

CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

SUBJECT TO CONDITIONS

Ref: 14/1633/REM



Ove Arup and Partners Ltd
13 Fitzroy Street
London
W1T 4BQ

The Council hereby grant approval of reserved matters for

Reserved matters application pursuant to outline approval 06/0796/OUT for a total of 59,821sqm (Gross External Area excluding plant) Biotech and Biomedical Research and Development floorspace, to include:

- i) R&D Centre and Corporate Headquarters,**
- ii) R&D Enabling Building,**
- iii) Support Building and Energy Centre,**
- iv) Associated car, motorbike and cycle parking,**
- v) Hard and soft landscaping,**
- vi) Internal roads, supporting facilities and ancillary infrastructure.**

at

Land To The West And South West Of Addenbrookes Campus Robinson Way Cambridge Cambridgeshire

in accordance with your application received 13th October 2014 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. Prior to the erection of any signage on the buildings hereby approved, details of the signage identifying the proposed location(s) size, wording and materials of the signage shall be submitted to and approved by the local planning authority. The signage shall then be carried out in accordance with the approved details.

Reason: To ensure that the signage complements the design approach to the building (Local Plan Policy 3/4)

2. Prior to the erection of the mesh screen panels on the Energy Centre building hereby approved, full details showing how the horizontal breaks will be detailed shall be submitted to, and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that some form of horizontal demarcation is achieved between floors. (Local Plan Policy 3/4)

3. Notwithstanding the approved plans listed in Condition 11, specifically plan no. CB000-BDP-XX-XXX-DR-L-94-1231 P02, Only one London Plane tree shall be planted in the section between the entrance and exit to the service/delivery yard.

Reason: To ensure that the tree has adequate space to reach maturity and maintain the setting of the public realm (Local Plan Policy 4/4)

4. a) Prior to occupation of the development, details of fuel sources and plant associated with the energy centre, including any abatement mechanisms shall be submitted to and approved in writing by the local planning authority. Resulting emissions from the development hereby approved shall not result in an increase in the annual average level of more than 1 microgramme per cubic metre of nitrogen dioxide and 1 microgramme per cubic metre of particulate matter. The scheme as approved shall be fully carried out in accordance with the approved details and shall be thereafter retained.

b) The plant and any necessary abatement equipment shall be associated with a written schedule of maintenance, which shall be submitted to the local planning authority prior to installation. Annual maintenance reports shall be submitted to the local planning authority for the lifetime of the plant or until the Local Planning Authority confirms in writing that the report is no longer necessary.

c) The plant and any necessary abatement equipment shall be subjected to emissions monitoring agreed in writing with the local planning authority prior to its installation.

d) The plant and any necessary abatement equipment shall be maintained and monitored in accordance with the approved details. The applicant should supply a schedule for provision of data and reports (monitoring and maintenance) for each 12 month period. The plant equipment shall be monitored post-installation for a proving period of every 3 months for 2 years to demonstrate compliance with the emissions limits, using UKAS accredited methods.

e) Monitoring shall take place every 12 months thereafter and annual reports shall be submitted to the local authority for the lifetime of the plant, or until the local planning authority confirms in writing that the report is no longer necessary.

f) If monitoring results show that emissions will lead to ambient levels above those expressed above, a method statement to bring the levels back under the emissions limits shall be submitted for approval by the local planning authority. Works shall then be carried out as approved and monitored to ensure compliance.

Reason: To ensure that emissions do not adversely impact on air quality.
Local Plan Policy 4/14

5. Prior to occupation a post construction / installation verification / completion report for the development to incorporating details of the plant installed, and demonstrating compliance with the approved noise insulation scheme shall be submitted to and approved in writing by the Local Planning Authority.

The completion report shall include details of the mitigation of noise emissions from the emergency generators, which shall include all reasonably practicable measures to reduce noise during testing and operation.

The noise insulation/attenuation scheme as approved shall thereafter be maintained in accordance with the approved details and shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

6. The Emergency generator(s) shall only be used in the event of mains power failure or running for maintenance purposes.

Running of the generator as part of routine maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 0800hrs and 1800hrs on any given day.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

7. There shall be no deliveries to the Gas Farm other than between the hours of 0700hrs and 1900hrs on any given day.

Reason: To protect the amenity of nearby properties. Local Plan Policy 4/13

8. Prior to occupation a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development parcel.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Policies 3/7, 3/12 and 8/18 of the Cambridge Local Plan).

9. Within 6 months of the date of this planning permission a public art delivery plan shall be submitted to and approved in writing by the local planning authority, which sets out the due process and project milestones in relation to construction and how public art proposals will integrate with the construction timeline. The public art proposals shall be carried out in accordance with the approved details and within the timescales specified in the agreed document.

Reason: To ensure the adequate provision of public art on the site (Policies 3/7 of the Cambridge Local Plan).

10. Prior to the erection of the of bird boxes on the Energy Centre building hereby approved, full details and specification of the bird boxes showing how they will integrate with the Energy Centre hereby approved shall be submitted to, and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the swift boxes are effective for the purposes of ecological mitigation and are integrated within the proposed design. (Local Plan Policies 3/4 and 4/8)

11. The development shall be carried out in accordance with the following approved drawings and technical documents.

CB000-BDP-XX-XXX-DR-A-000001 P01
CB000-BDP-XX-XXX-DR-L-000111 P05
CB001-BDP-XX-L00-DR-A-201200 P04
CB001-BDP-XX-L10-DR-A-201210 P04
CB001-BDP-XX-L20-DR-A-201220 P04
CB001-BDP-XX-L30-DR-A-201230 P04
CB001-BDP-XX-R00-DR-A-201240 P04
CB001-BDP-XX-B10-DR-A-201260 P04
CB001-BDP-XX-B05-DR-A-201265 P04
CB002-BDP-XX-L00-DR-A-201200 P03
CB002-BDP-XX-L10-DR-A-201210 P02
CB002-BDP-XX-L20-DR-A-201220 P02
CB002-BDP-XX-L30-DR-A-201230 P02
CB002-BDP-XX-R00-DR-A-201240 P02
CB002-BDP-XX-R10-DR-A-201250 P01
CB005-BDP-XX-L00-DR-A-201200 P06
CB005-BDP-XX-L10-DR-A-201210 P06
CB005-BDP-XX-L20-DR-A-201220 P06
CB005-BDP-XX-L30-DR-A-201230 P06
CB005-BDP-XX-R00-DR-A-201240 P06
CB005-BDP-XX-R00-DR-A-201260 P04
CB001-BDP-XX-XXX-DR-A-203201 P04

