

Our Ref: 23/02685/FUL
Portal Ref: PP-12105283

25 April 2025



Mr Jonathan Bainbridge
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Dear Mr Bainbridge

CAMBRIDGE CITY COUNCIL

Application for Planning Permission

Proposal: i) Demolition of 11-12 Burleigh Street and Abbeygate House, ii) Part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures, iii) Redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter, iv) New pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements, v) Highway works to East Road providing new bus stops, pedestrian and cycle routes and other associated works.

Site address: Grafton Centre Fitzroy Street Cambridge Cambridgeshire

Your client: Pioneer Group Ltd

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for planning permission. Please be sure to remind your client that the scheme should be carried out in line with the approved plans. This will avoid the need for any enforcement action.

Making changes to the approved plans

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

Important information regarding conditions

If you have been granted Planning Permission / Listed Building Consent / Advertisement Consent you may wish to get started immediately, however it is always important to carefully read the decision notice in full before any work begins.

The majority of planning decisions have conditions attached. Some conditions request further information that requires approval by the Local Planning Authority before any development takes place ('pre-commencement'). All conditions are set out on the decision notice.

Under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out unauthorised works to a listed building. Under Section 9 of the Act, a person shall be guilty of an offence should they fail to comply with any condition attached to the consent.

How do I discharge the conditions

Please note that the process takes up to eight weeks from the date the Local Planning Authority receives a valid application. Therefore it is important to plan ahead and allow plenty of time before work is due to commence.

You need to fill in a form to submit your request to discharge conditions, and accompany the relevant details/samples. You can download the necessary form by using the following link: <https://www.greatercambridgeplanning.org>

Alternatively you can submit an application to discharge the conditions through the Government's Planning Portal website: <https://www.planningportal.co.uk/applications>. Please note, The Planning Portal refers to it as 'Approval of details reserved by a condition'.

When the required information has been submitted you will receive a reference and an acknowledgement letter. Once the Local Planning Authority is satisfied that the requirement of the condition have been met you will receive a formal notification that the conditions have been discharged.

Appeals against conditions

You should also be aware that the applicant has the right to appeal against any conditions attached to this Notice, please see <https://www.gov.uk/appeal-planning-decision> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

Yours sincerely

A handwritten signature in blue ink that reads "SJ Kelly". The "SJ" is written in a stylized, blocky font, and "Kelly" is written in a cursive script.

SJ Kelly

Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire



Notice of Planning Permission

Subject to conditions

Reference 23/02685/FUL
Date of Decision 25 April 2025

Mr Jonathan Bainbridge
Bidwells LLP
Trumpington Road
Trumpington
Cambridge
CB2 9LD

The Council hereby GRANTS Planning Permission for:

i) Demolition of 11-12 Burleigh Street and Abbeygate House, ii) Part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures, iii) Redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter, iv) New pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements, v) Highway works to East Road providing new bus stops, pedestrian and cycle routes and other associated works.

at

Grafton Centre Fitzroy Street Cambridge Cambridgeshire

In accordance with your application received on 10 July 2023 and the plans, drawings and documents which form part of the application.

Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed below:

1347-001-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 1 OF 8 06.11.2023
1347-002-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 2 OF 8 06.11.2023
1347-003-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 3 OF 8 06.11.2023
1347-004-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 4 OF 8 06.11.2023
1347-005-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 5 OF 8 06.11.2023

