

Appendix 2 - Draft conditions

Time Limit

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

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.

Apart Hotel

3. The apart-hotel units hereby permitted, shall only be occupied for short-term accommodation, and shall not be used or occupied by any person(s) permanently as their home nor occupied or let upon any terms which provide or confer security of tenure. Short-term accommodation in this instance is defined as not being occupied for a period of more than 90 days in one visit by the same person(s), with no return by said persons for a period of 12 months and no personal possessions other than those of the owner associated with the holiday let shall remain there.

The owner shall keep a written record of the occupants of the accommodation hereby approved (including permanent address of occupants and dates during which they occupy the accommodation). The written record shall be made available within one week of the date of a written request by the Local Planning Authority.

Reason: The application is for short-term accommodation only, and a more permanent form of accommodation would be contrary to Policies 77 and 78 of the Cambridge Local Plan 2018.

Other Uses

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) 1987 (England) Order (or any order revoking and re-enacting that order with or without modification), the commercial premises identified on plan 01515-JTP-02-00-dr-a-1220 Rev P2 (Buildings F,G and Apart Hotel Level 00) shall be used for the following:

- Micro-brewery - 225.81 sq.m gross internal floor space
- Café - 122.04 sq.m gross internal floorspace
- Cycle shop - 72.98 sq.m gross internal floor space
- Co-working space - 153.74 sq.m gross internal floor space

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: The application has been assessed on its individual merits and the use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan 2018 policies 35, 55, 57, and 73) .

Highways

Falls and levels

5. The accesses hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material for the first [INSERT] metres to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

Traffic Management Plan

6. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken off the adopted public highway and Howes Place)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible (excluding Howes Place)

iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway.). No construction traffic should use Howes Place, apart from those associated with the works on Howes Place and limited to existing access points.

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

Travel Plan

7. 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 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).

Contamination

Phase 1

8. No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

Phase 2

9. No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

(a) A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.

(b) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

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

Implementation

10. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Submission of phase

11. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

Contamination unexpected

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

The development shall thereafter be carried out in accordance with the

approved Intrusive Site Investigation Report and Remediation Strategy.

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

Environmental Health

Construction and Environmental Management Plan

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

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

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

guidance 2020.

- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

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

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

Waste Management Plan

14. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) 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 MMP.

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).

Noise Assessment

15. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

Noise insulation/Reduction scheme

16. Prior to commencement of any superstructure works, a noise insulation scheme or details of other noise control measures as appropriate for the 'residents events space' and communal rooftop terraces in order to minimise the level of noise emanating from use of the said space(s) shall be submitted in writing for approval by the Local Planning Authority (LPA). The noise insulation scheme shall have regard to (but not exhaustively) the following:
- Nature / type of uses and events to be held and representative noise levels;
 - Sound system setup with in-house fixed sound system incorporating noise limiting control / limiter devices to control volume to a level set to the satisfaction of the Local Planning Authority;
 - Noise egress, airborne, structural, impact and flanking sound via building structural elements.
 - Building fabric, glazing, openings, doors, balustrades and ventilation systems acoustic performance;
 - Provision of an adequate alternative ventilation to ensure external doors and windows remain closed when the event space is in use.
 - Premises entrances / exits and any associated external spaces and patron noise / patron noise management.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Residents Events Space - Noise Insulation Scheme Post Completion Assessment

17. Prior to commencement of use of the residents events space a post construction / installation completion, commissioning and testing report demonstrating full compliance with the noise insulation / attenuation scheme approved under condition (16) 'Noise Insulation / Reduction Scheme', including the specification, design, installation and setting of any noise limiter control device to a volume / level to the satisfaction of the LPA, shall be submitted to and approved in writing by the Local Planning Authority (LPA). The noise insulation / attenuation scheme including the noise limiter as installed / completed shall be maintained and retained thereafter.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Residents Event Space - Hours of Use

18. The events space (including the adjoining external terrace) hereby approved shall not be used / made available for use outside the hours of 08:00 – 22:00 Monday to Saturday and 09:00 to 20:00 on Sundays.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Residents Events Space – External Doors and Windows

19. All external windows and doors to the event space shall be kept closed during entertainment or the playing of music except for general ingress and egress via the main entrance doors or in the case of an emergency.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Residents Event Space - Third Party Amplification

20. All musical and sound generation equipment used within the event space shall be connected to and played and channelled through an in-house limited amplification / fixed sound system. The use of any external third-party independent amplification / sound systems is strictly prohibited.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Residents Event Space - Acoustic Musical Equipment

21. The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification / fixed sound system is prohibited or not permitted within the event space.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Rooftop Terraces: Music and Voice

22. Amplified and unamplified music / amplified voice is prohibited in the rooftop terraces at all times.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Café and Microbrewery - hours of Opening / Use

23. The café and microbrewery uses hereby approved shall not be open to customers outside the hours of 07.00 to 23.00 daily. Where provided, any external seating / drinking areas serving those uses shall be vacated by 22.00 hrs daily.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Microbrewery: Music and Voice

24. Amplified and unamplified music / amplified voice is prohibited in the microbrewery at all times.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Commercial Space Collections and Deliveries – Time Restrictions

25. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 0700 to 2100 hrs.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Use of Commercial Waste Receptacles

26. No bottles or other commercial refuse / waste or recycling material shall be emptied into external receptacles (including those located in any refuse store), taken out or moved around the external area of the site, between the hours of 21.00 and 07.00.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Gym – External Windows

27. When the gym as approved is in use, all external windows to the gym shall be kept closed at all times.

Reason: To protect the amenity / quality of properties from noise in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 e) and 180 a) and Cambridge Local Plan 2018 policy 35 - Protection of human health and quality of life from noise and vibration.

