

Draft planning conditions

21/02771/OUT, Cambridge North

Conditions applicable to the Full Permission and Outline Permission

Phasing

Site Wide Phasing Plan

1. Prior to the commencement of any development, with the exception of below ground works, a Site Wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Wide Phasing Plan shall include a mechanism for its review and amendment. The development shall be carried out in accordance with such approved details. References within this permission to a “phase” shall be to a phase as identified in the approved phasing plan.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and surrounding residents and ensure compliance with policies SS/4 and SC/4 of the South Cambridgeshire Local Plan 2018.

Demolition Construction Environmental Management Plan (DCEMP)

2. Prior to the commencement of any development on any phase, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase.

The DCEMP for a phase shall include the following in respect of that phase:

- a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.
- b) Archaeological protection and mitigation measures to be implemented during the construction process.
- c) A traffic management plan including; contractor’s access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the phase, details of their signing, monitoring and enforcement measures designed to require compliance with the approved routing arrangements; contractor parking including details and quantum of the proposed car parking and methods of preventing on street car parking; movements and control of muck away lorries; movements and control of all deliveries; and control of dust, mud and debris, in relationship to the operation of the adopted public highway.
- d) Details of haul routes within the phase.
- e) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the

site and siting of the contractors compound during the construction period to be agreed on a phased basis.

- f) Collection and Delivery times for construction purposes. (Standard delivery and collection times during construction and demolition are between 0800 hrs and 1800 hours on Monday – Friday and between 0800 hours and 1300 hours on Saturday and no collections or deliveries on Sundays or Bank and public holidays).
- g) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment
- h) Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded).
- i) Details of best practice measures to be applied to prevent contamination of the water environment during construction.
- j) Measures for soil handling.
- k) Details of concrete crusher if required to be used on that phase.
- l) Details of odour control systems used during construction including maintenance and manufacture specifications .
- m) Maximum noise levels and appropriate mitigation for construction machinery, equipment, plant and vehicles.
- n) Site lighting during construction .
- o) Screening and hoarding details.
- p) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- q) Procedures for interference with public highways.
- r) External safety and information signing notices.
- s) Liaison, consultation and publicity arrangements, including dedicated points of contact.
- t) Complaints procedures, including complaints response procedures
- u) Membership of the considerate contractors' scheme.
- v) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way, as well as routes serving completed phases of the development.
- w) A Construction Travel Plan setting out measures to encourage construction site operatives and construction site visitors to travel to and from the phase using sustainable means of transport.
- x) Piling method statement detailing mitigation measures, where piling is proposed.

Development of each phase shall be carried out in accordance with the approved DCEMP for that phase.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Biodiversity

Construction Ecological Management Plan

3. Prior to the commencement of each phase of development, (including demolition, ground works, vegetation clearance) a Construction Ecological Management Plan (CEcMP) for that phase shall be submitted to and approved in writing by the local planning authority. The CEcMP for each phase shall include the following in respect of that phase:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of “biodiversity protection zones”.
 - c) Practical measures to avoid or reduce impacts during construction (both physical measures and sensitive working practices) in the form of method statements.
 - d) The location and timings of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP for a phase shall be adhered to and implemented throughout the construction period of that phase strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that before any development commences an appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Ecological Design Strategy

4. Prior to the commencement of each phase of development, with the exception of below ground works, an Ecological Design Strategy (EDS) for that phase addressing habitat creation, ecological enhancement, mitigation and compensation where appropriate, which shall be in accordance with the Greater Cambridge Biodiversity Supplementary Planning Document (2022) shall be submitted and approved in writing by the local planning authority.

The EDS shall include the following in connection with a phase:

- a) The purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve the stated objectives.
- d) The extent and location/area of all proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.

- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Details of initial aftercare and long-term maintenance.
- i) Details of monitoring and remedial measures.
- j) Details for disposal of any wastes arising from the works.

The EDS for a phase shall be implemented in accordance with the approved details on that phase and thereafter all features shall be retained in that manner for the lifetime of the development.

Reason: To ensure that before any development commences an appropriate ecological design strategy has been agreed in order to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Lighting Scheme

5. Prior to the commencement of each phase of development above ground, a lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- a) Include details of any external lighting within that phase such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site. The scheme for a phase shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within that phase, on the boundary of the that phase and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".
 - b) Identify those areas/features on that phase that are particularly sensitive for bats and which are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g. for foraging; and
 - c) Show how and where any external lighting will be installed which clearly demonstrates that areas to be lit will not disturb or prevent bats from using their territory or having access to their breeding sites and resting places.

No external lighting within a phase shall be installed other than in accordance with the specifications and locations set out in the approved scheme for that phase, and shall be maintained thereafter in accordance with the scheme for the lifetime of the development.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies CC/6, SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

Green Roofs

6. No above ground level development shall commence on any building until details of any biodiverse (green, blue or brown) roof(s) for that building have been submitted to and approved in writing by the Local Planning Authority. Details of the green biodiverse roof(s) shall include means of access for maintenance purposes. Plans and sections showing the make-up of the sub-base to be used shall include the following:
- a) Roofs will be biodiverse based with extensive substrate varying in depth from between 80-150mm.
 - b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the locality and shall contain no more than a maximum of 25% sedum (green roofs only)).
 - c) The biodiverse (green) roof shall not be used as an amenity facility nor sitting out space of any kind whatsoever and shall only be used otherwise as a biodiverse green roof in the case of essential maintenance or repair, or escape in case of emergency.
 - d) Where solar panels are proposed, bio-solar roofs shall 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.

