

Appendix 1 - Draft Conditions – 14/01353/FUM

- 1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
E007/P002		8th December 2014
E007/P003 ILLUSTRATIVE MASTERPLA		8th December 2014
E007/P004 PHASE 1 SITE PLAN		8th December 2014
E007/P009 PROP PROJECTION LEVEL		8th December 2014
E007/P001 EXISTING		8th December 2014
E007/P022 PHSAE 2 - PARAMETER		8th December 2014
E007/P005 SECTIONS 1 & 2		8th December 2014
E007/P006 SECTIONS 3 & 4		8th December 2014
E007/E007 SECTIONS 5 & 6		8th December 2014
E007/P024 UNIT 5 - SECTIONS		8th December 2014
E007/P018 ROOF PLANS	Units 5, 6, 7 & 8	8th December 2014
E007/P012	North & West	8th December 2014
E007/P011	South & East	8th December 2014
E007/P008	Ground Floor	8th December 2014
E007/P010		8th December 2014
E007/P013		8th December 2014
E007/P014	Unit 5	8th December 2014
E007/P015	Unit 6	8th December 2014
E007/P016	Unit 7	8th December 2014
E007/P017	Unit 8	8th December 2014
E007/P023	Leisure Centre Visuals	8th December 2014
UTILITY SUMMARY REPORT		8th December 2014
ENERGY & WATER REPORT		8th December 2014
GEO-ENVIRONMENTAL REPORT		8th December 2014

BREEAM REPORT		8th December 2014
OPERATIONAL WASTE MANAGEMENT		8th December 2014
FLOOD RISK ASSESSMENT		8th December 2014
EXTERNAL LIGHTING PROPOSALS		8th December 2014
E007/P021	Substation Enclosure	8th December 2014
E007/P020	Modular Cycle Shelter	8th December 2014
COMMUNITY INVOLVEMENT		8th December 2014
ECOLOGICAL APPRAISAL		8th December 2014
PLANNING STATEMENT		8th December 2014
VISUAL IMPACT		8th December 2014
TRANSPORT ASSESSMENT		8th December 2014
SAFETY AUDIT OF ACCESS	Appendix C	8th December 2014
VEHICLE TRACKING	Appendix D	8th December 2014
ILLUSTRATIVE MASTERPLAN	Appendix A	8th December 2014
TREE SURVEY		8th December 2014
CULTURAL HERITAGE ASSESSMENT		48th December 2014
PHOTOMONTAGE VIEWS		8th December 2014
FRA ADDENDUM		9th February 2015
TECHNICAL NOTE		9th February 2015
SOFTWARES SPECIFICATION	Revised	12th March 2015
LANDSCAPE MANAGEMENT PLAN		12th March 2015
Revised		
ENVIRONMENTAL NOISE REPORT		23rd January 2015
WSP RESPONSE	16-03-15	16th March 2015

Reason: To define the scope and extent of this permission.

2 OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF A DISTRICT-WIDE LEISURE CENTRE, ASSOCIATED LANDSCAPING, SITE INFRASTRUCTURE AND SERVICES, INDICATED AS PHASE 2 DEVELOPMENT ON DRAWING NUMBER E007/P002, E007/P003 and E007/P022

Approval of the details of appearance, landscaping, layout and scale (herein after called the “reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

The reserved matters application for approval must be made not later than the expiration of three years beginning with the date of this permission.

Reason: The application is in outline only and gives insufficient details of the proposed development. In order that the Council may be satisfied that the details of the proposal are in accordance with the adopted development plan and to comply with Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates (Phase 2) shown on drawing no. E007/P002, E007/P003 and E007/P022 must be begun no later than the expiration of two years from the final approval of the reserved matters for that area, or in the case of different dates of approval of the reserved matter, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

4. The details to be submitted at reserved matters stage for Phase 2 shall follow the principles on the submitted layout plan drawing no. E007/P022, received on 8th December 2014.

