



Leeds
CITY COUNCIL

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Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 8 MAY 2014

Subject: POSITION STATEMENT: 14/01825/FU - Alterations to and the refurbishment of Merrion House to provide office accommodation with a new office annex and a one stop shop facility for Leeds City Council, together with the reconfiguration of the Georgian Mall and retail space to provide three new retail units onto Merrion Way (A1, A2, A3 and A4 uses) and improvements to the public realm at Merrion House, Merrion Way, Leeds, LS2 8ET.

Electoral Wards Affected:

City & Hunslet

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: For Members to note the contents of the report and to provide feedback on the questions raised in section 10.

1.0 INTRODUCTION:

1.1 This position statement is intended to inform Members of the latest status in respect of the proposal for alterations to and the refurbishment of Merrion House to provide office accommodation with a new office annex and a one stop shop facility for Leeds City Council, together with the reconfiguration of the Georgian Mall and retail space to provide three new retail units onto Merrion Way (A1, A2, A3 and A4 uses) plus improvements to the public realm. The scheme was originally brought before Members at pre-application stage at the City Plans Panel of the 12 December 2013 (Members comments are detailed below in paragraph 4.7 and in Appendix 1).

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site is part of the Merrion Shopping Centre, which is a 1960s group of structures housing a series of high and medium rise blocks set above a two storey plinth housing retail units. The Merrion Centre is sited within the Prime Shopping Quarter as defined by Leeds Unitary Development Plan. The Centre is close to but outside of the boundary of the City Centre Conservation Area, which runs along the middle of Woodhouse Lane.
- 2.2 The areas of the Centre affected by the proposal are the existing Merrion House office blocks fronting onto Merrion Way and the corner of Woodhouse Lane, as well as the sunken courtyard to the north of the offices and the ground floor "Georgian Mall" inside the shopping centre. The sunken courtyard is defined as existing public space and the Georgian Mall as existing pedestrian corridor in the Leeds Unitary Development Plan Review 2006.

3.0 PROPOSALS

- 3.1 The proposal is for new and replacement offices, with a ground floor and mezzanine 'one stop' reception area, as well as 3 new double height retail units (of some 842 sq metres) fronting onto Merrion Way. The proposal aims to create some 15,710 sq metres of flexible office and one stop accommodation by the stripping back, refurbishment of the existing 10 storey Merrion House, and extending it with 6 storeys of accommodation infilling the sunken courtyard to the north of the existing Merrion House. Further to this the footway around the site is to be widened to enhance the public realm.

4.0 RELEVANT PLANNING HISTORY AND PRE-APPLICATION CONSULTATION:

- 4.1 The shopping centre has been subjected to a high number of alterations over its history, however the most substantial and relevant regenerative changes have been granted planning permission on the following applications;
- 4.2 11/03424/FU - Alterations and extensions involving change of use to provide retail stores, restaurants, bars, hot food takeaways, financial & professional services (A1, A2, A3, A4, A5 use classes), leisure use (D2 use class), including refurbishment & recladding of car park, new substation, tenant plant area, public realm works and associated facilities and infrastructure to shopping centre on 15 June 2012.
- 4.3 11/01374/FU - Alterations to the frontages, a change of use of the existing restaurant (Class A3) to restaurant and/or take away (Class A3/A5) and betting office (Class A2), including a new entrance to the Wade Lane Mall on 27 May 2011.
- 4.4 06/07519/FU - Refurbishment involving recladding and 6th floor extension to offices; new frontages to front and side elevations of night club and new shop frontage to shopping centre. Amendments to previous application 06/05886/FU granted planning approval on 02 February 2007.
- 4.5 The proposal has been subject to detailed preapplication discussions with Officers to consider the proposed uses, the design and materials, scale and massing, the loss of the defined public space in the sunken courtyard, key views, pedestrian routes and connectivity and the sustainability credentials.
- 4.6 Ward Members were consulted by the Case Officer on 30 July 2013. Councillor Nash responded on 2 August 2013 stating that she would consider the scheme when it was presented at Plans Panel.