1347-006-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 6 OF 8 06.11.2023
1347-007-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 7 OF 8 06.11.2023
1347-008-P4LANDSCAPE GENERAL ARRANGEMENT PLAN 8 OF 8 06.11.2023
1347-010-P4LANDSCAPE MASTERPLAN 06.11.2023
1347-020-P4LANDSCAPE GENERAL ARRANGEMENT LEVEL 04 PLAN 1 OF 2
06.11.2023
1347-021-P4LANDSCAPE GENERAL ARRANGEMENT LEVEL 04 PLAN 2 OF 2
06.11.2023
1347-022-P4LANDSCAPE ROOF PLAN 06.11.2023
1347-031-P4VEGETATION RETENTION AND REMOVAL PLAN 06.11.2023
1347-110-P4PROPOSED TREE AND UNDERGROUND SERVICES PLAN 1 OF 3
06.11.2023
1347-111-P4PROPOSED TREE AND UNDERGROUND SERVICES PLAN 2 OF 3
06.11.2023
1347-112-P4PROPOSED TREE AND UNDERGROUND SERVICES PLAN 3 OF 3
06.11.2023
1347-201-P4PLANTING PLAN 1 OF 8 06.11.2023
1347-202-P4PLANTING PLAN 2 OF 8 06.11.2023
1347-203-P4PLANTING PLAN 3 OF 8 06.11.2023
1347-204-P4PLANTING PLAN 4 OF 8 06.11.2023
1347-205-P4PLANTING PLAN 5 OF 8 06.11.2023
1347-206-P4PLANTING PLAN 6 OF 8 06.11.2023
1347-207-P4PLANTING PLAN 7 OF 8 06.11.2023
1347-208-P4PLANTING PLAN 8 OF 8 06.11.2023
1347-210-P1TREE PLANTING PLAN (INC OFF-SITE TREES) 15.01.2024
1347-220-P4PLANTING PLAN LEVEL 04 1 OF 2 06.11.2023
1347-221-P4PLANTING PLAN LEVEL 04 2 OF 2 06.11.2023
1347-222-P4PLANTING PLAN ROOF LEVEL 06.11.2023
1347-400-P3TYPICAL DETAIL - TREE PROTECTION FENCE 10.07.2023
1347-401-P3TYPICAL DETAIL - TREE PIT IN SOFT LANDSCAPE 10.07.2023
1347-402-P3TYPICAL DETAIL - TREE PIT IN HARD LANDSCAPE 10.07.2023
22388-0200-P-01SITE LOCATION PLAN 10.07.2023
22388-0300_P2PROPOSED SITE WIDE PLAN
22388-0300-P-03REVISED PROPOSED SITE WIDE PLAN REV P03 18.12.2023
22388-0301-P-01PROPOSED GA - BASEMENT FLOOR PLAN 10.07.2023
22388-0302_P2PROPOSED GA GROUND FLOOR PLAN
22388-0302-P-03REVISED PROPOSED GA GROUND FLOOR PLAN REV P03
18.12.2023
22388-0303-P-03REVISED PROPOSED GA FIRST FLOOR PLAN REV P03
18.12.2023
22388-0304-P-03REVISED PROPOSED GA SECOND FLOOR PLAN REV P03
18.12.2023
22388-0305-P-03REVISED PROPOSED GA THIRD FLOOR PLAN REV P03
18.12.2023
22388-0307-P-03REVISED PROPOSED GA FIFTH FLOOR PLAN REV P03
18.12.2023
22388-0308-P-03REVISED PROPOSED GA ROOF PLAN REV P03 18.12.2023
22388-0310-P-03REVISED PROPOSED SITE WIDE MASTERPLAN RENDERED
REV P03 18.12.2023
22388-0320-P-03REVISED PROPOSED GA HOTEL GROUND FLOOR PLAN
18.12.2023
22388-0321-P-03REVISED PROPOSED GA HOTEL FIRST FLOOR PLAN
18.12.2023
22388-0322-P-03REVISED PROPOSED GA HOTEL SECOND FLOOR PLAN
18.12.2023

22388-0323-P-03REVISED PROPOSED GA HOTEL THIRD FLOOR PLAN
18.12.2023
22388-0324-P-03REVISED PROPOSED GA HOTEL FOURTH FLOOR PLAN
18.12.2023
22388-0325-P-03REVISED PROPOSED GA HOTEL FIFTH FLOOR PLAN
18.12.2023
22388-0326-P-03REVISED PROPOSED GA HOTEL SIXTH FLOOR PLAN
18.12.2023
22388-0327-P-03REVISED PROPOSED GA HOTEL SEVENTH FLOOR PLAN
18.12.2023
22388-0328-P-03REVISED PROPOSED GA HOTEL ROOF PLAN 18.12.2023
22388-0331-P-01PROPOSED GA SECTION A-A 10.07.2023
22388-0332-P-01PROPOSED GA SECTION B-B 10.07.2023
22388-0333-P-02REVISED PROPOSED GA SECTION C-C 06.11.2023
22388-0334-P-02REVISED PROPOSED GA SECTION D-D 06.11.2023
22388-0340-P-02REVISED PROPOSED SITE WIDE ELEVATIONS 06.11.2023
22388-0341-P-02REVISED PROPOSED NORTH ELEVATION - CHRISTCHURCH
ST 06.11.2023
22388-0342-P-02REVISED PROPOSED EAST ROAD STREET ELEVATION 01
06.11.2023
22388-0343-P-02REVISED PROPOSED BURLEIGH PLACE ELEVATIONS
06.11.2023
22388-0344-P-02REVISED PROPOSED EAST ROAD STREET ELEVATION 02
06.11.2023
22388-0345-P-02REVISED PROPOSED EAST ROAD STREET ELEVATIONS 03
TO 06 06.11.2023
22388-0346-P-01GOLD LANE ELEVATIONS 10.07.2023
22388-0347-P-02REVISED PROPOSED FITZROY SQUARE ELEVATIONS 01 &
02 06.11.2023
22388-0348-P-02REVISED PROPOSED FITZROY SQUARE ELEVATIONS 03 &
04 06.11.2023
22388-0349-P-01ENTRANCE KIOSK ELEVATIONS 10.07.2023
22388-0350-P-02REVISED PROPOSED HOTEL ELEVATIONS 06.11.2023
22388-0351-P-01OTHER ELEVATIONS 10.07.2023
22388-0364-P-01BURLEIGH PLACE BAY ELEVATION A 10.07.2023
22388-0365-P-02REVISED PROPOSED BURLEIGH PLACE BAY ELEVATION B
06.11.2023
22388-0366-P-01BURLEIGH PLACE BAY ELEVATION C 10.07.2023
22388-0371-P-02REVISED PROPOSED EAST ROAD BAY ELEVATION E
06.11.2023
22388-0373-P-02REVISED PROPOSED EAST ROAD BAY ELEVATION C
06.11.2023
22388-0375-P-01EAST ROAD BAY ELEVATION A 10.07.2023
22388-0377-P-01FITZROY SQUARE BAY ELEVATION B 10.07.2023
22388-0379-P-01FITZROY SQUARE BAY ELEVATION D 10.07.2023
22388-0381-P-01CHRIST CHURCH BAY ELEVATION A 10.07.2023
22388-0382-P-01CHRIST CHURCH BAY ELEVATION B 10.07.2023
22388-0383-P-01CHRIST CHURCH BAY ELEVATION C 10.07.2023
22388-0384-P-02REVISED PROPOSED CHRIST CHURCH BAY ELEVATION D
06.11.2023
22388-1010-P-01GROUND FLOOR DEMOLITION PLAN 10.07.2023
22388-1011-P-01FIRST FLOOR DEMOLITION PLAN 10.07.2023
22388-1012-P-01SECOND FLOOR DEMOLITION PLAN 10.07.2023
22388-1013-P-01ROOF DEMOLITION PLAN 10.07.2023