Reason: To create satisfactory appearance of the development and ensure views into and across the site are acceptable, in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009 and policies ENV1, ENV2 and ELY10 of the draft Local Plan Pre-submission Version (as modified).

5. Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases, unless otherwise agreed in writing with the Local Planning Authority (LPA).

Note: BS5228: 1997 Noise and vibration control on construction and open sites – Part 1, should be considered.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

6. Construction times and deliveries shall be limited to within the following hours:

08:00 – 18:00 each day Monday – Friday

08:00 – 14:00 Saturdays

None on Sundays or Bank Holidays

Note: For the avoidance of doubt this means no construction machinery or plant shall be operated outside of the above times.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

7. During construction any site based mobile plant (excluding HGV's) shall have broadband reversing alarms.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

8. There shall be no burning of waste during the preparation or construction phases of the development.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

9. The specific rated noise level emitted from plant and/or machinery located on the site shall not exceed the following:

45dB L_{Aeq} 1 hour (07:00 – 23:00)

33dB L_{Aeq} 15 minutes (23:00 – 07:00)

The noise levels shall be measured and/or calculated at 1m from the façade of any nearby residential property. The measurements and assessment shall be made in accordance with BS4142.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

10. No fixed plant and/or machinery serving the development hereby permitted shall come into operation until details of such equipment, including locations, and any mitigation measures to achieve the above noise condition are submitted to and approved in writing by the local planning authority. The plant/machinery shall be installed and operated in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority (LPA) by way of a formal application.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

11. Prior to the installation of external lighting a lighting scheme shall be submitted to and agreed in writing with the LPA. The agreed scheme shall be implemented and adhered to.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

12. Prior to construction work commencing on the site a noise assessment, undertaken by a competent person, shall be submitted specifying the predicted impact of noise from all aspects of the end use of the development, on noise sensitive properties. This shall include but not be limited to car parking and plant noise and shall detail mitigation measures to ensure noise levels at sensitive receivers are no greater than:

Plant noise - the noise limit in condition 9

Access and Parking areas – Internal = 30 dB L_{Aeq,8hour} External = 50dB L_{Aeq,16hour}
when measured in accordance with BS8233 and The World Health Organisation Guidelines.

Mitigation measures for all aspects of noise from the site shall be agreed in writing with the local planning authority and implemented prior to the use of the development and adhered to thereafter.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

13. In pursuance of condition 2, the landscape scheme shall provide details of species, siting, planting distances and programme of planting. Planting is to be carried out during the first available season after commencement of the development and shall thereafter be maintained in accordance with the detailed management arrangements to be submitted to and approved in writing by the Local Planning Authority. Any tree or shrub planted as part of the scheme which is removed or severely damaged or is found to be dying or seriously diseased within ten years of planting, shall be replaced within the next available planting season with a tree or shrub of similar size and species to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is landscaped in an attractive and structured manner during the phases of development, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

14. Details of the provision of fire hydrants, or equivalent, on the site shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority at reserved matters stage.

Reason: To ensure the appropriate infrastructure is in place and to ensure adequate public safety provision in accordance with Policies EN2 and S4 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and GROWTH 3 of the draft Local Plan Pre-submission Version (as modified).

15. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme will include the following components, completion of which will trigger the phased discharging of the condition:

- (i) Fieldwork in accordance with the agreed written scheme of investigation;

- (ii) Post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority);
- (iii) Completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009 and policy EN14 of the draft Local Plan Pre-submission Version (as modified).

16. Prior to the commencement of any phase of the development, a detailed surface water drainage scheme for that phase of the development, based on the approved Flood Risk Assessment (FRA) dated November 2014 and FRA Addendum dated 6 February 2015, ref. 325643, 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 before the development is completed. The scheme shall include surface water storage on site and a restriction in discharge rates into the Award watercourse, as outlined in the FRA.