Air Quality Assessment Compliance Condition

28. The Mitigation package as stated in Section 7.2 of the 'Air Quality Assessment' (Ref:65202884-SWE-ZZ-XX-RP-0001-CO2) produced by Sweco and dated 29th July 2021 shall be fully implemented, maintained and not altered.

Reason: To reduce the impact of development on local air quality (Cambridge Local Plan 2018 Policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Electric Vehicle Charge Point Strategy

29. No development, other than demolition and site clearance, shall commence until a site wide Electric Vehicle Charging Point Provision and Infrastructure Strategy for residential and non-residential parking, including an implementation plan shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include the following:

- Minimum 50% provision of dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for all car parking spaces
- At least one rapid electric vehicle charge point, or at least one fast electric vehicle charge point for should a rapid charge point not be technically feasible.
- Confirmation that the rapid and/or fast electric vehicle charge point parking space shall be exclusively reserved for electric vehicle charging
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required
- An implementation plan for each of the above measures.

The development shall be carried out in accordance with the approved Strategy and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Artificial Lighting

30. 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)

Heritage

Archaeology WSI

31. No development shall take place until the applicant has secured the implementation of a programme of archaeological work for the entirety of the application site, in accordance with a Written Scheme of Investigation (WSI). The WSI will include the following components, the implementation of which will trigger the phased discharging of the condition:

1) Approval of the Written Scheme of Investigation that should include:(a) the statement of significance and research objectives;(b) the programme and

methodology of site investigation and post-excavation assessment and archiving;(c) the nomination of a competent person or organisation to undertake the agreed works.

2) Fieldwork in accordance with the agreed Written Scheme of Investigation to include an appropriate outreach element.

3) Completion of a Post-Excavation Assessment report (PXA) and delivery of an approved Updated Project Design (UPD): to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

4) Completion of an archive report within 18 months of approval of the UPD unless otherwise agreed in advance with the Local Planning Authority; the preparation of the archaeological archive for deposition at the Cambridgeshire Archive facility, or another appropriate store approved by the Local Planning Authority.5) Provision to be secured for the publication of the results to achieve the preservation by record of the heritage assets affected by development.

Reason: To ensure the implementation of an appropriate archaeological investigation, recording, reporting and publication, and the protection and preservation of archaeological features of significance, in accordance with Local Plan policies and the NPPF 2018

Design

32.No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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 and Buildings of Local Interest. (Cambridge Local Plan 2018 policies 55, 57 and policies 61 and 62).

33.No development shall take place above ground level on the Apart Hotel, other than demolition, until details of the following have been submitted:

- Large scale drawings of external sills and lintels over new openings, parapet copings and door surrounds
- Means of rendering opaque or translucent glazing
- Full details of the screening system for the plant equipment on the roof.

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 and Buildings of Local Interest. (Cambridge Local Plan 2018 policies 55, 57 and policies 61 and 62).

34. No brick or stonework above ground level shall commence until a sample panel has been prepared on site detailing the bond, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing to 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 - To avoid harm to the special interest of the Building of Local Interest. (Cambridge Local Plan 2018, policies 61 and 62).

35. No development shall take place above ground level on the Mews Buildings (C, D and E) until scaled plans have been submitted in accordance with the principles set out in the 'Post Submission Responses' document (January 2022), regarding the provision of fixed panels and privacy screens on the eastern elevation of these buildings. The details shall also include planting areas on the roof of these buildings. The details shall be submitted to and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained as such thereafter. (Reason - To mitigate overlooking impacts to existing dwellings on Plymouth Close and Falmouth Close in accordance with Policy 55 of the Cambridge Local Plan 2018)

Sustainability

BREEAM Design Stage Certification

36. 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 a minimum of 3 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).

BREEAM Post Construction Certification

37. Prior to the use or occupation of the development hereby approved, or within six months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Implementation of energy and sustainability strategy:

38. The development, hereby permitted, shall not be used or occupied until the approved energy and wider sustainability strategy as set out in the Sustainability Statement, Former NIAB site, July 2021 (Expedition, Issue 02) has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority, alongside location plans showing the location of the proposed air source heat pumps and layout of the photovoltaic panels, before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting at least a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

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

Updated Overheating Analysis

39. Prior to occupation, updated overheating analysis using the CIBSE TM59 analysis for those units previously failed Criteria B for night time temperatures will be undertaken, to ensure that they are not at risk of overheating. In order to design out the risk of overheating, the cooling hierarchy should be employed, prioritising architectural responses to minimise risk before considering mechanical ventilation. The analysis shall be submitted to and approved by the local planning authority with any measures to prevent overheating implemented in full prior to occupation.