MMD-380933-C-DR-05-XX-5011_P4HIGHWAYS DRAWING - PRELIMINARY DESIGN - EAST ROAD GENERAL ARRANGEMENT 11.01.2024

MMD-380933-C-DR-05-XX-5015_P1HIGHWAYS DRAWING - PRELIMINARY DESIGN - FAIR COURT & FITZROY LANE SERVICE YARD GENERAL ARRANGEMENT 11.01.2024

MMD-380933-C-DR-05-XX-5022_P4HIGHWAYS DRAWING - PRELIMINARY DESIGN - CRISPEN & BURLEIGH PLACE GENERAL ARRANGEMENT 11.01.2024

MMD-380933-C-DR-05-XX-5023_P3HIGHWAYS DRAWING - PRELIMINARY DESIGN - OWNERSHIP - CRISPEN & BURLEIGH PLACE 11.01.2024

MMD-380933-C-DR-05-XX-5031_P4FITZROY LANE GENERAL ARRANGEMENT 11.01.2024

MMD-380933-C-DR-05-XX-5041_P4WELLINGTON STREET GENERAL ARRANGEMENT 11.01.2024

MMD-380933-C-DR-05-XX-5101_P3FITZROY LANE (SERVICE YARD 1) LOADING BAY 11.01.2024

MMD-380933-C-DR-05-XX-5102_P3WELLINGTON STREET (SERVICE YARD 2) LOADING BAY 11.01.2024

MMD-380933-C-DR-05-XX-5103_P3BURLEIGH PLACE (SERVICE YARD 3) LOADING BAY 11.01.2024

MMD-380933-C-DR-05-XX-5126_P2BURLEIGH PLACE VEHICLE TRACKING TRANSIT VAN 11.01.2024

MMD-380933-C-DR-05-XX-5127_P1BURLEIGH PLACE VEHICLE TRACKING HGV 11.01.2024

MMD-380933-C-DR-05-XX-5131_P2FITZROY LANE VEHICLE TRACKING STANDARD CAR 10.07.2023

MMD-380933-C-DR-05-XX-5132_P3FITZROY LANE VEHICLE TRACKING 12M RIGID VEHICLE 11.01.2024

MMD-380933-C-DR-05-XX-5141_P3WELLINGTON STREET VEHICLE TRACKING CAR PARK 11.01.2024

MMD-380933-C-DR-05-XX-5143_P3WELLINGTON STREET VEHICLE TRACKING FIRE TENDER 11.01.2024

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 Unless an alternative trigger is otherwise agreed in writing by the local planning authority, no demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
 - a. The statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme; and
 - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2024).

- 4 No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- (a) A Phase 2 Intrusive Site Investigation Report based upon the findings of the Preliminary Contamination Risk Assessment (by Mosaic, ref: 15638-EW-00-XX-PRA-R-004, issue 5, dated 27th June 2023).
 - (b) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 5 No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- a) details of the volumes and types of material proposed to be imported or reused on site
 - b) details of the proposed source(s) of the imported or reused material
 - c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
 - d) results of the chemical testing which must show the material is suitable for use on the development
 - e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

- 6 Prior to the commencement of development, or phase of, a Demolition / Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:
- a) Demolition, construction and phasing programme.
 - 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.
 - c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
 - d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.

e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.

f) Soil Management Strategy.

g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - noise.

h) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - vibration.

i) Dust management and wheel washing measures in accordance with the provisions of:

- Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016).

- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).

j) Use of concrete crushers.

k) Prohibition of the burning of waste on site during demolition/construction.

l) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.

m) Screening and hoarding details.

n) Consideration of sensitive receptors.

o) Complaints procedures, including complaints response procedures.

p) Membership of the Considerate Contractors Scheme.

q) Details of water use during construction/ demolition

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

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

- 7 No demolition or construction works shall commence until a traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway where practical);

ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking;

iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway where practical);

iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

The development shall be carried out in accordance with the approved details.

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

- 8 No development (or phase of), including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the relevant construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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 Cambridge Local Plan (2018) Policies 28, 31 and 32.

- 9 No above ground development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of: management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards Around Aerodromes' - physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste - signs deterring people from feeding the birds. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport in accordance with Cambridge Local Plan (2018) Policy 37.

