for a longer period would erode the wider potential for recreational use of the land at other times of the year. The limitation to a 4 year period is to allow the Local Planning Authority the ability to review fully the potential impact of the use on the site and whether the use is sustainable without long term harm to what is a very important open space in the City. (Cambridge Local Plan 2018 policies 55, 56, 57, 64 and 79)

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 The ice rink shall only be open to members of the public from 11:30 hours to 21:30 hours on Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays ; and from 10:30 hours to 21:30 hours on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of the residential amenity of nearby occupiers and the general amenity of the site. (Cambridge Local Plan 2018 policy 55 and 58)

4 There shall be no erection or dismantling of stages or other temporary structures, or unloading/loading of equipment, or deliveries/collections or other operational servicing in connection with the proposed use between 2300 hours and 0700 hours on any day, unless otherwise agreed in writing by the Local Planning Authority, or outside the period set out in condition 1.

Reason: To protect the amenity of any adjoining or nearby residential/sensitive properties. (Cambridge Local Plan 2018 policy 55 and 58)

5 All 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. For clarity this request does not apply to vehicles servicing the site, only those used when the proposal is being built out and removed.

Reason: in the interests of highway safety

6 The plant, associated equipment and mitigation as stated within the Cambridge Acoustics noise impact assessment dated 3rd August 2021 (ref: 5721) shall be fully implemented,

maintained and not altered.

Reasons: In the interest of neighbour amenity Cambridge Local Plan Policies 55 and 58

7 In the event of noise complaints being received by the local planning authority (LPA) and/or applicant relating to use of the development hereby approved, the applicant shall implement noise monitoring to verify and respond to complaints. If complaints are substantiated as a result of the monitoring / investigation, proposals for additional mitigation and the timing for the implementation of this shall be submitted to the LPA for approval within 14 days. The approved further mitigation shall be implemented in accordance with the approved details and retained thereafter.

Reasons: In the interest of neighbour amenity Cambridge Local Plan policies 55 and 58

visual amenity. (In accordance with policy 57 of the Cambridge Local Plan (2018)

8 Facilities for the secure parking of 50 number bicycles for use in connection with the development hereby permitted shall be provided at or adjacent to the main entrance to the site prior to the use commencing. The racks shall be in the form of Sheffield stands or other such similar design and provide space for off-gauge cycle parking with a lockable chain and hoop or similar. The facilities shall be retained throughout the duration of the development to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision for the secure storage of bicycles. (Cambridge Local Plan 2018 Policy 81 and 82)

9 The scheme detailing the method of ground protection and re-establishment 2020/21 onwards as submitted dated 24th August 2020 shall be fully implemented, maintained and not altered. The development shall be carried out in accordance with the approved details and time scales, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To mitigate against excessive permanent damage to the grassed areas of Parkers Piece and to ensure that all repairs are to an acceptable standard. (Cambridge Local Plan policies 55, 56, 60 and 61)

10 Details of all proposed floodlighting or external lighting and location of generators shall be constructed in accordance with the approved drawing MI0018/400. If an alternative scheme is proposed the details will need to be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity. (Cambridge Local Plan 2018 policy 55 and 58)

11 The boundary treatment shall be completed in accordance with the approved details prior to the bringing into use of the development and retained as approved thereafter for the temporary period and shall not include any below ground works within tree canopy protection areas.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity (Cambridge Local Plan 2018 policies 55, 57 and 59).

Informatives

1 Any facilities, above ground, for the storage of oils, fuels or chemicals shall be provided with adequate, durable secondary containment to prevent the escape of pollutants. The

bunded area shall be designed, constructed and maintained in order that it can contain a capacity not less than 110% of the total volume of all tanks or drums contained therein. All filling points, vents, gauges and sight glasses should be bunded.

Any tank overflow pipe outlets shall be directed into the bund. Associated pipework should be located above ground and protected from accidental damage. There shall be no gravity or automatic discharge arrangement for bund contents. Contaminated bund contents shall not be discharged to any watercourse, land or soakaway. The installation must, where relevant, comply with the Control of Pollution (Oil Storage) (England) Regulations 2001 and the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 and as amended 1997.

Site occupiers intending to purchase or install pollutant secondary containment (bunding) should ensure that the materials are not vulnerable to premature structural failure in the event of a fire in the vicinity.

With regard to any on-site generator, depending on the size, and design (day tanks/storage capacity etc.) this may need to comply with the requirements of the Control of Pollution (Oil Storage) (England) Regulations 2001. Where it does not need to comply, the Agency recommends best practice, which is to provide a suitable form of sealed secondary containment (bunding) in order to reduce risk of leaks/spills of oil entering controlled waters (including groundwater's).

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. Consideration should be given as to where any emergency spillage from the generator, temporary toilets, fire-fighting water (including water from sprinkler systems) or wash down water would flow in the event of a spillage or other incident. Appropriate spillage and emergency procedures should be put into place.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters. Operators of food & drink concessions must make appropriate arrangements for containment and authorised disposal of any waste waters, other liquids, oils, fats or similar. Failure to do so may lead to contamination of controlled waters and the prosecution of offenders