All works to biodiverse roofs on a building shall be carried out in accordance with the approved details for that building prior to first occupation of that building and shall thereafter be maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Contamination

Site Investigation

7. No development of any building or the Wild Park within a phase shall commence until:
- a) The site for that building or the Wild Park has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives determined through a risk assessment and which has been agreed in writing by the Local Planning Authority.
 - b) Detailed proposals for that building or the Wild Park for the removal, containment or otherwise rendering harmless of any contamination (the Remediation Method Statement) 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 minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite

receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

Remediation

8. Prior to the first occupation of each building or the first use of the Wild Park within any phase of development, the works specified in any Remediation Method Statement detailed in Condition 7 for that building or the Wild Park must be completed and a verification report 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 minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

Unidentified Contamination

9. If, during remediation or construction works, any additional or unexpected contamination (AUC) is identified, then: (1) works in the relevant phase shall cease until (2) remediation proposals for the AUC have been agreed in writing by the Local Planning Authority before any further works on the phase proceed and where such works relate to the construction of a building the remediation proposals shall be fully implemented prior to first occupation of that building hereby approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

Transport

Future Management and Maintenance of Streets

10. Prior to the commencement of each phase of development, with the exception of below ground works, details of the proposed arrangements for future management and maintenance of the proposed streets under the control of the Applicant within that phase shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details. Where streets are to be adopted, they shall be maintained in accordance with the approved management and maintenance details until such time as such streets are adopted.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

Car and Cycle Parking

11. Prior to first occupation of any building within a phase, with the exception of below ground works, a Car and Cycle Parking Management Plan (CCPMP) for that phase shall be submitted to and approved in writing by, the local planning authority.

The approved CCPMP for a phase shall include, but not necessarily be limited to, the following details:

- how the car and cycle parking spaces will be allocated for each building including, where relevant, on street parking;
- confirmation that car and cycle parking provision for each building will be made available to occupants and maintained in operational condition for the lifetime of the development;
- when the surface level car and cycle parking will be made available for use;
- how the safety of users and access to the car and cycle parking areas within each building will be controlled and managed, including after hours use; and
- the location and appearance of proposed security measures such as gates/shutters across the vehicle entrance/exit.

The development of each phase shall be carried out in accordance with the CCPMP for that phase and retained thereafter.

Reason: To ensure the car and cycle parking provision is managed in a way that prevents any unacceptable impact on highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Landscape

Hard and Soft Landscape

12. Notwithstanding the approved plans, prior to the commencement of development above ground level for each phase, other than demolition, details of a hard and soft landscaping scheme for that phase shall be submitted to and approved in writing by the local planning authority. These details shall include:
- a) existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);
 - 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/planting programme;
 - c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
 - d) the planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
 - e) details of all tree pits, including those in planters, hard paving and soft landscaped areas. All proposed underground services will be coordinated with the proposed tree planting.

All hard and soft landscape works within each phase shall be carried out and maintained in accordance with the approved landscaping details and programme for delivery for that phase. If within a period of ten 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.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Irrigation and Maintenance Scheme

13. Where the approved plans identify that trees are to be planted on a building plot then such building shall not be occupied until an irrigation and maintenance scheme for those trees has been submitted to and approved in writing by the Local Planning Authority. From occupation of such building the approved irrigation and maintenance scheme shall be implemented and thereafter retained.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Sustainability

BREEAM Interim Design Stage Certification

14. Within six months of commencement of each building (excluding the residential buildings), or as soon as practicable after commencement of that building, 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 for that building, with five credits for Wat 01 (water consumption). Where the Design Stage certificate for a building shows a shortfall in credits for BREEAM 'Excellent' accreditation, a statement shall also be submitted identifying how the shortfall for that building will be addressed to secure 'Excellent' accreditation. 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 (South Cambridgeshire Local Plan 2018 policy CC/1 and the Greater Cambridge Sustainable Design and Construction SPD, 2020).

BREEAM Post Construction Certification

15. Prior to the first use or occupation of each building (excluding the residential buildings) hereby approved, or within six months of first occupation of that building, 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 for that building. 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 in accordance with Policy CC/1 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD, 2020)

Emission Ratings

16. No gas fired combustion appliances for any building within each phase shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 40\text{mg/kWh}$) for that building have been submitted to and approved in writing by the Local Planning Authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engine types:

- Spark ignition engine: less than or equal to 150 mg NOx/Nm³
- Compression ignition engine: less than 400 mg NOx/Nm³
- Gas turbine: less than 50 mg NOx/Nm³

The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other written evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances for each building shall be fully installed and operational before that building is occupied or the use of that building is commenced and retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with Policy SC/12 of the South Cambridgeshire Local Plan 2018.