CB001-BDP-XX-XXX-DR-A-203202 P06
CB002-BDP-XX-XXX-DR-A-203201 P02
CB005-BDP-XX-XXX-DR-A-203201 P06
CB001-BDP-XX-XXX-DR-A-204201 P04
CB001-BDP-XX-XXX-DR-A-204202 P04
CB001-BDP-XX-XXX-DR-A-204203 P04
CB001-BDP-XX-XXX-DR-A-204211 P01
CB002-BDP-XX-XXX-DR-A-204201 P02
CB001-BDP-XX-L00-DR-A-211200 P04
CB001-BDP-XX-L10-DR-A-211210 P04
CB001-BDP-XX-L20-DR-A-211220 P04
CB001-BDP-XX-L30-DR-A-211230 P02
CB001-BDP-XX-R00-DR-A-211240 P04
CB001-BDP-XX-B10-DR-A-211260 P04
CB001-BDP-XX-B05-DR-A-211265 P04
CB001-BDP-XX-L00-DR-A-212200 P02
CB001-BDP-XX-B05-DR-A-212265 P02
CB002-BDP-XX-L00-DR-A-211200 P02
CB002-BDP-XX-L10-DR-A-211210 P01
CB002-BDP-XX-L20-DR-A-211220 P01
CB002-BDP-XX-L30-DR-A-211230 P01
CB002-BDP-XX-R00-DR-A-211240 P01
CB002-BDP-XX-L00-DR-A-212200 P02
CB005-BDP-XX-L00-DR-A-211200 P01
CB005-BDP-XX-L10-DR-A-211210 P03
CB005-BDP-XX-L20-DR-A-211220 P03
CB005-BDP-XX-L30-DR-A-211230 P03
CB005-BDP-XX-L00-DR-A-212200 P01
CB005-BDP-XX-R00-DR-A-211240 P01
CB001-BDP-XX-XXX-DR-A-214201 P03
CB001-BDP-XX-XXX-DR-A-214202 P03
CB001-BDP-XX-XXX-DR-A-214203 P03
CB001-BDP-XX-XXX-DR-A-214204 P03
CB002-BDP-XX-XXX-DR-A-214201 P01
CB005-BDP-XX-XXX-DR-A-214201 P06
CB001-BDP-XX-XXX-DR-A-214401 P01
CB001-BDP-XX-XXX-DR-A-214402 P01
CB001-BDP-XX-XXX-DR-A-214403 P01
CB002-BDP-XX-XXX-DR-A-214401 P01
CB001-EPP-XX-L00-DR-Y-216808 P03
CB000-BDP-XX-XXX-DR-A-201300 P01
CB005-BDP-XX-XXX-DR-A-214401 P03
CB000-BDP-XX-XXX-DR-L-941221 P03
CB000-BDP-XX-XXX-DR-L-941231 P02
CB000-BDP-XX-XXX-DR-L-941241 P02
CB000-BDP-XX-XXX-DR-L-941332 P01
CB000-BDP-XX-XXX-DR-L-941333 P01
CB000-BDP-XX-XXX-DR-L-941334 P01
CB000-BDP-XX-XXX-DR-L-941335 P01
CB000-BDP-XX-XXX-DR-L-943201 P01
CB000-BDP-XX-XXX-DR-L-943601 P03

CB000-BDP-XX-XXX-DR-L-943621 P03
CB000-BDP-XX-XXX-DR-L-943642 P01
CB000-BDP-XX-XXX-DR-L-943745 P01
CB000-BDP-XX-XXX-DR-L-941251 P04
CB000-BDP-XX-XXX-DR-L-941252 P02
CB000-BDP-XX-XXX-DR-L-941261 P02
CB000-BDP-XX-XXX-DR-L-941262 P02
CB000-BDP-XX-XXX-DR-L-941271 P02
CB000-BDP-XX-XXX-DR-L-941272 P02
CB000-BDP-XX-XXX-DR-L-941363 P01
CB000-BDP-XX-XXX-DR-L-941364 P01
CB000-BDP-XX-XXX-DR-L-943631 P01
CB000-BDP-XX-XXX-DR-L-943651 P02
CB000-BDP-XX-XXX-DR-L-946801 P01
CB000-BDP-XX-B10-DR-A-001260 P01
CB000-BDP-XX-XXX-DR-M-963701 P01
CB-006-SUK-XX-XXX-DR-D-520201 P02.01
CB-006-SUK-XX-XXX-DR-D-520202 P02.01
CB-006-SUK-XX-XXX-DR-D-520203 P02.01
CB-006-SUK-XX-XXX-DR-D-520251 P02.01
CB-006-SUK-XX-XXX-DR-D-520252 P02.01
CB-006-SUK-XX-XXX-DR-D-520253 P02.01
CB-006-SUK-XX-XXX-DR-D-520254 P03.01
CB005-BDP-XX-XXX-DR-A-204201 P06

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

INFORMATIVE: The applicant is reminded that under the Food Safety Act 1990 (as amended) the supermarket and any other premises run as a food business will need to register with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that food areas including food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team of the Refuse and Environmental Service at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: As parts of the development are intended to be run as businesses, the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. Contact the Health and Safety Executive for further information on 03000 031747.

INFORMATIVE: Compliance with paragraphs 186 & 187 of the National Planning Policy Framework

The Local Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. All land use planning matters have been given full consideration and the applicant has responded positively to the advice and recommendations provided by consultees. Proactive consultation took place with statutory consultees, which resulted in overall support for the development proposal.

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. Copies of the approved plans are kept on the planning application file.

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.

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.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 4 February 2015



Head of Planning Services



SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development' or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from www.planningportal.gov.uk/pes

The Secretary of State can allow for 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, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

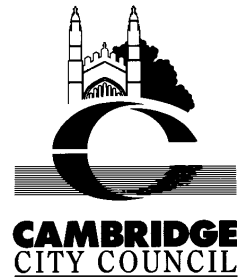
CAMBRIDGE CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

SUBJECT TO CONDITIONS

Ref: **19/1070/REM**



ARUP
13 Fitzroy Street
London
W1T 4BQ

The Council hereby grant approval of reserved matters for

Reserved matters application pursuant to outline approval 06/0796/OUT (amended by Section 73 approval 17/2258/S73) for: an R&D Enabling Building of 13,197 sqm; an Amenities Hub of 3,261 sqm; associated car, motorbike and cycle parking including a Multi Storey Car Park; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. Includes partial discharge of conditions 13, 16, 18, 24, 25, 45, 47, 48, 49, 56, 57, 58 and 59 pursuant to outline consent 06/0796/OUT.

at

**Astrazeneca Uk Ltd Cambridge Biomedical Campus Francis Crick Avenue
Cambridge Cambridgeshire CB2 0AA**

in accordance with your application received 1st August 2019 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. **Approved Drawings and Technical Documents**

The development shall be carried out in accordance with the following approved drawings and technical documents:

CB002-ARUP-XX-XXX-DR-A-000001 REV P0 Block Plan
CB002-ARUP-XX-XXX-DR-A-000003 REV P0 Location Plan
CB002-ARUP-XX-XXX-DR-A-000005 REV P0 Site Plan
CB000-ARP-EX-L00-DR-L-001001 REV P0 Landscape Drawings Key Plan
CB000-ARP-EX-L00-DR-L-001002 P0 Landscape GA Sheet 1 of 3
CB000-ARP-EX-L00-DR-L-001003 P1 Landscape GA Sheet 2 of 3
CB000-ARP-EX-L00-DR-L-001004 P0 Landscape GA Sheet 3 of 3
CB000-ARP-EX-L00-DR-L-001101 P0 Hard Landscape Plan Sheet 1 of 3
CB000-ARP-EX-L00-DR-L-001102 P0 Hard Landscape Plan Sheet 2 of 3
CB000-ARP-EX-L00-DR-L-001103 P0 Hard Landscape Plan Sheet 3 of 3

CB000-ARP-EX-L00-DR-L-001201 P1 Soft Landscape Sheet 1 of 3
CB000-ARP-EX-L00-DR-L-001202 P1 Soft Landscape Sheet 2 of 3
CB000-ARP-EX-L00-DR-L-001203 P1 Soft Landscape Sheet 3 of 3
CB000-ARP-EX-L00-DR-L-001204 P1 Soft Landscape Schedule Sheet 1 of 2
CB000-ARP-EX-L00-DR-L-001205 P0 Soft Landscape Schedule Sheet 2 of 2
CB000-ARP-EX-L00-DR-L-003001 P0 Landscape General Sections
CB000-ARP-EX-L00-DR-L-006001 P0 Landscape General Details
CB000-ARUP-EX-XXX-DR-C-001020 P1 Phase 1B Drainage Layout Sheet 1 of 3
CB000-ARUP-EX-XXX-DR-C-001021 P1 Phase 1B Drainage Layout Sheet 2 of 3
CB000-ARUP-EX-XXX-DR-C-001022 P1 Phase 1B Drainage Layout Sheet 3 of 3
CB000-ARP-EX-L00-DR-L-001005 P0 Temporary Landscape in the Event the Temporary MUGA Permission Expires Prior to Construction of Future Buildings
CB053-ARUP-XX-XXX-DR-A-005001 P2 Bicycling Parking GA Drawings
CB002-ARUP-XX-L00-DR-A-201200 P0 R&D Enabling Building GA Plan Level 00 Ground Floor Plan
CB002-ARUP-XX-L05-DR-A-201205 P0 R&D Enabling Building GA Plan Level 05 Mezzanine Level
CB002-ARUP-XX-L10-DR-A-201210 P0 R&D Enabling Building GA Plan Level 10 First Floor Plan
CB002-ARUP-XX-L20-DR-A-201220 P0 R&D Enabling Building GA Plan Level 20 Second Floor Plan
CB002-ARUP-XX-L30-DR-A-201230 P0 R&D Enabling Building GA Plan Level 30 Third Floor Plan
CB002-ARUP-XX-L40-DR-A-201240 P0 R&D Enabling Building GA Plan Level 40 Fourth Floor Plan
CB002-ARUP-XX-L50-DR-A-201250 P0 R&D Enabling Building GA Plan Level 50 Fifth Floor Plan
CB002-ARUP-XX-R00-DR-A-201260 P0 R&D Enabling Building GA Plan Roof Plan
CB002-ARUP-XX-XXX-DR-A-203201 P0 R&D Enabling Building GA Section AA
CB002-ARUP-XX-XXX-DR-A-203202 P0 R&D Enabling Building GA Section BB
CB002-ARUP-XX-XXX-DR-A-203203 P0 R&D Enabling Building GA Section CC
CB002-ARUP-XX-XXX-DR-A-203204 P0 R&D Enabling Building GA Section DD
CB002-ARUP-XX-XXX-DR-A-204000 P0 R&D Enabling Building Sheet 1/2 Site Elevations
CB002-ARUP-XX-XXX-DR-A-204001 P0 R&D Enabling Building Sheet 2/2 Site Elevations
CB002-ARUP-XX-XXX-DR-A-204002 P0 R&D Enabling Building GA Elevations East Elevation
CB002-ARUP-XX-XXX-DR-A-204003 P0 R&D Enabling Building GA Elevations North Elevations

CB002-ARUP-XX-XXX-DR-A-204004	P0	R&D	Enabling	Building	GA
Elevations South Elevation					
CB002-ARUP-XX-XXX-DR-A-204005	P0	R&D	Enabling	Building	GA
Elevations North West Elevation					
CB002-ARUP-XX-L00-DR-A-001000	P2	MSCP	GA	Plan	Level 00 Ground Floor Plan
CB006-ARUP-XX-L10-DR-A-001010	CO3	MSCP	GA	Plan	Level 01 First Floor Plan
CB006-ARUP-XX-L20-DR-A-001020	CO3	MSCP	GA	Plan	Level 02 Second Floor Plan
CB006-ARUP-XX-R00-DR-A-001060	P0	MSCP	GA	Plan	Level 06 Roof Plan
CB002-ARUP-XX-XXX-DR-A-003010	P1	MSCP	GA	Sections 1 and 2	
CB006-ARUP-XX-XXX-DR-A-003020	CO3	MSCP	GA	Section 3	
CB002-ARUP-XX-XXX-DR-A-004010	P1	MSCP	GA	Elevations North and South Elevations	
CB006-ARUP-XX-XXX-DR-A-004020	CO3	MSCP	GA	Elevations East and West	
CB007-HBA-XX-L00-DR-A-201001	P0	Amenities	Hub	General	
Arrangement Ground Floor Plan					
CB007-HBA-XX-L10-DR-A-201002	P0	Amenities	Hub	General	
Arrangement First Floor Plan					
CB007-HBA-XX-L15-DR-A-201003	P0	Amenities	Hub	General	
Arrangement First Floor Mezzanine Plan					
CB007-HBA-XX-L20-DR-A-201004	P0	Amenities	Hub	General	
Arrangement Second Floor Plan					
CB007-HBA-XX-R00-DR-A-201005	P0	Amenities	Hub	General	
Arrangement Roof Plan					
CB007-HBA-XX-XXX-DR-A-203001	P0	Amenities	Hub	General	
Arrangement Cross Section 01					
CB007-HBA-XX-XXX-DR-A-203002	P0	Amenities	Hub	General	
Arrangement Cross Section 02					
CB007-HBA-XX-XXX-DR-A-203003	P0	Amenities	Hub	General	
Arrangement Long Section					
CB007-HBA-XX-XXX-DR-A-204001	P0	Amenities	Hub	General	
Arrangement North Elevation					
CB007-HBA-XX-XXX-DR-A-204002	P0	Amenities	Hub	General	
Arrangement East Elevation					
CB007-HBA-XX-XXX-DR-A-204003	P0	Amenities	Hub	General	
Arrangement South Elevation					
CB007-HBA-XX-XXX-DR-A-204004	P0	Amenities	Hub	General	
Arrangement West Elevation					

Design and Access Statement (including Sustainability Statement) (July 2019)

Landscape Report (Rev A - September 2019)

Drainage Strategy Report (Rev A - October 2019)

Transport Report (including Travel Plan) (July 2019)

Nature Conservation Management Plan (July 2019)

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

2. Temporary MUGA

The multi-use games area hereby permitted shall be removed from the site, and the site shall be landscaped in accordance with the approved drawing 'CB000-ARP-EX-L00-DR-L-001005 P0 Temporary Landscape MUGA' before the expiration of 10 years from the date of this consent.