4.7 The scheme was presented to Members at pre-application stage at the City Plans Panel of 12 December 2013. Members made the following comments:

- Concerns regarding the narrow footway outside the building,
- Mixed views on the quality of the design for the new build with some support for a more thorough contextual analysis of nearby development such as the new Hilton Hotel. It was hoped that the building design would reflect the importance of its location at a gateway to the City and the quality of other nearby developments
- The size of the roof top plant appeared excessive and needed reconsideration
- Clarity was needed on the quality of the materials to be used on the building
- Members broadly supported the principal of the uses including the new retail units to Merrion Way.
- Members sought appropriate mitigation for the loss of the designated public spaces along the Georgian Mall and within the sunken courtyard

The full meeting minutes for the proposal can be found in Appendix 1.

5.0 PUBLIC / LOCAL RESPONSE

5.1 No responses received to date.

5.2 Ward Members were consulted formally on 28 March 2014 and by the Case Officer on 1 April 2014. One response received on 1 April 2014 from Councillor Nash stating that she will consider the proposal at Plans Panel.

6.0 CONSULTATIONS RESPONSES

Statutory:

English Heritage

Response received on 7 April 2014 stating that the proposal should be determined in accordance with national and local policy guidance, and on the basis of the Local Planning Authority's specialist conservation advice.

Non-statutory

Police Liaison Officer No response to date.

Travelwise state that the travel plan monitoring and evaluation fee of £11,250.00 should be secured via the S106 legal agreement, details regarding the retail units are required, details of the level of showers and locker provision is required, opportunities for motorcycle parking should be investigated, a detailed location plan is required, employee personalised travel plan information will be required and a transport impact survey will need to be undertaken.

Transport Policy Officer No response to date.

Land Contamination Team Response received on 11 April 2014 stating they have no objections subject to conditions being applied to address the requirement for a Phase II Site Investigation, a Remediation Statement and Verification Reports.

Access Officer

Response received on 9 April 2014 requiring more information regarding the entrance doors, the gradient of the ramped area off Woodhouse Lane, the possibility of providing a Changing Places toilet, disabled toilet provision and fire evacuation disabled refuges.

Highways Team state that further information is required regarding the impact on highways structures in the vicinity, the servicing strategy for all types of use, details of the drop off area and disabled parking bays, more details of the cycle spaces and the level of shower and locker provision, opportunities for motorcycle parking, level of guardrailing to enhanced footway and details of the construction management plan.

Neighbourhoods and Housing No response to date.

Mains Drainage state they require further information with regard to the proposed drainage scheme' compliance with the Council's surface water reduction policy for brownfield sites.

City Centre Management Team No response to date.

Open Spaces Society No response to date.

Metro No response to date.

West Yorkshire Archaeological Advisory Service No response to date.

Leeds Civic Trust No response to date.

BRE (Wind Consultants) No response to date.

Licensing state that the site is in an Amber Area in terms of the City Centre Cumulative Impact Policy used by Licensing. As such any A3 or A4 uses in the units fronting Merrion Way would require licences.

Coal Authority state that the site falls outside the defined Development High Risk Area but does fall within the Surface Coal Resource Area. As such, their recommend an Informative is applied to any approval stating that there may be unrecorded coal mining hazards.

7.0 PLANNING POLICY:

7.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework 2012 (NPPF) was adopted in March 2012 and sets out the Government's planning policies and how they expect them to be applied. This national planning policy document is likely to be of relevance in considering the schemes proposed progression. The NPPF advocates a presumption in favour of sustainable development, and a 'centres first' approach to main town centre uses. The document also promotes economic growth in order to create jobs and prosperity. This new high quality, mixed use, retail led, quarter would help consolidate Leeds City Centre's role as the economic driver of the Yorkshire region, and the focus for investment in highly skilled and competitive businesses, as advocated by the emerging Core Strategy (please see sections 8.11 to 8.16 below).

- 7.2 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.3 The 8th principle listed states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 7.4 The 11th principle listed states that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 7.5 Paragraph 23 of the NPPF states that planning policies should be positive and promote competitive town centres.
- 7.6 Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes, and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

7.7 Development Plan

- 7.8 Leeds Unitary Development Plan Review 2006 (UDPR)
The UDPR includes policies requiring that matters such as good urban design principles, sustainability, flood risk, highways and transportation issues, public realm, landscaping, and access for all are addressed through the planning application process. The application site lies within the designated City Centre and parts of the site are defined as existing public space and existing pedestrian corridor protected by Policy CC11.