Design

Materials

17. Prior to commencement of each phase of development above ground level, except for demolition, details of all the materials for the external surfaces of buildings to be used in the construction of the development for that phase shall be submitted to and approved in writing by the local planning authority. Only materials specified in the approved details shall be used on that phase of development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Sample Panels

18. Prior to commencement of each phase of development above ground, except for demolition, sample palettes shall be available to view on site of all the external

materials to be used on site for buildings within that phase. Sample palettes shall include sample panels of all bricks proposed to be used on site, together with sheeting material to be used for metal cladding and other materials to be used for fenestration. The brick panels shall be representative of the choice of bond, coursing, special brick patterning, mortar mix and pointing techniques. All details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panels for a phase are to be retained on site for the duration of the work on that phase for comparative purposes. Works on a phase will take place only in accordance with approved details for that phase.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Drainage

Surface Water Drainage Design

19. No development above ground level on a phase shall commence until a detailed design of the surface water drainage for that phase, including a management and maintenance plan of surface water drainage within that phase, has been submitted to and approved in writing by the Local Planning Authority. The design submitted shall distinguish between those parts of the system which are to be adopted by a statutory undertaker and those which are to remain under private ownership. 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:

- Flood Risk Assessment and Drainage Strategy, PJA Civil Engineering Ltd, Ref: 05425-R-03-C-FRA Rev C, Dated: 6 June 2022
- Technical Note, PJA Civil Engineering Ltd, Ref:05425 Version E, Dated: 17 April 2023

and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 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) 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 occupiers;
- e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Permissions/consents to connect to a receiving watercourse or sewer;
- h) CCTV survey and assessment of the downstream network to demonstrate sufficient capacity to receive additional volumes of surface water;
- i) For the first Phase only, an investigation into downstream connectivity of the First Public Drain Overflow, via dye tracing, of the culverted section beneath the railway lines, adjoining the Site should be undertaken. A Summary Report, with accompanying photographs and plans, should be prepared and submitted to the Local Planning Authority and shared with the Lead Local Flood Authority;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The approved surface water drainage scheme for each phase of development shall be subsequently implemented in full accordance with the approved details prior to the first occupation of any part of the phase of development or in accordance with an implementation programme agreed in writing with the Local Planning Authority and retained thereafter.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Surface Water Drainage (Construction Phase)

20. Prior to the commencement of each phase of development, details of measures indicating how additional surface water run-off from that phase will be avoided/mitigated during the construction works for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details for a phase shall include collection, balancing and/or settlement systems for these flows as required. The approved measures and systems for that phase or part thereof shall be brought into operation before any works to create buildings or hard surfaces commence on that phase or relevant part thereof.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in

accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

System Survey & Report

21. Upon completion of the approved surface water drainage system for each phase, including any attenuation ponds, SuDs and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor for that phase 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 approved details. Where any corrective/remedial works are necessary, details of those works with a timetable for their completion, shall be provided for approval in writing by the Local Planning Authority. Any corrective/remedial works required for a phase shall be carried out in accordance with the approved details and timetable for that phase and subsequently re-surveyed by an appropriately qualified Chartered Surveyor or Chartered Engineer, 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 in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Foul Water

22. Prior to the commencement of each building within a phase of development above ground level a scheme for the provision and implementation of foul water drainage for that building shall be 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 first occupation of each building within a phase 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 in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Airport safety

Bird Hazard Management Plan

23. Prior to commencement of buildings within each phase of development above ground level, other than demolition, a Bird Hazard Management Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
 - The management of any flat/shallow pitched/green roofs on buildings within that phase which may be attractive to nesting, roosting and loafing birds.

The Bird Hazard Management Plan for a phase shall be implemented as approved and shall be managed in accordance with the Plan for the life of the buildings within that phase.

Reason: It is necessary to manage the flat roofs to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

Glint and glare

24. Prior to the installation of any PV panels on the roof of any building, a Glint and Glare Assessment for the PV panels on that building shall be submitted to and approved in writing by the Local Planning Authority. No PV panels shall be installed on a building other than in accordance with the approved details for that building.

Reason: It is necessary to manage glint and glare which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

Residential amenity

Noise (plant/equipment)

25. Prior to the commencement of each phase of development above ground level, a noise assessment and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures for each building, designed to minimise and mitigate the level of noise emanating from the building(s) and/or plant/equipment shall be submitted to and approved in writing by the local planning authority for that phase. The scheme for each building as approved shall be fully implemented before the first occupation of that building and shall thereafter be maintained in strict accordance with the approved details for the life of the development.

Reason: To protect the amenity of nearby properties in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Odour – details of extraction

26. Prior to the first occupation of any building within each phase of development which is to contain a commercial kitchen, a scheme detailing plant, equipment and machinery used for the purposes of extraction, filtration and abatement of cooking odours for that building shall be submitted to and approved in writing by the local planning authority. The approved scheme for a building shall be installed and fully implemented before the first occupation of that building and shall thereafter be maintained in strict accordance with the approved details.

Reason: To protect the amenity of nearby properties in accordance with Policy SC/14 of the South Cambridgeshire Local Plan 2018.