Reason: In order not to prejudice the wider development of the Cambridge Biomedical Campus and because the impact of a permanent facility has not been assessed (Cambridge Local Plan 2018 policy 17).

3. Material Management Plan

Prior to the importation or reuse of material for the development hereby permitted (or phase of) including any materials imported to form any piling mat during construction, a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- i) details of the volumes and types of material proposed to be imported or reused on site.
- ii) details of the proposed source(s) of the imported or reused material.
- iii) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- iv) the results of the chemical testing which must show the material is suitable for use on the development.
- v) 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 thereafter.

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.

4. Standby Emergency / Backup Generator Operation

Any emergency backup generator that is used shall only operate as follows:

i) Emergency Use Only

The emergency backup generator shall only be used in the event of standard mains electricity supply interruption / failure or in accordance with (ii) below. It shall not be used to supplement general energy demand, to feed electricity into the utility grid or as an alternative supply in the event of disconnection from the mains supply following for example non-payment or similar.

ii) Hours of Running for Testing, Maintenance & Repair

Running of the backup generator as part of routine periodic testing, maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays. Periodic testing, maintenance and repair shall only occur for a maximum duration of 25 hours in any calendar year. Accurate records of any testing shall be kept on site and shall be available for inspection at the request of the local planning authority.

iii) Use for an unforeseen extended period of time.

In the event that the emergency backup generator is operated for an "unforeseen extended period of time" the local planning authority shall be immediately informed and a review / reassessment of the local air quality impacts of such operation shall be undertaken. The air quality impacts review / reassessment shall be agreed in writing with the local planning authority and if unacceptable adverse air quality impacts / effects are likely to arise an emergency generator air quality mitigation scheme shall be submitted in writing for approval. The approved scheme shall be implemented within a timescale to be agreed and shall be retained thereafter. For the avoidance of any doubt an "unforeseen extended period of time" shall be defined as intermittent or continuous operation for a period greater than a week (168 hours) in any calendar month, exclusive of the permitted hours detailed in (ii) above for periodic testing, maintenance and repair.

Reason: To protect human health and amenity in terms of noise and local air quality in accordance with Cambridge Local Plan (2018) policies 35 and 36.

5. Details of Tall Plant and Cranes

No development shall commence until details of any tall plant and cranes exceeding 15.2m in height to be utilised in the implementation of the development (whether within or adjacent to the application site) have been submitted to and approved in writing by the Local Planning Authority, in consultation with MOD. The details shall include (but not be limited to) the location, type and dimensions of any plant or crane, and details of any associated obstacle lighting. Development shall only be carried out in accordance with the approved details and shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems (Cambridge Local Plan 2018 policy 37).

6. Bird Hazard Management Plan

No development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with MOD. The Bird Hazard Management Plan should contain (but not be limited to):

- a) Specified threshold levels or target species for dispersal or removal;
- b) Means of managing the site during construction. During construction it is anticipated the recently turned earth, and any imported material has the potential to expose preferred food sources for flocking birds; as well as create temporary ponding or puddling which may also be an attractant to bird species deemed hazardous to aircraft safety;
- c) Means of managing flat, shallow pitched, green or brown roofs erected as part of the development;
- d) Details of the maintenance regimes proposed for planting and managing landscaped areas to include the heights and species to be used (care should be taken to avoid a proliferation of berry bearing shrubs or plants and those species that provide ideal roosting or feeding environments for starlings, pigeons or corvids);
- e) Means of monitoring any standing water within the site, whether temporary or permanent, to include any Sustainable Drainage System or part thereof;
- f) Physical arrangements for waste management particularly with regard to the storage of putrescible waste and its removal from the site;
- g) Details of means of recording inspections, dispersal of birds, any licensed activities for addressing nesting or eggs to be made available to Cambridge Airport/MOD on request; and
- h) A clear statement that the Bird Hazard Management Plan is to be operated and complied with in perpetuity, or until Cambridge Airport is no longer operational.

The development and operation of the site shall only be carried out in accordance with the approved Bird Hazard Management Plan which shall be implemented, operated and complied with in perpetuity, or until Cambridge Airport is no longer operational.

Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge Local Plan 2018 policy 37).

7. Drainage Attenuation Tank

Prior to the commencement of development, details of the location and specification of the attenuation tank shall be submitted to and approved in writing by the Local Planning Authority. This shall be shown on a scaled and dimensioned location plan and section, and shall include the location, size, invert level, top of tank level, finished ground level, depth of granular fill surround and depth of growing medium above tank. This should achieve a minimum of 300mm of topsoil above 300mm clean moisture retentive but free draining subsoil, unless otherwise agreed by the Local Planning Authority. Development shall only be carried out in accordance with the approved details, and shall be retained and maintained thereafter.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape and water management is provided as part of the development. (Cambridge Local Plan 2018 policies 31, 56, 59, and 68).

8. Tree pits

Prior to the commencement of development, details of all tree pit types, including those in planters, hard paving and soft landscaped areas and tree pits near or over drainage infrastructure, shall be submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details, and shall be retained and maintained thereafter.

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, 57 and 59).

9. Headwalls

Prior to the commencement of development, details of the headwalls within the detention basins shall be submitted to and approved in writing by the Local Planning Authority. This shall include scaled and dimensioned plans and sections. Development shall only be carried out in accordance with the approved details, and shall be retained and maintained thereafter.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape and water management is provided as part of the development. (Cambridge Local Plan 2018 policies 31, 56, 59, and 68).

10. Planting in low flow channels

Notwithstanding the approved plans, prior to the commencement of development, details of the soft landscaping scheme for the low flow channels at the bottom of the basins shall be submitted to and approved in writing by the Local Planning Authority. This shall include details to establish how damp/wet the low flow channels will be and for how long in order to determine to suitability of planting/grassing, and shall include a management/maintenance plan. Development shall only be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape and water management is provided as part of the development. (Cambridge Local Plan 2018 policies 31, 56, 59, and 68).

11. Landscape groundworks method statement

Prior to the commencement of development, a landscape groundworks method statement covering the method of decompaction of the subsoil and spreading of topsoil in the promenade area hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. This shall allow for free drainage and aeration of soils and good growing conditions. Development shall only be carried out in accordance with the approved details. Imported soils shall comply with BS 3882:2015 Specification for topsoil and BS 8601:2013 Specification for subsoil and shall include specifications for soil analysis and monitoring.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape and water management is provided as part of the development. (Cambridge Local Plan 2018 policies 31, 56, 59, and 68).