Other relevant policies include:

Policy A4 (Access for all)

Policy BD2 (Design and siting of new buildings)

Policy BD3 (Accessibility in new buildings)

Policy BD4 (All mechanical plant)

Policy BD5 (Amenity and new buildings)

Policy BD6 (All alterations and extensions)

Policy CC3 (Maintaining the identity and distinctive character of the city centre)

Policy CC7 (Redevelopment of City Centre tower blocks)

Policy CC8 (New buildings to respect the spatial character of existing buildings and streets outside the Prestige Development Areas)

Policy CC11 (Enhanced pedestrian corridors and upgraded streets)

Policy CC12 (New development and new public spaces relating and connecting to the existing street pattern)

Policy CC27 (Principal use quarters)

Policy GP11 (development must meet sustainable design principles)

Policy N12 (Urban building design)

Policy N13 (Design of all new buildings)

Policy N19 (New buildings and extensions within or adjacent to a conservation area)

Strategic Aim SA8 (to provide safe and easy access for all)

Policy T2 (Transport infrastructure and new development)

7.9 Leeds Natural Resources and Waste DPD 2013

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies regarding coal recovery, drainage, and air quality will be relevant to this proposal.

7.10 **Relevant Supplementary Planning Guidance includes:**

SPD5 Public Transport Improvements and Developer Contributions

SPD Travel Plans

SPD Building for Tomorrow Today: Sustainable Design and Construction

City Centre Urban Design Strategy

7.11 Emerging Policy – The Draft Core Strategy

7.12 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and the examination took place in October 2013.

7.13 As the Council has submitted the Publication Draft Core Strategy for independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made.

The most relevant policies include:

7.14 Spatial Policy 2: Hierarchy of Centres & Spatial Approach to Retailing, Offices, Intensive Leisure & Culture states that:

The Council will direct retailing, offices, intensive leisure and culture, and community development to the city centre and designated town and local centres in order to promote their vitality and viability as the focus for shopping, employment, leisure, culture, and community services.

7.15 Policy P10: Design states that:

New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.

New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.

Proposals will be supported where they accord with the following key principles;

- (i) The size, scale and layout of the development is appropriate to its location and respects the character and quality of the external spaces and the wider locality,
- (ii) The development protects the visual and general amenity of the area including useable space, privacy, noise, air quality and satisfactory penetration of daylight and sunlight,
- (iii) The development protects and enhance the district's historic assets in particular existing natural site features, historically and locally important buildings, skylines and views,
- (iv) Cycle, waste and recycling storage are integral to the development,
- (v) The development creates a safe and secure environment that reduce the opportunities for crime without compromising community cohesion,
- (vi) The development is accessible to all users.

- 7.16 Policy EN1: Climate Change – Carbon Dioxide Reduction states that;
All developments of over 1,000 square metres of floorspace whether new-build or conversion, will be required to:
- (i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should Be zero carbon; and,
 - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- Carbon dioxide reductions achieved in meeting criteria (i) will contribute to meeting criteria (ii).

8.0 MAIN ISSUES

1. The principle of the proposed uses
2. Layout, scale and design
3. Accessibility and transport
5. Landscape and highways improvements
6. Sustainability
7. Section 106 Legal Agreement – Heads of Terms
8. Equality
9. Consultee comments

9.0 CONSIDERATION OF MAIN ISSUES

- 9.1 The principle of the proposed uses
- 9.2 The scheme is proposed to create flexible office and frontline accommodation for Leeds City Council, in accordance with the Council's long term strategic aspirations for staff work space, as well as providing new A1/A2/A3/A4 units to Merrion Way. The site is within the Prime Shopping Quarter and as such the A1/A2/A3/A4 units are a welcome addition to the street and the wider Merrion Centre. Merrion House houses existing office accommodation and the additional office space proposed in the 6 storey extension would be connected directly to this. This additional office space would be in an underused area, which due to its location would be unattractive for retail use. As such the proposed office space addition would not be detrimental to the Prime Shopping Quarter or Leeds City Centre's role as a Regional Shopping Centre.
- 9.3 **Do Members consider the uses proposed to be acceptable?**
- 9.4 Layout, scale and design