Height Limitations on Buildings and Structures (compliance)

27. No building or other structure, whether temporary or permanent shall be permitted to be erected on the site at any time which exceeds 51 metres Above Mean Sea Level (AMSL).

Reason: Any development that penetrates the Instrumental Flight Procedures (IFP's) or Obstacle Limitation Surfaces (OLS) surrounding Cambridge Airport could endanger aircraft movements and the safe operation of the aerodrome.

Compliance with Environmental Statement (compliance)

28. The development shall be carried out in accordance with the mitigation measures set out in Table 20.1 of the Environmental Statement (dated June 2022) and the following Technical Notes:
- Technical Note by PJA Civil Engineering Ltd (Ref:05425 Version E dated 17 April 2023)
 - Technical Note by Temple Group Ltd (Ref:T6118 dated 20 April 2023)
 - Technical Note ECO00253 CN Phase 2 by RPS Consulting Services Ltd (RPS) dated 5 May 2023

Reason: To ensure that the development takes place in accordance with the principles and parameters contained within the Environmental Statement.

Implementation of the Low Emissions Strategy (compliance)

29. The development hereby approved shall be carried out in accordance with the Cambridge North Low Emission Strategy, PJA, August 2022 Version B. Prior to first occupation or use of any building hereby approved, a detailed implementation plan shall be submitted to and approved in writing by the local planning authority for that building. The implementation plan for a building shall show the location of electric vehicle charge points (at least 25% of the new car parking spaces to have electric charging points with passive provision for the remainder), capacity, charge rate, details of model, location of cabling and electric infrastructure drawings to include passive charge point provision for all remaining spaces connected to that building. The electric vehicle charge points for each building shall be installed within that building prior to first use of that buildings in accordance with the approved implementation plan and retained thereafter.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport (South Cambridgeshire Local Plan policies SC/12 and TI/2 and the Greater Cambridge Sustainable Design and Construction SPD, 2020).

Hours of Works (compliance)

30. No construction or demolition work shall be carried out and no plant or power operated machinery shall be operated in connection with the construction of the development 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 in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Commercial Deliveries (compliance)

31. Collection from and deliveries to any non-residential premises including those with retail, food or commercial uses shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Conditions applicable to that part of the application that was submitted in full with full details

Time Limit (compliance)

32. 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 (compliance)

33. The development hereby permitted shall be carried out in accordance with the approved documents, as listed at Schedule 1 of this decision, save for where such details are superseded by further details being submitted to and approved by the LPA pursuant to the conditions attached to this permission.

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.

Compliance

Change of Use Class E (commercial buildings) (compliance)

34. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the buildings S4, S6 and S7 shall only be used for office (Use Class E(g)(i)) and research and development (Use Class E(g)(ii)) uses above ground floor level and for no other use without the granting of a specific planning permission.

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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Change of Use Class E & F (compliance)

35. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the ground floor use of buildings S4, S5, S6 and S7 (other than those connected with the operation of the mobility hub) shall only be used for Class E (excluding Class E (g) (iii)) and Class F and for no other use without the granting of a specific planning permission.

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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Conditions applicable to that part of the application which was submitted in outline and without full details

Outline Permission (Reserved matters) (compliance)

36. Prior to the commencement of each phase of development, details of the appearance, layout and scale, (hereinafter called the 'reserved matters') for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Time Limit (compliance)

37. Application(s) for approval of the reserved matters for any phase in outline shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development of each outline phase shall commence before the expiration of three years from the date of approval of the last of the reserved matters of that phase to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans (compliance)

38. The development hereby permitted shall be carried out in accordance with the approved documents as listed at Schedule 2 of this decision, save for where such details are superseded by further details being submitted to and approved by the LPA pursuant to the conditions attached to this permission.

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.

Quantum of Development (compliance)

39. The development pursuant to the outline element of this permission of the uses listed below shall not exceed the following development levels:
- i. three residential blocks providing up to 425 residential (Use Class C3) units.
 - ii. up to 1,366sqm of flexible Class E and Class F floorspace (excluding Class E (g) (iii)) at ground floor level of the residential blocks.
 - iii. two commercial buildings providing up to 22,538 sqm of Classes E(g) i(offices) and ii (research and development) floorspace (NIA).
 - iv. up to 1,366 sqm of flexible Class E and Class F floorspace (NIA) (excluding Class E (g),(iii)) at ground floor level of the two commercial buildings.

Reason: To ensure that the development is implemented within the approved parameters upon which the application has been assessed, in accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Residential amenity

Internal Noise Levels

40. Each reserved matters application for a phase containing residential development pursuant to this outline permission shall include (for the written approval of the local planning authority) a noise assessment and noise attenuation / insulation scheme for such residential development (having regard to the building's fabric, glazing and mechanical ventilation requirements) identifying measures to protect occupiers of that residential development from traffic noise emanating from Milton Road, the A14, primary routes through the site, and the Cambridge Guided Busway, which shall be submitted to the Local Planning Authority for approval.

The noise insulation scheme for a reserved matters application shall demonstrate that the external and internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) can be reasonably achieved for the relevant part of the development and shall include a timescale for phased implementation of any recommended mitigation measure contained in the assessment.