12. Green Roofs

Prior to commencement of superstructure works for the Enabling Building and the northern cycle store hereby permitted, details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) means of access for maintenance;
- b) plans and sections showing the make-up of the sub-base to be used. Roofs should be biodiverse based with extensive substrate varying in depth from between 80-150mm;
- c) a mix of species focused on wildflower planting/seeding indigenous to the local area and containing a maximum of 25% sedum;
- d) where solar panels are to be used, bio-solar roofs should be incorporated under and between the panels. An array layout should be submitted incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation; and
- e) a management/maintenance plan.

The biodiverse (green) roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed in the case of essential maintenance or repair, or escape in case of emergency. The planting/seeding of the biodiverse (green) roof(s) shall be carried out in accordance with the approved details within the first planting season following the practical completion of the building, and shall be maintained in accordance with the approved management/maintenance plan thereafter.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity in accordance with Cambridge Local Plan 2018 policy 31.

13. Northern Cycle Store Stands

Prior to the commencement of development of the northern cycle store, details showing the internal arrangement of stands shall be submitted to and approved in writing by the Local Planning Authority. This shall include scaled and dimensioned plans showing the distance between stands. Development shall only be carried out in accordance with the approved details.

Reason: In order to provide useable cycle stands (Cambridge Local Plan 2018 policy 82).

14. Northern Cycle Store Vegetation

Prior to the commencement of development of the northern cycle store, details of the proposed vegetation on the northern cycle store including a management/maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out in accordance with the approved details.

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, 57 and 59)

15. Accessible Car Parking Spaces

Notwithstanding the approved plans, a minimum of two accessible car parking spaces shall be provided within the multi-storey car park hereby permitted, in accordance with a plan that has been submitted to and approved in writing by the Local Planning Authority. The accessible spaces shall be provided in accordance with the approved details prior to first occupation, and shall be retained thereafter.

Reason: To ensure that the development provides sufficient accessible car parking (Cambridge Local Plan 2018 policy 82).

16. Electric Vehicle Charge Points

Prior to the installation of any electrical services, an electric vehicle charge point scheme demonstrating the provision of allocated car parking spaces for exclusive use by electric vehicles with dedicated electric vehicle charging, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) a minimum of 5% of all car parking spaces with operational electric vehicle charge points - active provision (mix of slow, fast and rapid), and
- ii) a minimum of two rapid and/or fast operational electric vehicle charge points
- iii) 20% of car parking spaces with infrastructure for the future provision of electric vehicles charge points - passive provision
- iv) the electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded

The electric vehicle charge point scheme as approved shall be fully installed and operational prior to first occupation, and shall be maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) paragraph 105, 110, 170 and 181, Cambridge Local Plan (2018) policy 36 and the Cambridge City Council adopted Air Quality Action Plan (2018).

17. LOW NO_x (Nitrous Oxides) Boilers

Prior to the installation of any gas fired combustion appliances, technical details and information demonstrating the use of low Nitrogen Oxide (NO_x) combustion boilers, i.e., individual gas fired boilers that meet a dry NO_x emission rating of less than or equal to 40mg/kWh, to minimise emissions from the development that may impact on air quality, shall be submitted to and approved in writing by the local planning authority. The details shall include a manufacturers Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every boiler installed meets the emissions standard above. The scheme as approved shall be fully installed and operational prior to first occupation, and shall be maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and in accordance with the requirements of the National Planning Policy Framework (NPPF, 2019) paragraphs 170 and 181, Cambridge Local Plan (2018) policy 36 and the Cambridge City Council adopted Air Quality Action Plan (2018).

18. Noise Insulation Scheme - Post Construction / Installation Verification and Completion Report

Within six months of first operation of any plant/equipment, a noise insulation scheme post construction/installation verification and completion report for the building as approved incorporating details of the plant/equipment installed and demonstrating compliance with a building and/or plant noise insulation scheme to be approved under condition 31 of outline planning permission reference 06/0796/OUT (amended by Section 73 approval 17/2258/S73), shall be submitted to and approved in writing by the Local Planning Authority. The noise insulation scheme insulation/attenuation scheme verification and completion report shall include details of the mitigation of noise emissions from any emergency generators, which shall include all reasonably practicable measures to reduce noise during testing and operation. The noise insulation scheme insulation/attenuation scheme as approved shall thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) policy 35.

19. Bird and Bat Features

Prior to first occupation of the development hereby permitted (or phase of), bird and bat features shall be installed in accordance with a site-wide plan showing the number and location of such features that has been submitted to and approved in writing by the Local Planning Authority. The bird and bat features shall be retained in accordance with the approved details thereafter.

Reason: To protect and enhance the biodiversity on the site in accordance with Cambridge Local Plan (2018) policies 34, 35 and 36.

20. Fire Hydrants

Prior to first occupation of the development hereby permitted, fire hydrants shall be installed and fully operational in accordance with a scheme for the provision of fire hydrants that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with Cambridge Local Plan (2018) policies 56, 57 and 85.

21. Building Signage

Prior to the erection of any signage on the buildings hereby permitted, details of the signage identifying the proposed location, size, wording and materials shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be installed only in accordance with the approved details, and retained and maintained thereafter.

Reason: To ensure that the signage complements the design approach to the building in accordance with Cambridge Local Plan (2018) policy 65.

INFORMATIVE: Materials Chemical Testing

Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: Health and Safety

As the premises is intended to be run as a business the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: Licensing

A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457879 or email Licensing@cambridge.gov.uk for further information.

INFORMATIVE: Emergency / backup Generator

To satisfy 'condition 31 - Insulation' imposed on the approved Outline Planning Permission ref. 06/0796/OUT in respect of any backup generators the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Note: Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) the following standard may be used

To satisfy the emergency generator condition the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

INFORMATIVE: Artificial Lighting - Operational

The discharge of 'condition 29 - Lighting: Individual Development Plots' of Outline Planning Permission 06/0796/OUT shall include consideration of any artificial lighting to the approved Multi Use Games Area (MUGA) and shall be in accordance with the Institute of Lighting Professionals (ILP) - 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011' and shall have regard to the 'AstraZeneca - New Cambridge Site External Lighting Planning Report (Date 10th October 2014, Document reference: CB000-BDP-XX-XXX-RP-N-639101)' submitted under / with Reserved Matters planning application and subsequent approval ref. 14/1633/REM (AstraZeneca - New Cambridge Site (NCS) Phase 1), pursuant to outline planning permission approval 06/0796/OUT.

INFORMATIVE: Odour

The discharge of 'condition 30 - Extraction Equipment' of Outline Planning Permission 06/0796/OUT shall be in accordance with the industry guidance document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems - An update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs (EMAQ, 05-09-2018)'.

INFORMATIVE: Food safety

As some of the buildings include the provision of food to staff / the public they will be considered as a food businesses, the applicant is reminded that under the Food Safety Act 1990 (as amended) such premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: Ordinary Watercourse Consent

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

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

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

INFORMATIVE: 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).

