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Internal Memo

Date: 26th July 2022

To: Greater Cambridge Shared Planning – Fiona Bradley

From: Climate, Waste and Environment – Air Quality

Proposal: A hybrid planning application for:

- a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i (offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works.
- b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Site address: Land North of Cambridge North Station Milton Avenue Cambridge Cambridgeshire

Reference: 22/02771/OUT

I wish to confirm that I have received a copy of the above application and considered the implications of the proposals in relation to local air quality. The following submitted documents have been reviewed:

- a) Low Emission Strategy by Brookgate Land Limited dated April 2022

The submitted Low Emission Strategy as referenced above as part of this application is acceptable. The development shall be carried out in accordance with the approved LES and retained as such.

I have no objection to the proposed development and recommend the following conditions should the planning permission is granted:

1. Provision of Electric Vehicle Charging Points for residential dwellings and commercial space. A detailed implementation plan for each of the above measures to be provided at later stage. Details to include location of charging unit, capacity, charge rate, details of model, location of cabling and electric infrastructure drawings.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

2. Emission Ratings (for gas fired Boilers & Combined Heat and Power System)

- a. No gas fired combustion appliances shall be installed until details 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 $\leq 40\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority.
- b. If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engine types:
 - (i) Spark ignition engine: less than or equal to 150 mg NO_x/Nm³
 - (ii) Compression ignition engine: less than 400 mg NO_x/Nm³
 - (iii) Gas turbine: less than 50 mg NO_x/Nm³
- c. The details shall include a manufacturers Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.
- d. The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such.

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 in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

Soraya Hashemi
Scientific Officer – Air Quality