The scheme for each part of the residential development within a phase or part thereof as approved shall be fully implemented prior to first occupation of that part of the residential development and shall thereafter be retained in perpetuity.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of road traffic noise from Milton Road, the A14, internal site traffic noise, Cambridge Guided Busway and safeguard the amenity and health of future residents in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Residential standards etc

Housing Mix

41. Applications for reserved matters for a phase of development which contains residential units shall include the following details of housing mix:
- a) A plan showing the location and distribution of market and affordable units (including tenure type)
 - b) Internal areas for each unit of accommodation; and
 - c) A schedule of dwelling sizes (by number of bedrooms).

Reason: To ensure there is a mixed and balanced distribution of dwelling sizes and tenure types across the development in accordance with policies H/9 and H/10 of the South Cambridgeshire Local Plan 2018.

Residential Space Standards

42. For each reserved matters application for a phase of development containing residential development pursuant to this outline permission details of the layout of the dwelling(s) as required by condition 36 above, shall demonstrate that all the dwelling(s) meet or exceed the Government's Technical Housing Standards - Nationally Described Space Standard (2015) or successor document.

Reason: To ensure a reasonable level of residential amenity and quality of life and the long-term sustainability and usability of the dwelling(s) in accordance with Policy H/12 of the South Cambridgeshire Local Plan 2018.

M4(2) Units

43. At least 5% of all residential units within each reserved matters phase of development shall be designed to meet the accessible and adaptable dwellings M4 (2) standard of the Building Regulations 2010 (as amended) or successor document. A compliance statement shall be submitted with any reserved matters application for layout in relation to any phase of development or part thereof containing residential development pursuant to this outline permission to demonstrate the key principles have been achieved. In the event that such standards are replaced by an alternative national measure for building design applicable at the time of submission of any reserved matters application then the equivalent measures shall be applicable to the relevant part of the proposed development.

Reason: In order to create accessible and adaptable homes, in accordance with Policy H/9 of the South Cambridgeshire Local Plan 2018.

Lift access

44. Within any reserved matters application for a phase of development containing residential development pursuant to this outline permission details of any lifts proposed within the proposed residential building(s) shall be provided. The lifts shall be retained and maintained in a safe and operational condition for the lifetime of the building(s) which they serve.

Reason: In order to create accessible and adaptable homes, in accordance with Policy H/9 of the South Cambridgeshire Local Plan 2018.

Sustainability

Sustainability and Energy Statements

45. Each reserved matters application for a phase of development pursuant to this outline permission shall be accompanied by a Sustainability Statement setting out how the proposals meet the sustainability targets and commitments set out in the Cambridge North Sustainability Strategy, Hoare Lea, Revision 03 26 May 2022 as updated by (i) the Addendum to the Sustainability Strategy, Hoare Lea, Revision 1, 23 August 2022; (ii) the Cambridge North Energy Strategy, Hoare Lea, Issue 01 27 May 2022; and (iii) the Energy Strategy Addendum, Hilson Moran, 20 September 2022. Where the statement relates to part of the residential development, the statement shall also include details for the development of separate energy consumption targets for that part of the residential development within the phase of development.

The Sustainability Statement shall be subsequently implemented in full accordance with the approved details and maintained thereafter.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (South Cambridgeshire Local Plan policies CC/1, CC/3, CC/4 and the Greater Cambridge Sustainable Design and Construction SPD, 2020)

Water Conservation

46. Each reserved matters application for a phase of development pursuant to this outline permission which include a residential component shall be accompanied by a Water Conservation Strategy for the written approval of the local planning authority. The strategy shall include a water efficiency specification for each dwelling type, based on the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition or any future successor) demonstrating that all dwellings (when considered as a whole) are able to achieve a typical design standard of water use of no more than 89 litres/person/day, as far as reasonably practicable. The approved strategy for a residential dwelling shall be subsequently implemented in full accordance with the approved details prior to first occupation of that residential dwelling and thereafter shall be retained.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD, 2020)

Waste

Flats - communal waste

47. Each reserved matters application for a phase of development which contains residential development pursuant to this outline permission shall include a scheme for the written approval of the local planning authority addressing on-site storage facilities for waste and recycling for that residential development. The scheme shall identify for that residential element of the development:

- a) The specific position for 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 (these shall include provision for a minimum of 50% recycling/organic capacity)
- d) Any additional storage areas relevant to high density accommodation blocks for bulky waste items.
- e) Details of any management arrangements if bins are to be moved to a collection point for emptying.

No residential unit shall first be occupied until the approved scheme and its arrangements for that particular unit have been provided and shall thereafter be retained for the lifetime of the development.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Commercial Waste Collection

48. Any reserved matters application for new building(s) within a phase of development which contains commercial development pursuant to this outline permission shall include a scheme for the written approval of the local planning authority for the on-site storage facilities for commercial waste, including waste for recycling for that commercial development. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage for the commercial element, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme for a commercial unit within a phase or part thereof shall be carried out before the first use of such commercial unit is commenced and shall thereafter be retained as such for the lifetime of the development.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Residential standards

Broadband provision (compliance)

49. No dwelling shall be first occupied until the necessary infrastructure to enable that dwelling to directly connect to and receive fibre optic broadband is installed and is capable of being fully operative.

