

15/00427/FUM - Appendix 1 – Draft Planning Conditions

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

Plan Reference	Version No	Date Received
TRANSPORT ASSESSMENT		31st May 2015
4812-052	H	31st May 2015
REPTILE SURVEY		20th May 2015
NOISE IMPACT ASSESSMENT		25th June 2015
ECOLOGICAL IMPACT ASSESSMENT		25th June 2015
LS22142-4		25th June 2015
BUILDING HEIGHTS		13th June 2015
COMMUNITY INV AND ENG		2nd April 2015
ECOLOGICAL CONSTRAINTS		2nd April 2015
UTILITIES STATEMENT		2nd April 2015
GROUNDSURE ENVIROLNSIGHT		2nd April 2015
FLOOD RISK ASSESSMENT		2nd April 2015
HERITAGE STATEMENT		2nd April 2015
VISUAL IMPACT ASSESSMENT		2nd April 2015
4812-056	A	2nd April 2015
4812-053	C	2nd April 2015
4812-054	B	2nd April 2015
4812-060	B	2nd April 2015
4812-061	B	2nd April 2015
4812-200	A	2nd April 2015
4812-051-1	F	2nd April 2015
4812-051-2	F	2nd April 2015
4812-055	C	2nd April 2015
4812-057	C	2nd April 2015
4812-050	F	2nd April 2015

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No above ground construction shall take place on site until samples of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 No development shall take place until an Ecological Mitigation, Management and Monitoring Plan, which shall include a scheme for the provision and management of a ten metre wide buffer zone alongside the reedbed and associated habitat, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The buffer zone scheme

shall be free from built development including lighting, plant movements, storage of equipment and/or waste. The schemes shall include:

- Plans showing the extent and layout of the buffer zone.
- Details demonstrating how the buffer zone will be protected during the construction and operational phases i.e. appropriate pollution prevention measures are implemented and managed/maintained to prevent polluting surface water runoff affecting the adjacent habitat, including watercourses.
- Details of any proposed fencing and lighting during the construction and operational phases and measures implemented to reduce the impact to protected species such as bats and birds.
- Details of the planting.
- Measures taken to reduce the impact of dust during the construction phase.
- Details of the management of the bund.

- 4 Reason: Development that encroaches on reedbed habitat and associated habitat (including the SSSI) has a potentially severe impact on their ecological value. This condition is supported by the National Planning Policy Framework paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. To protect the sensitive habitats and species within both the SSSI and the River Great Ouse County Wildlife Site, in accordance with policy ENV7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 The development hereby permitted shall not be commenced until such time as a detailed scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.
- 5 Reason: The application site lies adjacent to a SSSI and a detailed drainage scheme for foul and surface water needs to be provided to assess the risks of pollution, in accordance with policies ENV7, ENV8 and ENV9 of the East Cambridgeshire Local Plan 2015.
- 6 Prior to the commencement of development, a Construction Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority.
The CEMP shall address the following aspects of construction:
 - a) Location of contractors' compounds and infrastructure for moving materials, plant and equipment around the site;
 - b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of loading and unloading and parking for contractors and construction workers;

- c) Construction hours and hours during which construction deliveries will take place;
- d) Details of soil management strategy;
- e) Details of works in proximity to existing vegetation that shall accord with Trees in Relation to Construction Recommendations BS5837:2005;
- f) The proposed noise mitigation measures;
- g) Noise monitoring methods including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228: 2009;
- h) Maximum noise levels for construction equipment, plant and vehicles;
- i) Vibration monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
- j) Setting maximum vibration levels at sensitive receptors;
- k) Dust management and mitigation measures along with wheel washing measures to prevent the deposition of debris on the highway;
- l) Site lighting;
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds and temporary drainage ditches and outfall flow rates;
- n) Screening and hoarding details;
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- p) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
- q) External safety and information signing and notices;
- r) Liaison, consultation and publicity arrangements including dedicated points of contact;
- s) Consideration of sensitive receptors;
- t) Prior notice and agreement procedures for works outside agreed limits; and
- u) Complaints procedures, including complaints response procedures
Membership of the Considerate Contractors Scheme.

The CEMP shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Approved CEMPs shall be adhered to at all times during the construction phase.

- 6 Reason: To safeguard the residential amenity of neighbouring occupiers and protect the sensitive habitats and species within both the SSSI and the River Great Ouse County Wildlife Site, and ensure the environmental impact of the construction of the development is adequately mitigated in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 The lighting scheme shall be carried out in accordance with the details specified on Drawing No. LS22142/4.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers and protect the sensitive habitats and species within both the SSSI and the River Great Ouse County Wildlife Site is in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 8 The works shall be carried out in accordance with the 'Assessment and Recommendations' specified in the Reptile Survey Report dated May 2015, the 'Recommendations and Mitigation' and 'Ecological Opportunities' specified in the Ecological Constraints and Opportunities Assessment dated March 2015 and the 'Mitigation Measures' specified in the Ecological Impact Assessment dated June 2015.
- 8 Reason: To protect the sensitive habitats and species within both the SSSI and the River Great Ouse County Wildlife Site, in accordance with policy ENV7 of the East Cambridgeshire Local Plan 2015.
- 9 All external doors and windows to the development shall remain closed except to allow ingress and egress. This excludes windows to office areas.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Lorries shall only enter or leave the site during the following hours:

06:00 - 18:00 each day Monday to Saturday

There will be no lorries on Sundays or Bank Holidays
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 The specific rated noise emitted from the site shall not exceed 32dB(A) at any residential premises when measured or calculated in accordance with BS4142:2014.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 With the exception of security lighting, as referred to within Drawing No. LS22142/4 dated 23rd June 2015 all lighting shall be limited to between the hours of 07:00 - 23:00.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 No development shall begin 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. The archaeological work shall be carried out in accordance with the approved details.
- 13 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 14 Prior to the commencement of development a lorry routing agreement to ensure the applicant follows the routes they suggest in the Transport Assessment, shall be submitted to and agreed in writing with the Local Planning Authority.

- 14 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 15 The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to above ground construction works it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.

A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant code level has been achieved or its equivalent prior to first occupation of the site for written agreement by the Local Planning Authority.

- 15 Reason: To ensure the development meets an appropriate level of sustainable development and taking note that by virtue of the business park being located outside of the main settlement it might not be possible to meet BREEAM Very Good as required by Policy ENV 4 of the East Cambridgeshire Local Plan 2015.