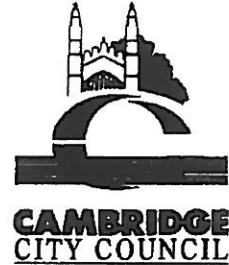


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CAMBRIDGE CITY COUNCIL

The Guildhall, Cambridge, CB2 3QJ

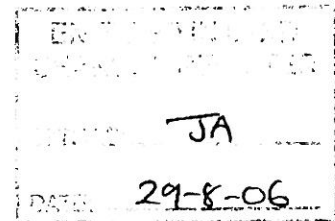
TOWN AND COUNTRY PLANNING ACTS 1990

OUTLINE PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: **06/0324/OUT**

BRH Wilson
42 Back Road
Linton
Cambridge
CB1 6JF



The Council hereby grant outline planning permission for

Erection of 4 dwellings and a garage (following demolition of workshop).

at

2 Greens Road Cambridge Cambridgeshire CB4 3EQ

in accordance with your application received 24th March 2006 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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 51 of the Planning and Compulsory Purchase Act 2004.

2. Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To ensure that all necessary details are acceptable. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3, Cambridge Local Plan (1996) policies BE2 and BE4)

Simon Payne
Director of Environment & Planning
Cambridge City Council The Guildhall Cambridge CB2 3QJ
Telephone 01223 457000 Minicom (non-speaking phone) 01223 457605



INVESTOR IN PEOPLE

3. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the LPA for approval.

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To safeguard the amenity and health of future occupants of these residential units. (Cambridge Local Plan 1996 policy EO1)

4. In the event of the foundations for the proposed development requiring piling, notwithstanding the applicant's submitted details prior to the development taking place the applicant shall provide the local authority with a method statement for approval detailing the type of piling and the mitigation measures to be taken to protect local residents. Development shall be carried out in accordance with the approved details. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted.

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 the nearby residential properties. (Cambridge Local Plan (1996) policy BE2 and EO1)

5. Except with the prior written agreement of the local planning authority in writing no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours 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 (1996) policies EO1 and BE2)

6. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0700 hrs and 1800 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.

Reason: To protect the amenity of the nearby residential properties. (Cambridge Local Plan 1996 policy BE2 and EO1)

7. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan (1996) policies EO1 and BE2)

8. No development shall take place until details of measures to ensure wheel washing and dust suppression have been submitted to and approved in writing by the Local Planning Authority .

Reason: To protect the amenity of the nearby residential properties. (Cambridge Local Plan 1996 policy BE2 and EO1)

9. No development shall take place until details of the proposed site lighting during demolition and construction have been submitted to and approved in writing by the Local Planning Authority .

Reason: To protect the amenity of the nearby residential properties. (Cambridge Local Plan 1996 policy BE2)

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 1996 policy BE2)

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: To protect the amenity of adjoining properties. (Cambridge Local Plan 1996 policy BE2)

12. No development shall take place until a scheme for the provision and implementation of surface water drainage has been submitted to, and agreed in writing by, the local planning authority. The scheme shall be constructed in accordance with, and at the time specified by, the approved details.

Reason: To ensure a satisfactory method of surface water drainage. (Cambridge Local Plan 1996 policies US1 and US2)

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer. The developer will not be permitted to drain roof water over the public highway, nor across it in a surface channel, but must make arrangements to install a piped drainage connection. No window or door will be allowed to open over a highway and no foundation or footing for the structure will be allowed to encroach under the public highway.

INFORMATIVE: Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.

INFORMATIVE: This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended).

INFORMATIVE: The applicant is reminded that no development may take place on the site until a reserved matters submission for the landscaping of the site has been made and approved by the local planning authority. The applicant is further reminded that the landscaping details of the site are not a condition of this application, and cannot be discharged as if they were. The applicant is also reminded that at the time of the submission of reserved matters, a full application fee for four dwellings at the rate pertaining at the time of the submission will be payable. (The rate at the time of this notice would be £1060).

INFORMATIVE: The applicant is advised to contact The Environment Agency, Brampton Environment District, Bromholme Lane, Brampton, Huntingdon, Cambs, PE28 4NE, Tel no: 01480414581 for advice regarding, the removal and disposal of waste and adherence with Agency pollution prevention guidelines. The waste produced on the site during demolition / construction will be subject to the general Duty Of Care under the Environmental Protection Act 1990 and is likely to be subject to control under the Waste Management Licensing Regulations 1994 and the Special Waste Regulations 1996 (hazardous waste).

INFORMATIVE: The applicant is advised to contact The Health & Safety Executive, 14 Cardiff Road, Luton, LU1 1PP: -Tel No: 01582 444200 concerning health and safety regulation requirements associated with the construction and operational phases. Considering the age of these buildings asbestos may be present and will need to be removed in accordance with appropriate regulations.

INFORMATIVE: The applicant is advised to contact the Housing Standards Team, Environmental Health & Waste Strategy, Cambridge City Council, Mandela House, 4 Regent Street, Cambridge, 01223 457953 for further advice regarding matters such as housing fitness standards.

INFORMATIVE: The applicant is advised that with regard to possible land contamination the following documents should be referred to:

Planning Policy Guidance Statement 23: Planning and Pollution Control : Office of the Deputy Prime Minister (ODPM) 2004.

Cambridge City Council's planning guidance document 'Contaminated Land In Cambridge: A Developers Guide'.

The various Contaminated Land Research (CLR) reports 1 to 11 published by the Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency.

The Interdepartmental Committee Report on Contaminated Land (ICRCL) guidelines were replaced in December 2002 with the Contaminated Land Exposure Assessment (CLEA) guidelines. Only reports considering CLEA will be accepted as valid. Where pollutants are found that are not covered by CLEA guidelines then a qualitative risk assessment must be undertaken.

If any intrusive investigation is required, particular reference should be made to CLR10 (2002): Contaminated Land Exposure Assessment Model (CLEA): Technical Basis and Algorithms, which describes the conceptual exposure models for each standard land use for which Soil Guideline Values are derived.

By deriving site-specific Contaminated Land Exposure Assessment (CLEA) guideline values, it is possible to establish whether a site poses actual or potential risks to human health, in the context of the existing or intended usage of the site. Where contaminants exist that are not covered by CLEA guidelines the current policy is that the applicant/agent/developer has to submit a site-specific human risk assessment, and for the site investigator to justify that approach and methodology.

British Standards Institute (2001) BS10175 'Code of Practice for Investigation of Potentially Contaminated Sites' BSI, London 1999

Department of Environment Industry Profile 'Road Vehicle Fuelling Service and Repair Garages and Filling Stations', to assist with any site contamination investigation.

Reasons for Approval

1. This development has been approved subject to conditions and following the prior completion of a section 106 planning obligation, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

Cambridgeshire and Peterborough Structure Plan 2003: policies P1/2 and P1/3;

Cambridge Local Plan (1996); policies EO1, BE1, BE2, BE4, CS3, RL3, ET5, TR18, TR22 and TR27

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

These reasons for approval can be a summary of the reasons for grant of planning permission only. For further detail on the decision please see the officer report by visiting the Council Planning Department.

This decision notice relates to the following drawings: **Location/Ground Floor 5A, First and Second Floor 6A, Elevations 7A, Elevations of Existing 8A, Daylight Checks Appendix B and Garage Plan Appendix C**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Dated: 23 August 2006

Guildhall, Cambridge, CB2 3QJ


Director of Environment & Planning

SEE NOTES OVERLEAF

