

Application Number	21/02516/S73	Agenda Item	
Date Received	28th May 2021	Officer	Ganesh Gnanamoorthy
Target Date	16th November 2021		
Ward	Cherry Hinton		
Site	66 Colville Road Cambridge CB1 9EH		
Proposal	S73 to vary condition 2 (approved drawings) of ref:19/1034/FUL (Demolition of existing flats 66-80b Colville Road and erection of 69 affordable dwellings, including 6 houses and 63 apartments, including resident and public car parking, landscaping and associated works). The amended drawings for consideration are as follows: 9156-2100 - Rev C2, 9156-2101 - Rev C2, 9156-2102 - Rev C2.		
Applicant	Mr Alex Storey Gunpowder Mill Powdermill Lane Waltham Abbey EN9 1BN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed variation of condition would be acceptable with respect to design, impacts on neighbouring amenity and all other material planning considerations; - The proposal would not unacceptably alter the planning permission granted.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is an irregular shaped plot of land with a strong north-south orientation, and occupies approximately 0.76 hectares in area.
- 1.2 The site is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.
- 1.4 The site benefits from planning permission for “Demolition of existing flats 66-80b Colville Road and erection of 69 affordable dwellings, including 6 houses and 63 apartments, including resident and public car parking, landscaping and associated works.”
- 1.5 Permission was granted on 31st December 2019, having been before the planning committee on 6th November 2019. Development has commenced on site.

2.0 THE PROPOSAL

- 2.1 This application proposes to vary condition 2 of permission reference 19/1034/FUL. The condition on the decision notice read as follows:

Condition 2:

- 2.2 “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.”

- 2.3 The proposal seeks to alter the approved plans by allowing for plant screen to be included at roof level. The screens are necessary to mitigate the impact of noise generated from Air Source Heat Pumps (ASHP) which will be located at roof level. The ASHPs are required in order to ensure that the development is gas free. The previously approved scheme

originally intended to install a gas fire Combined Heat Pump (CHP).

- 2.4 Condition 26 of the original consent sought details of plant to be used in order to ensure that any noise is adequately mitigated, and this has been partially discharged, with details of the proposed AHSPs being considered acceptable subject to screening in the manner proposed under this application.

3.0 SITE HISTORY

- 3.1 Save for the consent that scheme wishes to vary (19/1034/FUL), there is no directly relevant planning history on this site.

Reference	Description	Outcome
19/1034/FUL	Demolition of 32no existing flats and garages, and erection of 75no new affordable dwellings, including 4no houses and 71no apartments, a new community facility, car parking, landscaping and associated works.	Permission granted

4.0 PUBLICITY

- | | |
|-----------------------------|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners/Occupiers: | 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	1, 3, 28, 29, 31, 32, 33, 34 35, 36,

Plan 2018	45, 47, 50, 51, 55, 56, 57, 59, 68, 70, 71, 74, 75, 80, 81, 82, 85
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework National Planning Policy Framework – Planning Practice Guidance
Supplementary Planning Guidance	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document Planning Obligation Strategy
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Public Art SPD

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection raised.

Urban Design Officer

6.2 No objection raised.

Landscape Officer

6.3 No objection raised.

Drainage Officer

6.4 No objection raised.

Environmental Health Officer

6.5 No objection has been raised.

Local Lead Flood Authority

6.6 No objection raised.

Environment Agency

6.7 No objection raised.

Anglian Water

6.8 No objection raised.

Designing Out Crime Officer

6.9 No objection.

Cambs Fire

6.10 No objection raised

6.11 No other consultation responses have been received.

6.12 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 Letters have been sent to local residents notifying them of the proposed development. In addition, a site notice has been erected and a press notice published. Representations have been received from the following properties:

Street	Number
Poppy Close	1, 4
High Street	91
Fishers Lane	18

7.2 The concerns raised can be summarised as follows:

Concern	Where addressed
Trees removed which should have remained	8.16
Changes unclear from website	8.21, 8.23
Loss of footpath between Fisher's Lane and Colville Road	8.21 – 8.22
Loss of light	8.6

8.0 ASSESSMENT

8.1 From the consultation responses received, and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. S106 contributions
12. Third party representations

Principle of Development

8.2 The proposed amendments to condition 2 does not affect matters of principle. It is worthy of note that the principle of development was found to be acceptable in the original permission, and no material considerations arise which suggest an alternative conclusion should be reached in this instance.