- 10 Notwithstanding the details of the DCEMP, no tower cranes shall be erected on site until a study determining the impact of proposed cranes on the instrument flight procedures (IFPs) associated to Cambridge Airport has been submitted to and approved in writing by the Local Planning Authority. The study shall be completed by an Approved Procedure Design Organisation (APDO) and shall determine the level of impact and include any measures necessary to mitigate any identified impacts. The development shall be carried out in accordance with the approved details.

Reason: To avoid the cranes on site endangering the safe movement of aircraft and the operation of Cambridge Airport in accordance with Cambridge Local Plan (2018) Policy 37.

- 11 Unless an alternative trigger is otherwise agreed in writing by the local planning authority, no development above ground level, other than demolition, shall commence until a navigational aids impact assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter operated in accordance with the approved navigational aids impact assessment scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with

communication, navigational aids and surveillance equipment in accordance with Cambridge Local Plan (2018) Policy 37.

- 12 Further to the requirements of Condition 20, prior to the commencement of development (or phase of), a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A written record of this meeting will be submitted to and approved by the LPA.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 13 Prior to any demolition / enabling works, a Demolition and Enabling Works Phasing Plan setting out the details of the phasing of these works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason To ensure the development is phased to avoid an adverse impact on drainage infrastructure in accordance with Cambridge Local Plan (2018) Policy 85.

- 14 Prior to the commencement of development (excluding demolition / enabling works), a Construction Phasing Plan setting out the details of the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. The Construction Phasing Plan shall include but not be limited to the following proposed elements of the scheme:

- Decanting / cessation of existing retail and leisure users on the site;
- New build, extensions and alterations to buildings for the different use types, including employment space, hotel, gym, retail;
- On-site hard surfacing public realm provisions;
- On-site soft landscaping and BNG provisions;
- Plant and associated equipment and screening;
- Cycle parking provision;
- Servicing and public transport provisions; and
- Off site highways improvements

Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan, unless otherwise agreed in writing with the Local Planning Authority.

Reason To ensure the development is phased to avoid an adverse impact on drainage infrastructure in accordance with Cambridge Local Plan (2018) Policy 85.

- 15 Unless an alternative trigger is otherwise agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/utility diversion works, shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use (Cambridge Local Plan (2018) Policy 85).

- 16 No development (or phase of) above ground level, other than demolition and enabling/ utility diversion works, shall commence until details of a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

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 programme.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five 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, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 58, 59 and 69).

- 17 Unless an alternative trigger is otherwise agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/ utility diversion works, shall commence until details of the biodiverse (green, blue or brown) roof(s) shall be 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, plans and sections showing the make-up of the sub-base to be used and include the following:

a) Roofs can/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 local area 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 or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency;

d) Where solar panels are proposed, biosolar roofs should 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; and

e) A management/maintenance plan approved in writing by the Local Planning Authority.

All works shall be carried out and maintained thereafter in accordance with the approved details.

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

- 18 Unless an alternative trigger is otherwise agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/utility diversion works, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 58 and 59).

- 19 Unless an alternative trigger is otherwise agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan 2018 policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

- 20 Prior to commencement of development, except for demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 21 Prior to the use of any external materials, their full details shall be submitted to and approved in writing by the local planning authority. These shall include samples of proposed brick and stonework, non-masonry walling systems, cladding and decorative panels, balustrades, colours and surface finishes/textures and details of the photovoltaic panels. The details shall demonstrate that the impact of the materials on the Urban Heat Island Effect has been considered. Thereafter the development shall be undertaken in accordance with the agreed details unless the Local Planning Authority agrees to any variation in writing.

Reason: To ensure that the appearance of the external surfaces is appropriate and to ensure that the impact on the Urban Heat Island Effect is mitigated. (Cambridge Local Plan 2018 policies 28, 55, 56 and 58)

- 22 Before starting any paving or hard surfacing work, a sample panel of the product material(s) to be used for that work shall be constructed on site to establish the detail of product including bonding, coursing and colour and type of jointing and shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 56 and 59).

- 23 With the exception of utility diversion works, no laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. 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 prepared by Logika Consultants (ref: 13926A-30-R01-02) dated June 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 occupants;

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 to connect to a receiving watercourse or sewer;

h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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 Cambridge Local Plan (2018) Policies 28, 31 and 32.

- 24 No rooftop plant shall be installed until such time as full details, to a large scale, of any rooftop plant screening systems to be installed, where relevant, has been submitted to and approved in writing by the Local Planning Authority. This may include the submission of samples of mesh/louvre types and translucent screen and the colour(s) of the components. Colour samples should be identified by the RAL or BS systems. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2018 policies 55 and 58).

- 25 Prior to the commencement of above ground works for the hotel hereby permitted a noise insulation scheme detailing the acoustic noise insulation performance/specification of the external building envelope to reduce the level of noise experienced in the guest rooms (having regard to the building fabric, glazing, ventilation and internal plant related noise) shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. Thereafter, the approved scheme shall be retained as such.

Reason: To protect the amenity of hotel guests in accordance with Cambridge Local Plan 2018 policy 35.