Reason: To prevent the increased risk of flooding on site and elsewhere and to improve and protect water quality, in accordance with policy EN7 of the Core Strategy, 2009 and policy ENV8 of the draft Local Plan Pre-submission Version (as modified).

17. Details of the energy and sustainability strategy for the site, including details of on-site renewable energy technology, energy efficiency measures and sustainable construction methods to be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority at reserved matters stage. Development shall be carried out in accordance with this strategy.

Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute to tackling climate change in accordance with Policy EN4 of the East Cambridgeshire Core Strategy 2009 and policy ENV4 of the draft Local Plan Pre-submission Version (as modified).

18. Works shall be carried out in accordance with the recommendations of the Ecological Appraisal carried out by ELMAW Consulting, dated October 2014.

Reason: To protect species and sites of nature conservation, in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy, 2009 and policies ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

19. Details of habitat enhancements for flora and fauna to increase biodiversity within phase 2, shall be submitted to and approved in writing by the Local Planning Authority at reserved matters stage. Details of how the scheme shall be maintained and managed after completion shall be included. The Biodiversity scheme shall be implemented and approved prior to occupation of any building

Reason: To enhance the biodiversity of the site in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

20. Any tree or shrub removal shall be undertaken outside of the bird breeding season of 1st March to 31st August in any calendar year. If clearance works must occur within bird breeding season then any vegetation targeted for clearance must first be surveyed by an ornithologist and clearance works would only be permissible if the survey reveals no active bird's nests within the relevant vegetation.

Reason: To protect species and sites of nature conservation, in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy, 2009 and policies ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

21. Prior to the commencement of development details of the on-site facilities for serving, loading/unloading and turning areas for vehicles shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason : To ensure the safe and efficient operation of the public highway in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009 and policies COM7 and COM8 of the draft Local Plan Pre-submission Version (as modified).

22. FULL PLANNING APPLICATION FOR A SIX SCREEN MULTIPLEX CINEMA AND FOUR IN-LINE RESTAURANTS (A3-A4 USE), SIX ADDITIONAL UNITS IN A3-A5 USE, UNDERPASS, HIGHWAYS WORKS, ASSOCIATED LANDSCAPING (INCLUDING DRAINAGE ATTENUATION BASIN), SITE INFRASTRUCTURE AND SERVICES SHOWN AS PHASE 1 ON DRAWING NUMBER EP007/P003 and EP007/P004.

The development shall only be carried out in accordance with the approved plans, listed in condition one, except as may otherwise be specifically required by any other condition of this permission.

Reason: To define the permission and in the interest of the proper development of the site.

23. The development within Phase 1 of Drawing No. EP007/P003 and EP007/P004 hereby permitted shall be commenced within 3 years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

24. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the cinema and each of the A3, A4 and A5 units hereby permitted have been submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, and ensure an integrated approach to design in accordance with policies EN1 and EN2 of the Core Strategy, 2009 and policies ENV1 and ENV2 of the draft Local Plan Pre-submission Version (as modified).

25. Works shall be carried out in accordance with the recommendations of the Ecological Appraisal carried out by ELMAW Consulting, dated October 2014.

Reason: To protect species and sites of nature conservation, in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy, 2009 and policies ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

26. Any tree or shrub removal shall be undertaken outside of the bird breeding season of 1st March to 31st August in any calendar year. If clearance works must occur within bird breeding season then any vegetation targeted for clearance must first be surveyed by an ornithologist and clearance works would only be permissible if the survey reveals no active bird's nests within the relevant vegetation.

Reason: To protect species and sites of nature conservation, in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy, 2009 and policies ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

27. The soft landscaping works shall be carried out in accordance with the Landscape Masterplan, as shown on Drawing No. 326-01A. The planting within the development site shall be carried out during the first planting season following the construction works.

Reason: To ensure that the site is landscaped in a structured manner to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

28. The soft landscaping works shall be carried out in accordance with Drawing No. 326-02A and the softworks specification dated October 2014 and revised in March 2015 produced by The Huck Partnership. The planting within the development site shall be carried out during the first planting season following the construction works.