- 9.5 The proposal uses the footprint of the existing 10 storey blocks and adds to it with a 6 storey extension infilling the sunken courtyard. The 10 storey block would be stripped back and re-elevated to create a high quality façade with a strong civic presence. Care has been taken to understand the context in which the scheme sits. The wider area has a broad mix of architectural eras in its buildings with the red brick listed buildings to the west side of Woodhouse Lane and in the conservation area of the nearby Queens Square, through to the glass, stone and composite panel clad 20th and 21st century buildings within the Merrion Centre and beyond. As a result the proposal would be a reflective palette of generously sized glazing set within a framework of brick, above a granite and brick clad plinth.
- 9.6 The design of the overall elevations would be detailed to clearly define a top, middle and base to the building, with the depths of window recesses differing between these three elements, adding architectural interest. The materials would be arranged such that the north and south elevations of the blocks would have both a major and a minor grid. The major grid would be the 3 storey full height glazed windows set within the major structural grid of the building faced by brickwork. The minor scale would be etched glass set within each of the 3 storey openings. The 3 new double height retail units would be largely glazed and set into the granite plinth, which in itself would ensure that the building was strongly grounded. The existing escape stair cores to each end of the building will be reclad in polyester powder coated aluminum panels which would be solid on the gable ends and perforated elsewhere.
- 9.7 The 6 storey extension would be linked to the regenerated Merrion House, via a glazed atrium containing high level walkways. The façade of this new element would visually reference that of the larger refurbished blocks of Merrion House, in respect of its design, materials and appearance. As such the minor grid of the refurbished building would be used to elevate this extension. This would ensure visual connectivity between the two elements of the scheme whilst allow each to have distinguished characters. Again a plinth is to be used to anchor the building in the streetscene.
- 9.8 Roof mounted plant enclosures are proposed to both the refurbished building and the 6 storey extension. These have been reduced in height and would be screened with linear patterned perforated metal panels, as also proposed on sections of the escape stair cores.
- 9.9 The arrangement of the facades would ensure the proposals have the gravitas required of an important civic building whilst being sensitive to the heritage context in which it would sit. The proposal would provide a strong urban edge to this part of the Merrion Centre and would significantly upgrade the appearance of the current building.
- 9.10 Do Members consider the scale and layout to be acceptable? Do Members consider the revised design to be acceptable?**
- 9.11 Accessibility and transport
- 9.12 The site is within walking distance of the train and bus stations and is close to a number of bus routes and stops. It is also close to the route of the proposed NGT trolley bus which would have stops on the nearby Cookridge Street. In addition there are a number of existing off street car parks in the vicinity of the Merrion Centre (i.e. Woodhouse Lane, the Merrion Centre, the St John's Centre, The Light and the Rose Bowl). Therefore, due to the sites excellent accessibility via public transport, car and

on foot, there is no proposed car parking as part of the scheme other than the relocation of 6 existing disabled spaces, from their current positions to the east on Merrion Way. Three vehicle drop off points are also to be provided to the Merrion Way side of the building close to an accessible entrance, adjacent to the relocated disabled spaces.

9.13 In respect of cycling it is proposed to provide 160 staff cycle parking spaces in a back of house area at upper ground floor level, with showers and changing facilities being provided at lower ground floor level.

9.14 Do Members consider the access and transport provisions to be acceptable?

9.15 Landscape and highways improvements

9.16 Along Merrion Way the surface treatments proposed will be a continuation of those already in situ outside the New Front. With the exception of one tree adjacent to the entrance to the Mall, all other trees and landscape treatments will be removed to create a continuous piece of footway and to allow for the formation of the required disabled and space. Linear planters are proposed to frame the entrance of each of the retail units and to enhance the streetscene.

9.17 The proposals would require the closer of the existing Georgian Mall, which is defined as existing public corridor in the Leeds Unitary Development Plan Review 2006 and the sunken courtyard, which is defined as existing public space in the Leeds Unitary Development Plan Review 2006. Therefore there is a requirement to compensate for this loss and a figure is to be agreed. It is likely that this compensation would then be put towards pedestrian and public realm improvement works at the adjacent junction.

9.18 The footway to the edge to the site is currently narrow in width (being some 2.2 to 2.5 metres) providing a poor pedestrian experience. This is also a key route to the nearby Arena and is subject to very heaving footfall during events. The proposed one stop relocations will result in increased footfall in the area during the office hours. Therefore, it is proposed to alter this footway such that it would increase to at least 3 metres in width. Adjustments will also be required to the adjacent carriageway and pedestrian island to facilitate the increased footpath width. Discussions are under way with regard to the extent and location of any guard railing to ensure that the enhancements as pedestrian friendly as possible.