- 26 No development of each phase above base course (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved grey water harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to

facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

- 27 No development of each phase above base course (other than demolition and enabling/ utility diversion works) shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 28 Prior to the occupation of the proposed development (or phase), or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 29 The development (or phase of) hereby approved shall not be occupied until a post construction statement confirming that the provisions as set put in the Grafton Centre Sustainability Statement (Cundall, 4 July 2023, Revision P05) have been fully implemented.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 30 Prior to occupation of the retail floorspace, details of the design for the food Kiosk and the public realm along Gold Lane and within Central Square shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of development are acceptable. (Cambridge Local Plan 2018 policies 56 ,58 and 59).

- 31 No occupation of the development (or phase of) shall commence until a plan has been submitted to and approved in writing by the Local Planning Authority detailing the proposed specification, number and locations of internal and / or external bird

and bat boxes on the new buildings. The bird and bat boxes shall be installed prior to the commencement of the proposed uses and subsequently maintained in accordance with the approved plans.

Reason: to provide ecological enhancements for protected species on the site (Cambridge Local Plan (2018) policy 70).

- 32 Prior to occupation of the development (or phase of), full details of proposed signage (for the relevant phase), including any signage relating to cycles adjacent to Christchurch Street, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance and siting of signage is appropriate. (Cambridge Local Plan 2018 policies 56 and 59).

- 33 Notwithstanding the approved plans, no occupation of a building shall take place until details of the storage provision for all cycles and scooters for that building, including non-standard cycles, such as cargo bikes, and electric bikes, as well as details of the mechanism to raise the double tier cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking provision shall be installed and made available in accordance with the approved plans prior to the occupation of the relevant building. The cycle facilities shall thereafter be retained and shall not be used for any other purpose.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy 82 of the Cambridge Local Plan 2018.

- 34 Prior to occupation of the development, a Site Wide Management Plan including details of the site's management addressing matters such as: Car Park and Cycle Park Management, Servicing, and Security (including details of CCTV), hours of use and management of the roof terraces and the means of prohibiting and enforcing against the use of bicycles and e-scooters on Gold Lane shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall also include details for how to manage anti-social behaviour in respect of all land within the applicant's ownership at the site. The site shall be managed in accordance with the approved details thereafter.

Reason: In order to ensure that the use and access of the site does not give rise to significant amenity issues for nearby residents and that the development is safe, inclusive usable and enjoyable for all users in accordance with Cambridge Local Plan (2018) Policies 35 and 56.

- 35 No occupation of any new retail space, life science use or the hotel hereby permitted shall commence until a Travel Plan for the respective use has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle, including the discouragement of casual drop-off/ pick up arrangements for employees arriving by car in the surrounding streets such as to the north of the site, and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority The Travel Plan shall be implemented and monitored as approved prior to the first occupation of the relevant use.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

- 36 Prior to the installation of any ventilation / extract systems, and on a phased basis for each use as necessary, a ventilation / extract scheme to include details of equipment and systems for the purpose of extraction / discharge, filtration, abatement and control of odours and smoke / fumes, and a noise insulation / mitigation scheme as required for any associated plant / equipment, shall be submitted to and approved in writing by the local planning authority. The ventilation / extraction scheme details as approved shall be installed before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties from odour and smoke / fumes (Cambridge Local Plan 2018, policy 36).

- 37 Prior to the installation of any artificial lighting an external and internal artificial lighting impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include predicted lighting levels at existing residential properties (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for the appropriate Environmental Zone in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed. Any mitigation as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties in accordance with Cambridge Local Plan 2018 Policy 34.

- 38 Prior to the occupation of the hotel hereby permitted, a management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to travel advice; check-in time slots in order to stage the impact of the check-in/out process; site security; crime reduction and reporting measures; the management of deliveries; and the external display of contact information for on-site management and emergencies. The scheme shall be managed in accordance with the approved details thereafter.

Reason: In order to ensure the occupation of the hotel is well managed, does not give rise to significant amenity issues for nearby residents and does not impact highway safety (Cambridge Local Plan 2018 policies 35 and 56).

- 39 Prior to the first occupation of the Life Science units, a Life Science Delivery and Servicing Plan, including the management of refuse, shall be submitted to and approved in writing by the Local Planning Authority. Deliveries and servicing of the Life Science units shall be managed in accordance with the approved details thereafter.

Reason: In order to ensure the use of the Life Science Units is well managed, does not give rise to significant amenity issues for nearby residents and does not impact highway safety (Cambridge Local Plan 2018 policies 35, 56 and 81).

- 40 Prior to the first occupation of the new retail units hereby approved, a retail Delivery and Servicing Plan, including the management of refuse, shall be submitted to and

approved in writing by the Local Planning Authority. Deliveries and servicing of the retail units shall be managed in accordance with the approved details thereafter.

Reason: In order to ensure the use of the retail units is well managed, does not give rise to significant amenity issues for nearby residents and does not impact highway safety (Cambridge Local Plan 2018 policies 35, 56 and 81).

- 41 Prior to the occupation of the development, the detailed designs of the bus stop shelters shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and be fully installed no later than 6 months following first occupation, unless an alternative trigger is otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and accessibility. (Cambridge Local Plan 2018 policies 35 and 57).