INFORMATIVE: 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.

INFORMATIVE: Greenways Project

The applicant is advised to coordinate the site access junction designs with the Greater Cambridge Partnership's Greenways Project, should this come forward.

INFORMATIVE: Car Parking

Notwithstanding the granting of this consent, the applicant is reminded of the need to engage with stakeholders within the wider Cambridge Biomedical Campus in order to meet the objectives of the strategic travel plan to promote the use of sustainable transport modes and seek to reduce reliance on private motor vehicles. Accordingly, the provision of surface-level car parking on the site and the efficient use of the multi-storey car park by AstraZeneca staff and/or other users of the Cambridge Biomedical Campus should be included in the regular travel plan review.

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.

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.

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.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8

1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

INFORMATIVE: In order to obtain an official postal address, any new buildings should be formally registered with Cambridge City Council. Unregistered addresses cannot be passed to Royal Mail for allocation of post codes. Applicants can find additional information, a scale of charges and application form at www.cambridge.gov.uk/street-naming-and-property-numbering.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 10 January 2020

A handwritten signature in blue ink, appearing to read 'SJ Kelly'.

Director of Planning and Economic Development

SEE NOTES ATTACHED

PLANNING PERMISSION

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development' or to grant permission subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from <https://acp.planninginspectorate.gov.uk/>. The Secretary of State can allow for 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, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above)

Our Ref: 20/05027/REM
Portal Ref: PP-02005027

30 June 2021



ARUP
13 Fitzroy Street
London
W1T 4BQ

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Sir/Madam

CAMBRIDGE CITY COUNCIL
Application for Approval of Reserved Matters

Proposal: Reserved Matters application pursuant to outline approval 06/0796/OUT (amended by Section 73 approval 17/2258/S73) for: a South Office Building of 13,502 sqm; a Hive of 3,593 sqm; associated car, motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. Includes partial discharge of conditions 13, 16, 18, 23, 24, 25, 45, 47, 48, 49, 56, 57, 58 and 59 pursuant to Section 73 approval 17/2258/S73.

Site address: Astrazeneca Uk Ltd Cambridge Biomedical Campus 1 Francis Crick Avenue Cambridge

Your client: Astrazeneca

Further in the above matter, please find enclosed our formal decision notice relating to your client's application for approval of reserved matters. 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 whether it is possible to do so under a section 73 variation of condition application, or whether a new reserved matters submission is required. 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/planning-inspectorate> for details. If you are concerned about any condition you should contact the case officer in the first instance for advice.

Yours faithfully

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



CAMBRIDGE CITY COUNCIL

Town & Country Planning Act 1990

NOTICE OF APPROVAL OF RESERVED MATTERS SUBJECT TO CONDITIONS

Reference

20/05027/REM

Date of

30 June 2021

Decision

ARUP
13 Fitzroy Street
London
W1T 4BQ

The Council hereby APPROVES RESERVED MATTERS for:

Reserved Matters application pursuant to outline approval 06/0796/OUT (amended by Section 73 approval 17/2258/S73) for: a South Office Building of 13,502 sqm; a Hive of 3,593 sqm; associated car, motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. Includes partial discharge of conditions 13, 16, 18, 23, 24, 25, 45, 47, 48, 49, 56, 57, 58 and 59 pursuant to Section 73 approval 17/2258/S73.

at

Astrazeneca Uk Ltd Cambridge Biomedical Campus 1 Francis Crick Avenue Cambridge

In accordance with your application received on 11 December 2020 and the plans, drawings and documents which form part of the application subject to the conditions set out below.

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans and documents as listed on this decision notice.

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.

- 2 The multi-use games area (MUGA) hereby permitted shall be removed from the site, and the site shall be landscaped in accordance with the approved drawing 'CB000-ARP-EX-L00-DR-L-001005 P0 - Temporary Landscape in the Event the Temporary MUGA Permission Expires Prior to Construction of Future Building' before the expiration of 10 years from the date of this consent.

Reason: In order not to prejudice the wider development of the Cambridge Biomedical Campus and because the impact of a permanent facility has not been assessed (Cambridge Local Plan 2018 policy 17).

- 3 Development shall only be carried out in accordance with the Chemical Contaminant Materials Management Plan (CCMMP) within Appendix J of the approved 'Construction Management Plan' (March 2021).

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

- 4 No occupation of the development hereby permitted shall take place until the provision of both active and passive Electric Vehicle Charge Points (EVCPs) has been fully implemented in accordance with the details in the approved 'Transport Report' (November 2020). The EVCPs shall be retained and maintained thereafter as a minimum provision. Fast charge points will have a minimum capacity of 22kW and slow charge points will have a minimum capacity of 7kW.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality in accordance with Cambridge Local Plan 2018 policy 36 and Cambridge City Council's adopted Air Quality Action Plan (2018).

- 5 Within six months of first operation of any plant/equipment, a noise insulation scheme post construction/installation verification and completion report for the building as approved incorporating details of the plant/equipment installed and demonstrating compliance with a building and/or plant noise insulation scheme to be approved under condition 31 of outline planning permission reference 06/0796/OUT (amended by Section 73 approval 17/2258/S73), shall be submitted to and approved in writing by the Local Planning Authority. The noise insulation scheme insulation/attenuation scheme verification and completion report shall include details of the mitigation of noise emissions from any emergency generators, which shall include all reasonably practicable measures to reduce noise during testing and operation. The noise insulation scheme insulation/attenuation scheme as approved shall thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan 2018 policy 35.

- 6 Any emergency backup generator that is used shall only operate as follows:

i)Emergency Use Only

The emergency backup generator shall only be used in the event of standard mains electricity supply interruption / failure or in accordance with (ii) below. It shall not be used to supplement general energy demand, to feed electricity into the utility grid or as an alternative supply in the event of disconnection from the mains supply following for example non-payment or similar.

ii)Hours of Running for Testing, Maintenance & Repair

Running of the backup generator as part of routine periodic testing, maintenance and repair shall only take place for the length of time specified by the manufacturer between the hours of 8am - 6pm Monday to Friday, 9am -1pm Saturday and no time Sunday or Public Holidays. Periodic testing, maintenance and repair shall only occur for a maximum duration of 25 hours in any calendar year. Accurate records of any testing shall be kept on site and shall be available for inspection at the request of the local planning authority.

(iii) Use for an unforeseen extended period of time.

In the event that the emergency backup generator is operated for an "unforeseen extended period of time" the local planning authority shall be immediately informed and a review / reassessment of the local air quality impacts of such operation shall be undertaken. The air quality impacts review / reassessment shall be agreed in writing with the local planning authority and if unacceptable adverse air quality impacts / effects are likely to arise an emergency generator air quality mitigation scheme shall be submitted in writing for approval. The approved scheme shall be implemented within a timescale to be agreed and shall be retained thereafter. For the avoidance of any doubt an "unforeseen extended period of time" shall be defined as intermittent or continuous operation for a period greater than a week (168 hours) in any calendar month, exclusive of the permitted hours detailed in (ii) above for periodic testing, maintenance and repair.