Reason: To ensure that the development is able to accommodate the impacts of climate change (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water efficiency

40. Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification set out in the Sustainability Statement, Former NIAB Site, July 2021 (Expedition, Issue 02), which sets out the measures to be implemented to achieve no more than 100 litres/person/day. The development shall only be used or occupied in accordance with the agreed details, and any amendments to the specification shall first be submitted to and approved in writing by the local planning authority.

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

Ecology

Landscape and Ecological Management Plan

41. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of

being rolled forward over a five-year period).

g) Details of the body or organisation responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

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

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed. (Cambridge Local Plan 2018 policy 57).

Nest Boxes

42. No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

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

Landscaping

Hard and soft landscaping

43. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority and to be in accordance with Option X (INSERT DEPENDING ON OUTCOME). These details shall include:

a) proposed finished levels or contours; car parking layouts, relationship between below ground features and ground level, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor

artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) 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;

- b) 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;
If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
- c) Boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- d) A landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69)

Green Roof

44. No construction of the biodiverse (green) roof(s) shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority.

- a) The means of access for maintenance
- b) Plans and sections showing the make-up of the sub-base to be used which may vary in depth from between 80-150mm
- c) Planting/seeding with an agreed mix of species (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum)
- d) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation
- e) A management/maintenance plan for the roof(s)

The roof(s) shall be constructed and laid out in accordance with the approved details and planting/seeding shall be carried out within the first planting season following the practical completion of the roof. The roof(s) shall be maintained as such in accordance with the approved management/maintenance plan.

The roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance/repair or escape in case of emergency.

Reason: To help mitigate and respond to climate change and to enhance ecological interests. (Cambridge Local Plan 2018 policies 28 and 57).

Public Art

45. No development above ground level, other than demolition, (or in accordance with a timetable agreed in writing by the Local Planning Authority), shall commence until a Public Art Delivery Plan (PADP) based on the submitted strategy by Commission Projects dated 18 November 2021 has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

Drainage

Surface Water

46. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Former NIAB Site, Huntingdon Road, Cambridge – Surface Water Drainage Strategy-01 dated October 2021 and prepared by Expedition and shall also include:

a) Full results of the proposed drainage system modelling for the 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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 an assessment of system performance;

b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

d) Site Investigation and test results to confirm infiltration rates;

e) 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;

f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non- statutory technical standards for sustainable drainage systems;

g) Full details of the maintenance/adoption of the surface water drainage system;

h) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in

accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

Drainage construction phase

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

Reason: To ensure that the proposed development can be adequately drained during the construction phase and to ensure that there is no increased flood risk on or off site resulting from the construction

Foul drainage

48. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

Surface Water Drainage Verification

49. Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory

undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority.

The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.

Waste

50. No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for waste and recycling has been submitted to and approved in writing by the local planning authority. The scheme shall identify:

- a) the specific position where wheeled bins, or any other means of storage, will be stationed for resident access and emptying by vehicles.
- b) That the collection point should be within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point.
- c) The quantity of bins on-site and their capacity for waste, recycling and garden and food waste
- d) Any additional storage area for high density accommodation blocks for bulky waste items.
- e) Details of any management arrangements if bins are to be moved to collection point for emptying.
- f) Details of the storage facilities for the separation of waste for recycling and composting within the individual apartments

No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57). **Trees**

51. Prior to the commencement of development, a Tree Removal and Protection Plan confirming those trees which require removal and transplanted should be submitted to and approved in writing by the Local Planning Authority and to be in accordance with Option X (INSET FOLLOWING COMMITTEE). The development shall be carried out in accordance with the agreed details.

Reason: To limit the number of trees that need to be removed and transplanted on the site and to satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with Cambridge Local Plan 2018 Policy 71: Trees

Service and Delivery

52. Prior to the first use of the Apart hotel, a Service, Refuse and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the movement and control of delivers to the site, including all loading and unloading areas. The development shall be carried out in accordance with the approved details. (In the interest of highways safety and residential amenity in accordance with Policy 80 and Policy 55 of the Cambridge Local Plan 2018).

Ground Water and Hydrology

53. Prior to the commencement of the development a detailed hydrological/hydrogeological report shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide advice as to whether the development of the site will have any impact upon the ground water based on long term ground water monitoring and site-specific groundwater modelling. Should the report demonstrate any impact on groundwater, it shall also propose mitigation to be carried out in accordance with a proposed phased programme of implementation. Any mitigation shall be carried out in accordance with approved report and details of timing.
(Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased groundwater flood risk on or off site resulting from the proposed development)

Dry Riser

No development above ground level, other than demolition should take place on the Apart Hotel until details of the fire dry riser has been submitted to and approved in writing

Informatives

1. In accordance with S106 dated xxx
2. Highways informative for Traffic Management Plan