Reason: To ensure that the site is landscaped in a structured manner to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

29. The landscape maintenance shall be carried out in accordance with the approved details of the Landscape Management Plan by the Huck Partnership Limited dated October 2014 and Revised March 2015. The management objectives and management prescription shall be adhered to and the landscaping carried out and maintained in accordance with the approved scheme.

Reason: To ensure that the site is landscaped in an attractive and structured manner, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

30. Prior to the occupation of the development details of whom will be responsible for the landscape maintenance shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall be carried out and maintained in accordance with the agreed scheme.

Reason: To ensure that the site is landscaped in an attractive and structured manner, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

31. If within a period of ten years from the date of the occupation of the last building within phase 1 of the development, or from the planting of any tree within phase 1, that tree, or any tree planted in replacement for it, is removed uprooted or destroyed or dies, or becomes in the opinion of the LPA, seriously damaged or defective, another tree of the same species and size shall be planted at the same place, unless the Local Planning Authority give its written consent to any variation by way of a formal application.

Reason: To ensure that the site is landscaped in an attractive and structured manner, to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

32. The hard landscaping works shall be carried out in accordance with Drawing No. 326-02A prior to the occupation of the development.

Reason: To ensure that the site is landscaped in a structured manner to enhance the visual amenities of the area and assimilate the development into its surroundings in compliance with Policies EN1, EN2 and EN6 of the East Cambridgeshire District Core Strategy 2009 and policies ENV1, ENV2 and ENV7 of the draft Local Plan Pre-submission Version (as modified).

33. Prior to the first occupation of any building on the site, fire hydrants shall be installed at the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the appropriate infrastructure is in place and to ensure adequate public safety provision in accordance with Policies EN2 and S4 of the East Cambridgeshire Core Strategy 2009.

34. Prior to the commencement of any phase of the development, a detailed surface water drainage scheme for that phase of the development, based on the approved Flood Risk Assessment (FRA) dated November 2014 and FRA Addendum dated 6 February 2015, ref. 325643, 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 before the development is completed. The scheme shall include surface water storage on site and a restriction in discharge rates into the Award watercourse, as outlined in the FRA.

Reason: To prevent the increased risk of flooding on site and elsewhere and to improve and protect water quality.

35. The development shall be carried out in accordance with the details of the Energy and Water Conservation Strategy Report produced by Mott MacDonald and dated November 2014. The renewable energy sources identified shall be installed prior to the first occupation of any building hereby permitted and thereafter retained.

Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute to tackling climate change in accordance with policy EN4 of the East Cambridgeshire Core Strategy 2009 and policy ENV4 of the draft Local Plan Pre-submission Version (as modified).

36. The development shall be carried out in accordance with the details of the BREEAM Pre-assessment Report, produced by Mott MacDonald and dated May 2014.

Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute to tackling climate change in accordance with policy EN4 of the East Cambridgeshire Core Strategy 2009 and policy ENV4 of the draft Local Plan Pre-submission Version (as modified).

37. Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases, unless otherwise agreed in writing with the Local Planning Authority (LPA).

Note: BS5228: 1997 Noise and vibration control on construction and open sites – Part 1, should be considered.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

38. Construction times and deliveries (excluding the construction of the underpass) with the exception of fit-out, shall be limited to within the following hours:
08:00 – 18:00 each day Monday – Friday
08:00 – 14:00 Saturdays

None on Sundays or Bank Holidays

Note: For the avoidance of doubt this means no construction machinery or plant shall be operated outside of the above times.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

39. Prior to any work commencing on the construction of the underpass a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases, unless otherwise agreed in writing with the Local Planning Authority (LPA).