Reason: To ensure the provision of high capacity broadband as part of the development, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018

PD restriction

Change of Use Class E & F (compliance)

50. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the ground floor use of the commercial and residential buildings shall only be used for uses within Class C3, Class E (excluding Class E (g) (iii)) and/or Class F and for no other use. The exception to this is the community room to be provided in Building S13-S16 which shall be used for uses within Use Class F2(b) only and for no other for no other use.

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 in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018. To ensure the community use is retained as such for the benefit of the residential community in accordance with policy SC/4 of the South Cambridgeshire Local Plan 2018.

Schedule 1 – Approved Plans for the Full Application

DRAWING REFERENCE	TITLE	DATE
Site-Wide - General		
239-ACME-PLA-S00-0010	Location Plan	June 2022
239-ACME-PLA-S00-0011	Site Plan	June 2022
Site-Wide Landscape Plans - Detail		
630_01(MP)001 P5	Landscape Masterplan	April 2023
630_01(MP)002 P3	Ecology Strategy Ground Floor	April 2023
630_01(MP)003 P1	Ecology Strategy Roof	June 2022
630_01(MP)004 P3	Public Open Space Provision	April 2023
630_01(MP)005 P2	Hard Landscape Strategy (West)	October 2022
630_01(MP)006 P2	Hard Landscape Strategy (East)	October 2022
630_01(MP)007 P2	Hard Landscape Strategy (Wild Park)	October 2022
630_01(MP)008 P2	Tree Strategy	October 2022
630_01(MP)009 P1	Planting Strategy (West)	June 2022
630_01(MP)010 P1	Planting Strategy (East)	June 2022
630_01(MP)011 P1	Levels and Drainage (West)	June 2022
630_01(MP)012 P1	Levels and Drainage (East)	June 2022
630_01(MP)013 P1	Levels and Drainage (Wild Park)	June 2022
630_01(MP)014 P3	Attenuation Strategy	April 2023
630_01(MP)015 P1	Furniture Strategy (West)	June 2022

630_01(MP)016 P1	Furniture Strategy (East)	June 2022
630_01(MP)017 P1	Furniture Strategy (Wild Park)	June 2022
630_01(MP)019 P1	Roof Strategy	June 2022
630_01(MP)020 P3	Tree Root Cell Extents	April 2023
630_01(MP)021 P2	Wild Park and Aggregates Yard Interface	October 2022
630_01(MP)022 P1	Cycle Strategy (West)	October 2022
630_01(MP)023 P1	Cycle Strategy (East)	October 2022
630_01(MP)024 P1	Proximity to Mineral Safeguarded areas	October 2022
630_01(MP)101 P1	Milton Avenue 1 of 2	June 2022
630_01(MP)102 P1	Milton Avenue 2 of 2	June 2022
630_01(MP)103 P2	Chesterton Way 1 of 3	October 2022
630_01(MP)104 P2	Chesterton Way 2 of 3	October 2022
630_01(MP)105 P2	Chesterton Way 3 of 3	October 2022
630_01(MP)106 P2	Cowley Road North	October 2022
630_01(MP)107 P2	Cowley Road East	October 2022
630_01(MP)108 P1	The Link	June 2022
630_01(MP)109 P2	Bramblefields Way	October 2022

630_01(MP)201 P2	1 Milton Avenue and Milton Walk	October 2022
630_01(MP)202 P2	Chesterton Square	October 2022
630_01(MP)203 P2	Station Row	October 2022
630_01(MP)204 P1	Station Row Features	June 2022
630_01(MP)205 P2	Piazza	October 2022
630_01(MP)206 P1	Station Row Passage	June 2022
630_01(MP)207 P1	Chesterton Passage	June 2022
630_01(MP)208 P1	Cowley Circus	June 2022
630_01(MP)209 P3	Wild Park	April 2023
630_01(MP)210 P2	Typical Meanwhile Use for Pocket Park	October 2022
630_01(MP)212 P1	Roof Garden – Labs	June 2022
630_01(MP)213 P1	Roof Garden – 1 Milton Avenue	June 2022
630_01(MP)301 P1	Residential Masterplan	June 2022
630_01(MP)304 P1	Play Areas – LEAP and LAP	June 2022
630_01(MP)305 P1	Play Areas – Natural Play	June 2022
630_01(MP)306 P1	Play Areas – Wild Park	June 2022
630_01(MP)307 P1	Residential Roof Garden Masterplan	June 2022
630_01(MP)308 P1	Roof Garden Features	June 2022
630_01(CD)001 P1	Typical Tree pit in hard landscaping	June 2022
630_01(CD)002 P1	Typical Tree pit in soft landscaping	June 2022
630_01(CD)003 P1	Typical Tree pit in raised planter over basement	June 2022