Reason: To protect human health and amenity in terms of noise and local air quality in accordance with Cambridge Local Plan 2018 policies 35 and 36.

- 7 Development shall only be carried out in accordance with the landscape groundworks method statement within the approved 'Landscape Report' (Revision P01) (March 2021).

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape and water management is provided as part of the development (Cambridge Local Plan 2018 policies 31, 56, 59, and 68).

- 8 Development shall only be carried out in accordance with the details of tall plant and cranes within Appendix K of the approved 'Construction Management Plan' (March 2021) which shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems (Cambridge Local Plan 2018 policy 37).

- 9 Development shall only be carried out in accordance with the details of bird and wildlife management in construction within Appendix L of the approved 'Construction Management Plan' (March 2021) which shall be implemented for the duration of the construction period, or until Cambridge Airport is no longer operational.

Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge Local Plan 2018 policy 37).

- 10 No occupation of the development hereby permitted shall take place until a Bird Hazard Management Plan (BHMP) for the ongoing management of the site has been submitted to and approved in writing by the Local Planning Authority. The BHMP must contain (but not be limited to):
- a) Specified threshold levels or target species for dispersal or removal;
 - b) Means of managing flat, shallow pitched roofs erected as part of the development;
 - c) Details of the maintenance regimes proposed for planting and managing landscaped areas to include the heights and species to be used (care should be taken to avoid a proliferation of berry bearing shrubs or plants and those species that provide ideal roosting or feeding environments for starlings, pigeons or corvids);
 - d) Means of monitoring any standing water within the site, whether temporary or permanent, to include any Sustainable Drainage System or part thereof;
 - e) Physical arrangements for waste management particularly with regard to the storage of putrescible waste and its removal from the site;
 - f) Details of means of recording inspections, dispersal of birds, any licensed activities for addressing nesting or eggs to be made available to Cambridge Airport/MOD on request; and
 - g) A clear statement that the Bird Hazard Management Plan is to be operated and complied with in perpetuity, or until Cambridge Airport is no longer operational.

The operation of the site shall only be carried out in accordance with the approved BHMP which shall be implemented, operated and complied with in perpetuity, or until Cambridge Airport is no longer operational.

Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge Local Plan 2018 policy 37).

- 11 No external elevations of each building shall be constructed above ground level until a sample panel has been prepared on site showing the materials for the external surfaces and junctions between the materials for that building, and the details have been submitted to and approved in writing by the Local Planning Authority. The sample panel should be a minimum of 1.5m x 1.5m where possible. The approved sample panel shall be retained on site for the duration of the works and development will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

- 12 No external elevations of the South Office Building above ground level shall be constructed until details including samples of the glass types to be used in curtain walling, integrated PV's, doors or other glazed features have been submitted to and approved in writing by the Local Planning Authority. Development will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

- 13 No development of the superstructure works for the South Office Building hereby permitted shall take place until details of the biodiverse (green) roof have been submitted to and approved in writing by the Local Planning Authority. This will include:
- a) means of access for maintenance;
 - b) plans and sections showing the make-up of the sub-base to be used. Roofs should be biodiverse based with extensive substrate varying in depth from between 80-150mm;
 - c) a mix of species focused on wildflower planting/seeding indigenous to the local area and containing a maximum of 25% sedum;
 - d) where solar panels are to be used, bio-solar roofs should be incorporated under and between the panels. An array layout should be submitted incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation; and
 - e) a management/maintenance plan.

The planting/seeding of the biodiverse (green) roof shall be carried out in accordance with the approved details within the first planting season following the practical completion of the building, and shall be maintained in accordance with the approved management/maintenance plan thereafter.

The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be accessed in the case of essential maintenance or repair, or escape in case of emergency.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity in accordance with Cambridge Local Plan 2018 policy 31.

- 14 Prior to first occupation of the development hereby permitted, fire hydrants shall be installed and fully operational in accordance with a scheme for the provision of fire hydrants that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with Cambridge Local Plan 2018 policies 56, 57 and 85.

- 15 Prior to the erection of any signage on the buildings hereby permitted, details of the signage identifying the proposed location, size, wording and materials shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be installed only in accordance with the approved details, and retained and maintained thereafter.

Reason: To ensure that the signage complements the design approach to the building in accordance with Cambridge Local Plan 2018 policy 65.

Informatives

- 1 Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.
- 2 As the premises is intended to be run as a business the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.
- 3 A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:
 - The supply of alcohol
 - Regulated entertainment e.g.
 - Music (Including bands, DJ's and juke boxes)
 - Dancing
 - The performing of plays
 - Boxing or wrestling
 - The showing of films
 - Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)A separate licence may be required for activities involving gambling including poker and gaming machines.
The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457879 or email Licensing@cambridge.gov.uk for further information.
- 4 To satisfy 'condition 31 - Insulation' imposed on the approved Outline Planning Permission ref. 06/0796/OUT in respect of any backup generators the noise level from the generator associated with this application should not raise the existing background level (L90) by more than 5 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.
Note: Only in exceptional circumstances where the applicant has shown that the above cannot be achieved and the need is for real emergencies (e.g. hospital operating theatre or emergency services) the following standard may be used
To satisfy the emergency generator condition the noise level from the emergency generator associated with this application should not raise the existing background level (L90) by more than 10 dB(A) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

- 5 The discharge of 'condition 29 - Lighting: Individual Development Plots' of Outline Planning Permission 06/0796/OUT shall include consideration of any artificial lighting to the approved Multi Use Games Area (MUGA) and shall be in accordance with the Institute of Lighting Professionals (ILP) - 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011' and shall have regard to the 'AstraZeneca - New Cambridge Site External Lighting Planning Report (Date 10th October 2014, Document reference: CB000-BDP-XX-XXX-RP-N-639101)' submitted under / with Reserved Matters planning application and subsequent approval ref. 14/1633/REM (AstraZeneca - New Cambridge Site (NCS) Phase 1), pursuant to outline planning permission approval 06/0796/OUT.
- 6 The discharge of 'condition 30 - Extraction Equipment' of Outline Planning Permission 06/0796/OUT shall be in accordance with the industry guidance document 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems - An update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs (EMAQ, 05-09-2018)'.
- 7 As some of the buildings include the provision of food to staff / the public they will be considered as a food businesses, the applicant is reminded that under the Food Safety Act 1990 (as amended) such premises will need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.
- 8 It should be noted that the freeboard within the basins is slightly below the recommended minimum of 300mm. The Hive building is proposed with more than 300mm freeboard above the modelled water levels, which is acceptable. The MUGA to the east of the basin has a proposed finished level of below 300mm above the maximum water level. While this is acceptable at this stage with the MUGA acting as a multiuse games area, if this is to be developed as part of the next phase of the development, the finished floor levels need to be established with this water level in mind.
- 9 A plan clarifying where a new storage, testing and control system for the non domestic flows will be built if required for the Phase 2 buildings will be required at the appropriate stage. A Management and Maintenance Plan for non-domestic flows from the Phase 2 buildings will be required at the appropriate stage.
- 10 Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:
<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>
Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

- 11 All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).
- 12 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 The use of standalone bird deterrent devices such as bioacoustics are proposed to be used during non-working hours for the site. Monitoring during non-working hours should also be carried out and additional active management or habitat control undertaken, should it be necessary, with increased monitoring and management during these times after birds have been found.