Note: BS5228: 1997 Noise and vibration control on construction and open sites – Part 1, should be considered.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

40. During construction any site based mobile plant (excluding HGV's) shall have broadband reversing alarms

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

41. There shall be no burning of waste during the preparation or construction phases of the development.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

42. The hours of trading shall be limited to those within table 3.1 in section 3.3, page 14 of the Planning Statement entitled 'Ely Leisure Village Planning Statement' and dated November 2014.

Unit	Opening Hours
No. Screen cinema	08:00 – 02:00
Unit 1	07:00 – 00:00
Unit 2	07:00 – 00:00
Unit 3	07:00 – 00:00
Unit 4	07:00 – 00:00
Unit 5	07:00 – 07:00
Unit 6	07:00 – 07:00
Unit 7	07:00 – 00:00
Unit 8A	06:00 – 00:00
Unit 8B	06:00 – 00:00
Unit 8C	06:00 – 00:00

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

43. The specific rated noise level emitted from plant and/or machinery located on the site shall not exceed the following:
- 45dB L_{Aeq} 1 hour (07:00 – 23:00)
 - 33dB L_{Aeq} 15 minutes (23:00 – 07:00)

The noise levels shall be measured and/or calculated at 1m from the façade of any nearby residential property. The measurements and assessment shall be made in accordance with BS4142.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

44. No fixed plant and/or machinery serving the development hereby permitted shall come into operation until details of such equipment, including locations, and any mitigation measures to achieve the above noise condition are submitted to and approved in writing by the local planning authority. The plant/machinery shall be installed and operated in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority (LPA) by way of a formal application.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

45. The lighting scheme shall be carried out in accordance with Drawing No. MMD-325643-E-DR-XX-2701 and MMD-325643-E-DR-XX-2702 (External Lighting Proposals).

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

46. Deliveries to the site shall be limited to 06:00 – 00:00 each day. There shall be no deliveries outside of these times unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

47. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme will include the following components, completion of which will trigger the phased discharging of the condition:

- (i) Fieldwork in accordance with the agreed written scheme of investigation;
- (ii) Post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority);
- (iii) Completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority.

Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009 and policy EN14 of the draft Local Plan Pre-submission Version (as modified).

48. Notwithstanding the Use Class A3, A4 and A5 of the Schedule to the Town and Country (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification, the following changes of use shall not be permitted on the site without the prior

consent in writing by the Local Planning Authority by way of a formal planning application.

Class A - a change to a Class A1 shop or A2 Financial and Professional Services, from Class A3 (restaurant and cafes), A4 (drinking establishments) and A5 (hot food takeaways).

Reason: To ensure that the development does not prejudice the primary shopping role of Ely city centre and the application has been determined on the basis of the impacts of the proposed scheme to ensure that no changes are undertaken that result in impacts not previously assessed in accordance with policy CS5 of the East Cambridgeshire Core Strategy 2009 and Policy COM1 and ELY10 of the East Cambridgeshire Draft Local Plan (Pre submission version) February 2013.

49. Unless otherwise agreed in writing with the Local Planning Authority none of the restaurant/drive through units hereby permitted shall be brought into use until the shell of the cinema (including the provision of walls, roof and external doors) have been constructed.

Reason: To ensure that the scheme results in the delivery of an additional leisure facility in accordance with policy ELY 10 of the draft Local Plan Pre-submission Version (as modified).

50. Prior to the occupation of the development a CCTV scheme shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implements to and adhered to.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies EN2 and EN8 of the East Cambridgeshire Core Strategy 2009 and policies ENV2 and ENV9 of the Draft Local Plan Pre-submission Version (as modified).

Highways Conditions to be agreed with the Highway Authority likely to include:

- Underpass construction timing
- The provision of the improvements to and extension of the foot and cycle way along Downham Road,
- The provision of the underpass under the A10, and
- The links from this into both the development and the existing pedestrian and cycle networks within the existing.
- Access phasing strategy
- Travel Plan
- Details of cycle racks/cycle paths/footpaths/bus and taxi interchange to be provided in accordance with approved details