630_01(CD)004 P1	Rain garden kerb detail	June 2022
630_01(CD)005 P1	Biodiverse Roof typical detail	June 2022
630_01(CD)007 P1	Chesterton Square paving detail	June 2022
630_01(CD)008 P1	Chesterton Gardens paving detail	June 2022
630_01(SC)001 P2	Chesterton Square	October 2022
630_01(SC)002 P1	Station Row – Causeway	June 2022
630_01(SC)003 P1	Station Row – Steps	June 2022
630_01(SC)004 P1	Station Row – Banks and bench seating	June 2022
630_01(SC)006 P2	1 Milton Avenue	October 2022
630_01(SC)007 P1	Milton Avenue	June 2022
630_01(SC)009 P2	Cowley Road East	October 2022
630_01(SC)010 P1	Chesterton Gardens: Pergola	June 2022
630_01(SC)012 P1	Chesterton Gardens: Earth mounds	June 2022
22_02771_OUT Tree Survey Drawing	Chesterton Sidings Cambridge Plans	October 2022
Site-Wide Highways Plans - Detail		
05425-C-2103-P7	Lab Servicing Access SPA	October 2022
05425-C-2110-P4	Milton Avenue Cycle	October 2022
05425-C-2113- P7	Cowley Circus	October 2022

05425-C-2203-P2	Fire Tender Tracking (Sheet 1 of 2)	October 2022
05425-C-2204-P2	Fire Tender Tracking (Sheet 2 of 2)	October 2022
05425-C-2205-P1	Lab Servicing Access Swept Path Analysis Refuse Vehicle	June 2022
05425-C-2206-P2	Rigid Truck Tracking	October 2022
05425-C-2207-P1	Refuse Vehicle Tracking (Plan)	June 2022
05425-C-2208-P0	Whole Site Refuse Vehicle Tracking	October 2022
S4		
1781-MAKE-S04-PA1999 Rev 01	S4 Basement Plan	October 2022
1781-MAKE-S04-PA2000 Rev 01	S4 Ground Floor Plan	October 2022
1781-MAKE-S04-PA2001 Rev 01	S4 Level 01 Plan	October 2022
1781-MAKE-S04-PA2002 Rev 01	S4 Levels 02-04 Typical Plan	October 2022
1781-MAKE-S04-PA2005 Rev 01	S4 Level 05 Plan	October 2022
1781-MAKE-S04-PA2006 Rev 01	S4 Level 06 Plan	October 2022
1781-MAKE-S04-PA2007 Rev 01	S4 Level 07 Plan: Plant	October 2022
1781-MAKE-S04-PA2008 Rev 01)	S4 Roof Plan	October 2022

1781-MAKE-S04-PA2200	S4 Proposed East Elevation	June 2022
1781-MAKE-S04-PA2201	S4 Proposed South-East Elevation	June 2022
1781-MAKE-S04-PA2202	S4 Proposed South-West Elevation	June 2022
1781-MAKE-S04-PA2203	S4 Proposed North-West Elevation	June 2022
1781-MAKE-S04-PA2250 Rev 01	S4 Proposed Section AA and Section BB (Short and Long Section)	October 2022
S5		
239-ACME-PLA-S05-0100	S5 Location Plan	June 2022
239-ACME-PLA-S05-1100	S5 Ground Floor Plan	June 2022
239-ACME-PLA-S05-1101	S5 First Floor Plan	June 2022
239-ACME-PLA-S05-1102	S5 Second Floor Plan	June 2022
239-ACME-PLA-S05-1103	S5 Third Floor Plan	June 2022
239-ACME-PLA-S05-1104	S5 Fourth Floor Plan	June 2022
239-ACME-PLA-S05-1105	S5 Roof Plan	June 2022
239-ACME-PLA-S05-1110	S5 Basement Plan Acme	June 2022
239-ACME-PLA-S05-1200	S5 Mobility Hub Section	June 2022

239-ACME-PLA-S05-1300	Western And Eastern Elevations	June 2022
239-ACME-PLA-S05-1301	Northern And Southern Elevations	June 2022
S6 and S7		
1818-MAKE-S06-PA1949 Rev 01	S6 and S7 Combined Basement Plan	October 2022
1818-MAKE-S06-PA1950 Rev 02	S6 and S7 Combined Ground Floor Plan	October 2022
1818-MAKE-S06-PA1999 Rev 01	S6 Basement Plan	October 2022
1818-MAKE-S06-PA2000 Rev 02	S6 Ground Floor Plan	October 2022
1818-MAKE-S06-PA2001	S6 Levels 01-02 Typical Plan	June 2022
1818-MAKE-S06-PA2003	S6 Level 03 Plan	June 2022
1818-MAKE-S06-PA2004	S6 Level 04 Plan: Plant	June 2022
1818-MAKE-S06-PA2005	S6 Roof Plan	June 2022
1818-MAKE-S07-PA1999 Rev 01	S7 Basement Plan	October 2022
1818-MAKE-S07-PA2000 Rev 02	S7 Ground Floor Plan	October 2022
1818-MAKE-S07-PA2001	S7 Levels 01-02 Typical Plan	June 2022
1818-MAKE-S07-PA2003	S7 Level 03 Plan	June 2022