- 42 Prior to first use of the external terraces hereby permitted, details of the means of privacy screens including levels of obscure glazing or other measures to protect neighbouring properties from being harmfully overlooked from these spaces shall be submitted to and approved in writing by the Local Planning Authority. The privacy measures shall be installed prior to first use of the terraces and remain in perpetuity for the lifetime of the development

Reason: In the interests of neighbour amenity (Cambridge Local Plan (2018) Policies 55 and 58).

- 43 Before each use hereby permitted is commenced and on a phased basis as necessary, details of all ventilation and exhaust systems associated with the use (including back-up generators and fume cupboards as detailed in the Preliminary Wind Consulting Report (CPP17331 Rev 04) produced by Wind Engineering Consultants and dated 22nd January 2024) shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be provided in accordance with current UK guidance and standards where appropriate and identify the fuel source (where applicable), size and location of flue, height of flue, proximity to and impacts at residential receptors, hours of operation and any mitigation measures required. The systems as approved shall be installed, maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants are kept to a minimum during the lifetime of the development (Cambridge Local Plan 2018 policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 44 Before each use hereby permitted is commenced and on a phased basis as necessary, a noise impact assessment of cumulative plant and equipment (including all mechanical and electrical services such as combustion appliances / flues and ventilation systems / louvres, plant rooms) and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment, shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

- 45 The development (or each phase of the development where phased) shall not be occupied until the Phase 3 Remediation Strategy in accordance with details submitted and approved by the Local Planning Authority under condition 4 of this permission has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 46 The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 47 Unless an alternative trigger is otherwise agreed in writing by the local planning authority pursuant to Conditions 13 and 14, the development hereby permitted shall not be occupied until the works within the adopted public highway, as shown on drawing numbers MMD-380933-C-DR-05-XX-5011 Rev P4, MMD_380933_C-DR-05-XX_5015 Rev P1, MMD-380933-C-DR-05-XX-5022 Rev P4, MMD-380933-C-DR-05-XX-5031 Rev P4 and MMD-380933-C-DR-05-XX-5041 Rev P4, have been fully completed in accordance with the drawings.

Reason: for the safe and efficient operation of the highway in accordance with Cambridge Local Plan (2018) Policies 80 and 81.

- 48 Acoustic / unamplified music and the playing of amplified music / voice within the southern events terraces is prohibited subject to the submission of an acceptable noise impact assessment and noise insulation and management / control scheme for approval by the local planning authority. The scheme as approved shall be fully implemented before any acoustic unamplified music or amplified music / voice takes place.

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

- 49 Acoustic / unamplified music and the playing of amplified music / voice is prohibited within all roof terraces, except for the southern events terrace.

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

- 50 The external rooftop terraces shall only be used by patrons and staff between the hours of 07:00 - 22:00hrs Monday to Sunday and shall be clear of patrons and staff outside these hours. Any waste / glass removal required and the cleaning of these areas including the clearance and the movement of any tables and seating / chairs shall be undertaken during these times only.

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

- 51 The service yard noise mitigation measures as detailed in the 'GRAFTON CENTRE REDEVELOPMENT, CAMBRIDGE Acoustic Planning Report', Revision 4,

reference 12194.RP03.003 (RBA Acoustics, 12th December 2023) shall be fully implemented, maintained and retained thereafter unless amendments to this are otherwise agreed in writing by the Local Planning Authority.

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

- 52 Operational deliveries to or dispatches from the site (including waste collections) shall not be made outside the hours of 07:00 - 19:00hrs on Monday to Friday, 08:00 - 13:00hrs on Saturday or at any time on Sundays or public holidays unless otherwise agreed in writing by the Local Planning Authority as an exceptional circumstance(s) relative to the nature and needs of the occupiers.

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

- 53 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service site only between the hours of 09.30hrs -15.30hrs, seven days a week.

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

- 54 If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination. The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 55 The development shall be carried out in accordance with the biodiversity net gain measures as outlined in the document titled 'Biodiversity Metric 4.0 Calculations' dated 25 October 2023 by Applied Ecology, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 56 The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve

arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

- 57 Water efficiency standards for the scheme shall be carried out in accordance with the target to achieve 5 BREEAM Wat01 credits and wider water efficiency specification contained within the Grafton Centre Sustainability Statement (Cundall, 4 July 2023, Revision P05) and Grafton Centre Redevelopment Water Cycle Study (Outline Study) Arup, 28 July 2023 Version P02.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 58 The development hereby approved shall be carried out in line with the sustainability targets and commitments set out in the Grafton Centre Sustainability Statement (Cundall, 4 July 2023, Revision P05). The measures proposed to achieve these targets shall be fully installed prior to the occupation of the proposed development. Any amendments to the agreed Sustainability Statement shall be submitted to and agreed in writing by the local planning authority prior to their implementation.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 59 Notwithstanding the provisions of the Town and Country Planning Use Classes Order (1987) as amended, the uses defined as "new retail unit" and "retail" on drawing no. 22388-0302 Rev P03 shall only be used within use classes E(a), E(b), E(c), E(d), E(e) and E(f).

