

Condition 4

No works to any building identified as containing a bat roost shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (Applied Ecology, August 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Refer to the Bat License Correspondence.

Condition 5

No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are: a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway) b) Contractor parking, with all such parking to be within the curtilage of the site where possible c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible. d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway. The development shall be carried out in accordance with the approved details.

Refer to the Traffic Management Plan:

“20240311 406.064884.00001_254_Barton_Road-Comberton_TMP_V2”

Condition 8

Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The 23/03294/FUL Page 5 of 11 scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Refer to the Scheme of Ecological Enhancement:

“AEL2163_EcologicalEnhancement_v2.0_20240308”