818-MAKE-S07-PA2004	S7 Level 04 Plan: Plant	June 2022
818-MAKE-S07-PA2005	S7 Roof Plan	June 2022
1818-MAKE-S06-PA2150 Rev 01	S6 and S7 Combined North-West Elevation	October 2022
1818-MAKE-S06-PA2151 Rev 01	S6 and S7 Combined South-East Elevation	October 2022
1818-MAKE-S06-PA2200 Rev 01	S6 Proposed North-West Elevation	October 2022
1818-MAKE-S06-PA2201	S6 Proposed North-East Elevation	June 2022
1818-MAKE-S06-PA2202 Rev 01	S6 Proposed South-East Elevation	October 2022
1818-MAKE-S06-PA2203	S6 Proposed South-West Elevation	June 2022
1818-MAKE-S06-PA2240	S6 and S7 Proposed Combined Section AA (Long Section)	June 2022
1818-MAKE-S06-PA2250	S6 Proposed Section BB and Section CC (Short and Long Section)	June 2022
1818-MAKE-S07-PA2200 Rev 01	S7 Proposed North-West Elevation	October 2022
1818-MAKE-S07-PA2201 Rev 01	S7 Proposed North-East Elevation	October 2022
1818-MAKE-S07-PA2202 Rev 01	S7 Proposed South-East Elevation	October 2022
1818-MAKE-S07-PA2203	S7 Proposed South-West Elevation	June 2022

1818-MAKE-S07-
PA2250

S7 Proposed Section DD and
Section EE (Short and Long Section)

June 2022

Schedule 2 – Approved Plans for the Outline Application

DRAWING REFERENCE	TITLE	DATE
239-ACME-PLA-S01-0101 Rev A	Existing Site Conditions	October 2022
239-ACME-PLA-S01-0102 Rev A	Building Layout and Application Type	October 2022
239-ACME-PLA-S01-0103 Rev A	Maximum Building Envelope – Basement	October 2022
239-ACME-PLA-S01-0104 Rev A	Maximum Building Envelope – Ground Floor Level	October 2022
239-ACME-PLA-S01-0105 Rev A	Maximum Building Envelope – Typical Level	October 2022
239-ACME-PLA-S01-0106 Rev A	Building Heights Plan	October 2022
239-ACME-PLA-S01-0107 Rev A	Proposed Uses – Ground Floor	October 2022
239-ACME-PLA-S01-0108 Rev A	Access Plan	October 2022
239-ACME-PLA-S01-0109 Rev A	Landscape and Open Spaces Plan	October 2022

Informatives

Below Ground Works

Below ground works for the purpose of the above conditions is defined as earth movement and site preparation.

This is because below ground works will not prejudice the discharge of conditions worded as ‘Prior to commencement of development’, with the exception of below ground works’

Town and Country Planning Act 1990 (as amended)

This planning permission (both full and outline) is linked to and should be read in conjunction with an Agreement made pursuant to s106 of the Town and Country Planning Act 1990.

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must

ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Cambridge Airport: Bird Hazard Management Plan

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by Cambridge Airport Operations staff. In some instances, it may be necessary to contact Cambridge Airport Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

Cambridge Airport: Crane

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, Cranes and Other Construction Issues available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/> and CAA CAP1096 <https://publicapps.caa.co.uk/modalapplication.aspx?appid=11&mode=detail&id=5705>

Cambridge Airport: Landscaping

The development is close to the airport and the landscaping which it includes may attract birds which in turn may create an unacceptable increase in birdstrike hazard. Any such landscaping should, therefore, be carefully designed to minimise its attractiveness to hazardous species of birds. The applicant's attention is drawn to Advice Note 3, 'Potential Bird Hazards: Amenity Landscaping and Building Design' (available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

Drainage: CCTV Surveys (drainage)

A CCTV survey of the surface water drainage system, into which it is proposed to drain surface water from the site is required. The purpose of the survey is to:

- Survey all of the relevant pipework, opens section of watercourse and associated chambers and features, downstream to the confluence with the River Cam.
- Report on all defects, damage and deficiencies in respect of the elements of the system that it is possible to survey.
- Indicate any reasons why the survey could not be fully carried out.
- Provide recommendations for repair or improvement to the sections of the system surveyed.
- Produce a plan and preferably a video of the sections surveyed that indicates the date, time, location and distances surveyed and any significant observations with respect to flood risk.

Should it be found that the proposed discharge location was unsuitable, remedial action should be taken to ensure that the system is of suitable condition to receive the flows, or a viable alternative would be required.

Drainage: Green Roofs

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

Drainage: Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Drainage: Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Drainage: First Public Drain

In accordance with condition 19, defects identified as requiring repairs shall be defined in accordance with the Manual of Sewer Condition Classification 5th Edition, this information must be supplied and agreed in writing by the local planning authority.

Cambridge Northern Fringe Aggregates Railhead

The Cambridge Northern Fringe Aggregates Railhead, which is also known as Chesterton Sidings, is located to adjacent to the north-east of this development site. The development permitted has been designed to ensure adequate mitigation has

been provided for the uses detailed in the planning application, so they are not significantly adversely affected by the ongoing use of the railhead. However, should a more sensitive use be introduced (even if it is within the same Use Class), that requires additional mitigation to ensure that the new use and occupiers would not be significantly adversely affected by the operations of the railhead, the onus, in line with the agent of change principle, is on the owner and / or occupier to provide any required mitigation