Reason: To ensure that there is a broad mix of town centre uses and not an over concentration of employment uses in accordance with the vision of the Grafton Area Masterplan SPD (2018) and Policies 6, 10, 11 and 12 of the Cambridge Local Plan (2018).

- 60 Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal unless otherwise agreed in writing with the Local Planning Authority.

Reason: To avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare in accordance with Cambridge Local Plan (2018) Policy 37.

Biodiversity Net Gain Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be Cambridge City Council.

There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply.

In the opinion of the Cambridge City Council (the local planning authority), one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun.

Informatives

- 1 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
- 2 Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 3 Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
- 4 The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
- 5 The applicant should review Cadent Gas plans for the area and ensure they follow the key guidance document Specification for Safe Working in the Vicinity of Cadent Assets.
- 6 For further information regarding the control of lighting condition, please refer to Advice Note 2 'Lighting' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-2-Lighting-2016.pdf>). Your attention is drawn to the Air Navigation Order 2016, Article 225. which states "A person must not in the United Kingdom direct or shine any light at any aircraft in flight so as to dazzle or distract the pilot of the aircraft", see link: The Air Navigation Order 2016 (legislation.gov.uk). Further information can be found Advice Note 2 'Lighting'

- 7 Given the nature of the proposed development it is possible that a crane may be required during its construction. Cambridge Airport draw the applicant's attention 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 <http://www.aoa.org.uk/policy-campaigns/operators-safety/> and CAA CAP1096 Guidance to crane users on aviation lighting and notification (caa.co.uk). Please note that cranes with heights above 55m AOD may require further specialist assessments.
- 8 The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
- 9 Partial discharge of the archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
- 10 As part of the provision of temporary pop-up spaces under the Section 106 Agreement, it is encouraged that efforts are made to re-locate the Ping Pong Parlour within this.
- 11 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).
- 12 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.
- 13 Details submitted in support of commercial kitchen ventilation and extract systems shall be submitted giving consideration to / in accordance with Appendices 1 and 2 of EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA, September 2018).
- 14 To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 15 Any future food outlets from the proposed retail units are advised to visit the Cambridge City Council food safety website: <https://www.cambridge.gov.uk/food-safety/>

- 16 Any future outlets serving alcohol are advised to visit the Cambridge City Council licensing website: <https://www.cambridge.gov.uk/alcohol-and-entertainment-licensing>
- 17 TMP Informative: When writing a Traffic Management Plan (TMP) the applicant should consider the following elements and provide the information as requested. This will make discharging the condition much simpler, faster and more efficient. As will be seen from the details below a TMP need not be a lengthy document however, clarity is key.

1. Site Plan

- i. The applicant should provide a site plan at a true scale of 1:200 for smaller sites and 1:500 for larger sites showing the following areas with written dimensions:
- a. Proposed material storage area;
 - b. Proposed site offices;
 - c. Proposed car parking area;
 - d. Proposed manoeuvring space;
 - e. Proposed access location;
 - f. Proposed location of any gates;
 - g. Proposed location of any wheel washing facility or similar;
 - h. If the site is to be multi-phased then a plan for each phase should be provided.

2. Movement and control of muck away and delivery vehicles

- i. The proposed manoeuvring area for delivery/muck away vehicles, this should include a swept path analysis for the largest vehicle to deliver to the site to demonstrate that this can enter and leave in a forward gear;
- ii. If it is not possible to deliver on site or turn within the same, then details of how such deliveries will be controlled will need to be included, for example if delivering to the site while parked on the adopted public highway how will pedestrian, cycle and motor vehicle traffic be controlled?;
- iii. Delivery times. If the site is served off a main route though the county (and this does not necessarily need to be a A or B class road), or other areas of particular traffic sensitivity (a list of traffic sensitive streets can be requested from the Street Works Team at Streetworks@Cambridgeshire.gov.uk) then delivery and muck away times will need to be restricted to 09.30-16.00hrs Monday to Friday.
- iv. If the site is in the vicinity of a school then the applicant should ascertain from the school when their opening/closing times are and tailor the delivery/muck away movements to avoid these. The Highway Authority would suggest that allowing at least 30 minutes either side of the open/closing times will generally ensure that the conflicts between school traffic and site traffic are kept to the minimum;
- v. The Highway Authority would seek that any access used by vehicles associated with the site be paved with a bound material (for at least 15m for larger sites) into the site from the boundary of the adopted public highway (please note this is not generally the edge of carriageway), to reduce the likelihood of debris entering the public highway;
- vi. Any temporary gates used for site security must be set back at least 15m from the boundary of the adopted public highway to enable a delivery/muck away vehicle to wait wholly off the adopted public highway while the gates are opened and closed, or they must remain open throughout the entire working day;
- vii. Normally access to the site should be 5m in width for smaller sites and 6.5m for larger sites, though it is recognised that this may not be practical for small scale developments of one or two units.