Context of site, design and external spaces

- 8.3 The proposal seeks to alter the approved plans (condition 2), and this would allow for the addition of plant screen at roof top level. The proposal would result in additional bulk to the approved flat block, but it is noted that the location of the ASHPs on the roof have been carefully considered to allow for the plant screen to be set back from the edges of the building, helping to reduce its visual impact. The finish of the screen will be aluminium louvred and an appropriate colour has been proposed to ensure the screen fits well with the approved building.
- 8.4 The Council's Urban Design Officer has been consulted on the proposal, and raises no objections.
- 8.5 With the above in mind, the proposal is considered to be acceptable in design terms, and is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.6 The proposal makes no significant changes to the built form of the development. The changes proposed do not have any impacts on sunlight/daylight receipt, overlooking or sense of enclosure. It is noted that a representation has raised concerns over the height of the building having an impact on sunlight receipt although the comments do not seem to relate to the plant screen. The screening has been set in from the edges of the building so as to not have an adverse impact on light receipt.
- 8.7 The proposal does seek to add plant screen to the roof of the building, and this is required in order to mitigate the impact of ASHPs that are to be installed in order to allow the scheme to be gas free. The proposal will, therefore, help to protect future occupiers of the development from noise emitted from the ASPs.
- 8.8 The Council's Environmental Health Officer has been consulted on the proposal and considers the proposed changes to be acceptable.

- 8.9 With the above in mind, officers consider that with respect to amenity, the proposal is compliant with Cambridge Local Plan (2018) policy 50.

Refuse Arrangements

- 8.10 The proposed change to condition 2 does not have an impact on refuse arrangements.

Highway Safety

- 8.11 The proposal does not alter any highways arrangements, and will not lead to a change in numbers of comings and goings from the site.

- 8.12 The Highway Authority was consulted as part of the application and they have raised no objection.

Car and Cycle Parking

- 8.13 The proposal does not affect car or cycle parking provision.

Drainage

- 8.14 The proposal has no impact on drainage arrangements. The Council's Drainage Team and the Local Lead Flood Authority have both commented and raised no objection to the proposal.

Trees & Ecology

Trees

- 8.15 The proposal has no impact on trees.
- 8.16 It is noted that a representation has raised concerns regarding trees being felled that were due to be retained. This matter is for Planning Enforcement, and does not affect the current proposal for rooftop plant screen. Planning Enforcement have been asked to look into the issue raised.

Ecology

- 8.17 The proposed amendment to condition 2 would not have a material planning impact upon ecology.

Energy and Sustainability

8.18 The proposal has no energy or sustainability impacts.

Affordable Housing

- 8.19 The proposal does not change the quantum of affordable housing provided, which has been secured by a S106 agreement.

S106 Contributions

- 8.20 The proposal makes no change to the S106 requirements. The existing S106 agreement relates not just to the original permission, but to any subsequent amendments, and so any new consent would also be covered by this agreement.

Third party representations

- 8.21 Representations have been received raising concerns regarding the clarity of information on the website, and the loss of an existing footpath leading from Fishers lane to Colville Road.
- 8.22 The current proposal relates to the provision of rooftop plant screen only and does not propose any changes to any footpaths.
- 8.23 The plans on the Council's website indicate the location of the proposed plant screen both in plan and elevation form. This is considered to be sufficient, and complies with the national requirements for planning application submissions.

9.0 CONCLUSION

- 9.1 The proposal seeks to alter condition 2 to allow for the addition of plant screen to the roof of the apartment block.
- 9.2 The changes proposed are considered acceptable as they would not have an adverse impact on design quality, nor residential amenity.
- 9.3 The proposal does not alter the assessment of any other material planning considerations as per the previous planning application (19/1034/FUL).

10.0 RECOMMENDATION

APPROVE PLANNING PERMISSION subject to (1) the following conditions and (2) compliance with the S106 agreement attached to consent 19/1034/FUL dated 19 December 2019

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission ref 19/1034/FUL.

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. The conditions of planning permission 19/1034/FUL (as set out below) shall continue to apply to this permission.

Where conditions pertaining to 19/1034/FUL have been discharged, the development of 21/02516/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

4. 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).

5. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved, inclusive of bin and cycle stores, substations, houses and flat blocks, shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity 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 and 57).

6. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

7. Notwithstanding the plans hereby approved, 5% of all affordable dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings', and all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

8. The public art provision shall be fully implemented in accordance with the submitted Public Art Strategy and Delivery Plan dated 19th September 2019, unless otherwise approved in writing by the Local Planning Authority.

Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

9. Prior to the commencement of works, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety (Cambridge Local Plan 2018, Policy 81).

10. Prior to first occupation, the manoeuvring and parking areas shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

11. Prior to first occupation, visibility splays of 2.00m x 2.00m shall be provided each side of the vehicular access to the two units immediately west of 82-94 Colville Road. The splays shall be provided and retained in perpetuity thereafter.

Reason: In the interests of highway safety (Cambridge Local Plan 2018, Policies 81 and 82).

12. All areas of private land (i.e. that which is not to become adopted public highway) shall be constructed so that all its falls and levels are such that no private water from these areas drains across or onto the adopted public highway.

Reason: In the interest of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

13. The proposed driveways, and main access to the site shall be constructed using a bound material, and retained as such thereafter.

Reason: In the interest of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

14. The proposed energy strategy as set out in the Energy Statement (Create Consulting Engineers Limited, July 2019) shall be fully implemented prior to first occupation. Any associated renewable and low carbon energy technologies shall be fully installed and operational prior to occupation and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the occupation. Further information shall also be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System (CHP), or alternative energy solution, including emissions standards. Any gas fired CHP should meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³

Compression ignition engine: less than 400 mgNO_x/Nm³

Gas turbine: less than 50 mgNO_x/Nm³

The renewable and low carbon energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, policy 28, and to protect human health in accordance with Cambridge Local Plan policy 36).

15. Water efficiency standards for all residential units will be implemented in line with the water efficiency specification included within the Sustainability Statement (Create Consulting Engineers Limited, July 2019), in order to achieve a design

standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018, policy 28).

16. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site. 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM. 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary. 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3), unless the phased occupation of the development is first agreed in writing by the Local Planning Authority. The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 32) and in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning

Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and to ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

18. Piling or investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 33).

19. Prior to first occupation, the surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment and Drainage Strategy as submitted (ref: 581291-MLM-ZZ-XX-RP-C-008) dated 16/07/2019.

Reason: To prevent an increased risk of flooding and to protect water quality.

20. Prior to first occupation, details for the long term maintenance of the surface water drainage system, (including all SuDS features) to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

21. The development shall be carried out fully in accordance with AIA carried out by Geosphere Environmental (ref: 4044,EC,AR/RF,KL/17-07-19/V3) dated 17/07/2019

Reason: To ensure that the development has an acceptable impact on trees (Cambridge Local Plan 2018; Policy 71).

22. 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), bridges, boardwalks and Forest School. Soft Landscape works shall include detailed planting plans showing location of species; written specifications (including soils importation and quality control of soils) cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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).

23. Prior to first occupation, a schedule of landscape maintenance

for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

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

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

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

25. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works on the apartment block commencing. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used.

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

26. 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).

27. Prior to the installation of plant, a scheme for the insulation of

the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

28. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

29. Prior to the commencement of the development (or phase of) 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 the heavy metal contamination found at location WS10 as described by the Phase 2 Geoenvironmental Assessment Report by MLM, document ref: 724413-MLM-ZZ-XX-RP-J-0001, MLM ref: JW/724413/JW, revision C02, dated 12th July 2019. This site investigation report must include the results of all 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 contamination

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

30. The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing number CVL-EV01 - Electric Vehicle Charging Points shall be the type / standard as detailed below and shall be installed prior to use of the development hereby permitted is commenced and maintained and retained thereafter:

o Slow active charge points (those marked as red) will be dedicated slow electric vehicle charge points with a minimum power rating output of between 3.5 and 7kW designed and installed in accordance with BS EN 61851.

o Fast active Charge Points (those marked in green) will be dedicated car parking spaces enabling charging within 2-3 hours and installed in accordance with BS EN 61851.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

31. Prior to the commencement of works, with the exception of demolition, a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

32. 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).

33. 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.

34. 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.

35. Notwithstanding the plans hereby approved, and prior to first occupation, an amended plan showing the location of electric vehicle charging points shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved detail.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

INFORMATIVES

1. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
2. No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.
3. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
4. Please note that the use of permeable paving does not give the

Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.