



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

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Network Rail Property (Eastern Region - Anglia)
FAO David Brierley
1 Stratford Place
Mountfitchet Road
London
E20 1EJ

This matter is being dealt with by:

Holly Chapman

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My Ref: 23/00043/P18

Your ref

28th March 2023

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

DEVELOPMENT AUTHORISED BY A LOCAL OR PRIVATE ACT OF PARLIAMENT OR AN ORDER APPROVED BY BOTH HOUSES OF PARLIAMENT WHICH DESIGNATES SPECIFICALLY THE NATURE OF THE DEVELOPMENT AUTHORISED AND THE LAND UPON WHICH IT MAY BE CARRIED OUT

Prior approval is granted by the Local Planning Authority for the following development:

Proposal: Level crossing upgrade/redevelopment
Location: Dimmocks Cote Level Crossing Newmarket Road Stretham Cambridgeshire
Applicant: Network Rail Property (Eastern Region - Anglia)
Reference No: 23/00043/P18
Received On : 26th January 2023

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

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

Plan Reference	Version No	Date Received
7951370-3 (historic limit)	G	26th January 2023
157001-NRD-DRG-ESG-000123 Plan		A02 26th January 2023
Biodiversity/Ecological Assessment 2484080		26th January 2023
DRG-ESG-000122	A03	26th January 2023
Arboricultural/Tree Impact Assessment/Plan 2484085		26th January 2023
Flood Risk Assessment / Plan 157001		P01 26th January 2023
7951370-3	G	26th January 2023
Surface water strategy statement		26th January 2023

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

INFORMATIVES RELATING TO THIS APPLICATION

- 1 Nesting Birds

The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent. All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to August inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out and documented. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check and document the process. Only if there are no active nests present should work be allowed to commence.

- 2 The developer's attention is drawn to British Standard BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations for information upon effective site management practices to ensure that trees and hedges are not damaged during the construction process.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Simon Ellis
Planning Manager

Dated: 28th March 2023