For the South Office Building an area of the roof space is proposed to be a biodiverse roof. The Hive utilises an open outdoor play area on the top floor for the creche which occupies a significant area of the roof. For the Travel Hub the top deck is utilised as a parking area. The Bird Hazard Management Plan (BHMP) should also cover the car park space at all times and the outdoor play area of the creche when it is closed to prevent gulls and other hazardous birds utilising this space when no people are present.

A commitment to carry out additional management at the reasonable request of Cambridge Airport, should a birdstrike issue related to the site be identified, should be included as part of the BHMP.

- 14 The applicant is advised to coordinate the site access junction designs with the Greater Cambridge Partnership's Greenways Project, should this come forward.
- 15 The provision of cycle parking spaces suitable for cargo bikes should be kept under review by AstraZeneca to ensure that the number and location of such spaces meets the needs of users, in particular users of the creche hereby approved.

Plans and drawings

This decision notice relates to the following drawings:

Reference/Document/Drawing Title	Date Received
Design and Access Statement (November 2020)	07.12.2020
Landscape Report (Revision P01) (March 2021)	01.04.2021
Transport Report (including Travel Plan) (November 2020)	07.12.2020
Nature Conservation Management Plan (November 2020)	07.12.2020
Drainage Strategy Report (March 2021)	01.04.2021
CFD Study of Pollutant Dispersal from Energy Centre (Issue 2/09 December 2020)	14.12.2020
Wildlife Hazard Management Plan (November 2020)	07.12.2020
Construction Management Plan (March 2021)	01.04.2021
CB000-ARP-EX-XXX-DR-C-006041 P1	01.04.2021

CB006-ARP-ZZ-L10-DR-A-201101 P1	02.06.2021
CB006-ARP-ZZ-L20-DR-A-201102 P1	02.06.2021
CB006-ARP-ZZ-L30-DR-A-201103 P1	02.06.2021
CB006-ARP-ZZ-L40-DR-A-201104 P1	09.06.2021
CB006-ARP-ZZ-L50-DR-A-201105 P1	02.06.2021
CB006-ARP-ZZ-L60-DR-A-201106 P1	02.06.2021
CB006-ARP-ZZ-MLL-DR-A-203101 P1	02.06.2021
CB006-ARP-ZZ-MLL-DR-A-204101 P1	02.06.2021
CB006-ARP-ZZ-MLL-DR-A-204102 P1	02.06.2021
CB006-ARP-ZZ-R00-DR-A-201107 P1	02.06.2021
CB007-HBA-ZZ-L00-DR-A-PL_201001 P1	03.06.2021
CB007-HBA-ZZ-L15-DR-A-PL_201003 P1	03.06.2021
CB007-HBA-ZZ-L20-DR-A-PL_201004 P1	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_203001 P2	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_203002 P2	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_203003 P2	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_204001 P2	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_204002 P2	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_204003 P2	03.06.2021
CB007-HBA-ZZ-MLL-DR-A-PL_204004 P2	03.06.2021
CB007-HBA-ZZ-R00-DR-A-PL_201005 P1	03.06.2021
CB053-ARUP-XX-XXX-DR-A-005001 P3	02.06.2021
CB007-HBA-ZZ-L10-DR-A-PL_201002 P1	03.06.2021
CB000-ARP-EX-L00-DR-L-001001 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001002 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001003 P01	01.04.2021
CB000-ARP-EX-L00-DR-L-001004 P01	01.04.2021
CB000-ARP-EX-L00-DR-L-001005 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001101 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001102 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001201 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001202 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001203 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001204 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-001205 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-003001 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-006001 P0	07.12.2020
CB000-ARP-EX-L00-DR-L-006002 P0	07.12.2020
CB000-ARUP-EX-XXX-DR-C-001020 P0	07.12.2020
CB000-ARUP-EX-XXX-DR-C-001021 P0	07.12.2020
CB000-ARUP-EX-XXX-DR-C-001022 P0	07.12.2020
CB000-ARUP-EX-XXX-DR-C-001024 P0	07.12.2020
CB000-ARUP-EX-XXX-DR-C-006040 P1	01.04.2021
CB000-ARP-EX-L00-DR-L-001103 P0	07.12.2020
CB002-ARUP-XX-LZZ-DR-A-000005 P1	02.06.2021
CB002-ARUP-XX-XXX-DR-A-000001 P0	07.12.2020
CB002-HDM-XX-L00-DR-A-201200 P0	07.12.2020
CB002-HDM-XX-L10-DR-A-201210 P0	07.12.2020
CB002-HDM-XX-L20-DR-A-201220 P0	07.12.2020
CB002-HDM-XX-L30-DR-A-201230 P0	07.12.2020
CB002-HDM-XX-L40-DR-A-201240 P0	07.12.2020
CB002-HDM-XX-L50-DR-A-201250 P0	07.12.2020
CB002-HDM-XX-R00-DR-A-201260 P0	07.12.2020

CB002-HDM-XX-R01-DR-A-201270 P0	07.12.2020
CB002-HDM-XX-XXX-DR-A-203201 P0	07.12.2020
CB002-HDM-XX-XXX-DR-A-203202 P0	07.12.2020
CB002-HDM-XX-XXX-DR-A-203203 P0	07.12.2020
CB002-HDM-XX-XXX-DR-A-204201 P0	07.12.2020
CB002-HDM-XX-XXX-DR-A-204202 P0	07.12.2020
CB002-HDM-XX-XXX-DR-A-204203 P0	07.12.2020
CB006-ARP-ZZ-L00-DR-A-201100 P1	02.06.2021

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: 30 June 2021

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 us on 0300 7729622 to discuss your project.

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

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

- 2.1 The applicant has a right to appeal to the Secretary of State against any conditions of this approval, 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/planning-inspectorate>

- 2.2 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** of the date of this notice, whichever period expires earlier.
- 2.3 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.
- 2.4 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 Cambridge City Council. Unregistered addresses cannot be passed to Royal Mail for allocation of post codes. Applicants can find additional information, a scale of charges and application form at <https://www.cambridge.gov.uk/street-naming-and-property-numbering>.

For further information please go to <https://www.cambridge.gov.uk/planning>.

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/>

Site address: Astrazeneca Uk Ltd Cambridge Biomedical Campus 1 Francis Crick Avenue

Reference: 20/05027/REM

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