3. Contractor parking:

- i. If possible all parking associated with the proposed development should be off the adopted public highway.
- ii. Within the area designated for contractor/staff parking each individual bay must be at least 2.5m x 5m, with a 6m reversing space. However, given the nature of the construction industry i.e. that staff tend to arrive and leave site at approximately the same time spaces may be doubled up, i.e. 10m in length, 2.5 wide with a reversing space. A list of number of operatives, staff and trades that will be on site at any one time should be provided to ascertain if the number of spaces being proposed will be acceptable.
- iii. If the site has no potential to provided off street car parking and or only limited numbers the applicant must provide details of how on street parking will be controlled.
- iv. If contractor parking is to be on street the applicant must maintain a daily register of contractor (and sub-contractor vehicles) that are parked on street, so if any such vehicle does create a problem, it can quickly be removed by the owner/controller. At a minimum the register should contain the following:
 - a. The name of the driver
 - b. The registration number of the vehicle
 - c. Make of vehicle
 - d. Arrival time
 - e. Departure time

4. Control of dust, mud and debris, in relationship to the operation of the adopted public highway

- i. If it likely that debris may be dragged on to the adopted public highway the applicant should provide details of how this will be prevented. If a wheel wash or similar is proposed, the details of how the slurry generated by this will be dealt with must be provided, please note it will not be acceptable to drain such slurry onto to over the adopted public highway.
- ii. The Highway Authority would seek that the developer include the following words in any submitted document: The adopted public highway within the vicinity of the site will be swept within an agreed time frame as and when reasonably requested by any officer of the Highway Authority.
- iii. It is recognised that construction traffic occasionally damage the adopted public highway and the developer should include a note stating that such damage will be repaired in a timely manner at no expense to the Highway Authority.
- iv. Grass verges and other areas of soft landscaping within the adopted public highway are particularly susceptible to significant levels of damage, by construction traffic, and if such areas exist within the street where the development is taking place the developer should include a note stating that such damage will be repaired in a timely manner to the satisfaction of, and at no expense to, the Highway Authority.

The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels is not a highway matter and should not be included within the plan.

- 18 In accordance with the heads of terms of the Section 106 Agreement, the jobs for all scheme should seek to encourage local employment to the site in the interest of minimizing vehicle trips on the network.
- 19 The approved travel plan is encouraged to ensure there are no special privileges which secure/provides car parking within the retained Grafton Car Park.
- 20 It is encouraged that discussions take place with City Council officers to endeavour to secure retention of the shop mobility facility.

21 It is encouraged that water use is reviewed and monitored at regular intervals.

Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title

Date Received

As listed in condition no.2

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

Authorisation

Authorised by:



SJ Kelly
Joint Director For Planning & Economic Development For
Cambridge & South Cambridgeshire

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Date the decision was made: 25 April 2025

General Notes

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

It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) (as amended) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Trees and scrub are likely to contain nesting birds between 1 March and 31 August. Trees within the application should be assumed to contain nesting birds between the above dates unless a survey has shown it is absolutely certain that nesting birds are not present.

Equality Act 2010

Your attention is specifically drawn to the requirements of the Equality Act 2010 and the Equality Act (Disability) regulations 2010, the British Standards Institution BS8300:2009 "Design of Buildings and their approaches to meet the needs of disabled people – Code of Practice" and to Approved Document 'M' "Access to and use of buildings", volumes 1 and 2 of the Building Regulations 2010 and to Approved Document 'B' "Fire Safety", volumes 1 and 2 of the Building Regulations 2010, in request of guidance on means of escape for disabled people. The development should comply with these requirements as applicable

Building Regulations

Your planning application may also require Building Regulations consent. Please follow the link below for more information and to make your application or call 0300 7729622 to discuss your project.

www.3csharedservices.org/building-control/what-are-building-regulations/

3C Building Control offer a voluntary Considerate Contractor scheme. Please the link below for more information.

www.3csharedservices.org/building-control/considerate-contractor-scheme/

Working with the applicant

The LPA positively encourages pre-application discussions. Details of this advice service can be found at <https://www.greatercambridgeplanning.org>. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint

Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraph 38 of the National Planning Policy Framework.

Parking Controls

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727900 or by e-mailing parkingpermits@cambridgeshire.gov.uk, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

Appeals to the Secretary of State

The applicant has a right to appeal to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from:

The Planning Inspectorate,
Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN
Telephone 0303 444 5000 or visit
<https://www.gov.uk/appeal-planning-decision>

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, **OR** within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Before starting work

It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Cambridgeshire City Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes.

Applicants can find additional information, a scale of charges and an application form at <https://www.3csharedservices.org/building-control/street-naming-and-numbering/>. Alternatively, applicants can contact the Street Naming and Numbering Team by emailing: snn@3csharedservices.org.

Please note new addresses cannot be assigned by the Council until planning permission has been received.

Third Party Rights to challenge a planning decision

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision.

Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review.

A 'claim for judicial review' includes a claim to review the lawfulness of a decision, action or failure to act in relation to the exercise of a public function, in this case, a planning decision. The court's permission to proceed is required in a claim for Judicial Review. A claim for Judicial Review is dealt with by the Administrative Court and if leave to judicially review a planning decision is granted, the Judicial Review will be decided by a judge at the High Court.

An application to Judicial Review a decision must be made within **6 weeks** of the decision about which you have a grievance being made. For further information on judicial review and the contact details for the Administrative Courts, please go to <http://www.justice.gov.uk/>