9.19 The existing pedestrian crossing over Woodhouse Lane would be opposite the proposed main entrance to the new Council offices and as such it is important that the crossing emphasises the presence of this entry point to the building. As a result it is proposed to enhance the crossing and increase its pedestrian emphasis. It may also be possible to introduce different signals priority for pedestrians at different times of day depending on the need, such as when people are exiting an event at the nearby Arena.

9.20 Do Members consider the landscape and highways improvement works proposed to be acceptable?

9.21 Sustainability

9.22 The submitted Sustainability Statement indicates that the proposal is intended to achieve a pre-assessment BREEAM rating of Excellent. This would be done via a variety of economic, social and environmental objectives including;

- Reuse of Brownfield land
 - A centralised chilled water (CHW) cooling system will be provided to offset the ventilation fresh air heat gains to the office accommodation
 - Implementation of sustainable lighting strategies such as specification of energy efficient luminaires and daylight and motion sensors
 - Dual flush WCs and pulsed output water meters
 - A Travel Plan promoting sustainable modes of transport
 - Materials that are environmentally friendly, of low embodied energy, locally sourced, and can be recycled or reclaimed when the building comes to the end of its life will be prioritised.
 - Materials that contain environmentally damaging chemicals will be avoided.
 - Reuse/recycling of construction waste materials will be prioritized
- Although not part of the currently proposed scheme, the possible use of photovoltaic panels to the southern elevation will be explored.

9.23 Section 106 Legal Agreement – Heads of Terms

- 9.24 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is -
- (a) necessary to make the development acceptable in planning terms,
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

The obligations are as follows:

1. A monetary public realm contribution, figure to be agreed.
2. A public transport infrastructure improvements contribution, figure to be agreed.
3. A Travel Plan monitoring and evaluation fee of £11,250.00.
4. The employment and training of local people.

These obligations have been reconsidered against the legal tests and are still considered necessary, directly related to the development.

9.25 **Do Members consider the S106 obligations to be appropriate subject to details of the levels of contribution?**

9.26 Equality

- 9.27 The Council has a general duty under section 149 of the Equality Act 2010 to have regard to the need to eliminate unlawful discrimination and to promote equality of opportunity and good relations between persons of different groups. The Equality Act 2010 requires public bodies to have due regard to eliminate discrimination and to advance equality of opportunity, this is evident in UDPR policy SA8.
- 9.28 In respect of the proposal for the refurbishment and extension of Merrion House with retail units, it is the case that the development proposal is intended to provide one stop Council services and would be open for use by all, with retail and other services that benefit the local and wider community.
- 9.29 Further to this as stated above in paragraph 9.12 six existing disabled parking bays are to be relocated, from their former position to the eastern end of Merrion Way, to the Merrion Way side of the building adjacent to 3 newly proposed vehicle drop off spaces, close to an accessible entry point into the one stop area of the building. The

scheme also proposes an access strategy which aims to make all elements of the new development as accessible as possible with particular regard to level access into the building and shop units. Detailed matters of access arrangements will also follow via Building Regulations.

9.30 Do Members consider equality to have been adequately considered?

9.31 Consultee comments

9.32 There are a number of consultee comments requiring further information, as detailed in section 6.0. These matters will be addressed when the application is returned to Plans Panel for determination in due course.

9.33 Providing Members consider the amended scheme now proposed to be acceptable and there are no third party objections do Members considered that the application can be delegated to Officers for determination?

10.0 QUESTIONS:

For clarity the key questions Members will have to consider include the following:

9.3 Do Members consider the uses proposed to be acceptable?

9.10 Do Members consider the scale and layout to be acceptable? Do Members consider the revised design to be acceptable?

9.14 Do Members consider the access and transport provisions to be acceptable?

9.20 Do Members consider the landscape and public realm works proposed to be acceptable?

9.25 Do Members consider the S106 obligations to be appropriate subject to details of the levels of contribution?

9.30 Do Members consider equality to have been adequately considered?

9.33 Providing Members consider the amended scheme now proposed to be acceptable and there are no third party objections do Members considered that the application can be delegated to Officers for determination?

Appendix 1 – Minutes of City Plans Panel meeting 12 December 2013

Preapp/11/00700 - Merrion House Merrion Way LS2 - Pre-application Presentation.

The report of the Chief Planning Officer introduced a pre-application presentation on proposals for new and replacement offices with 3 retail units. Members visited the site prior to the meeting and site plans and photographs were displayed. Members were given a presentation by the developer on the proposals and the following was highlighted:

- The proposals included a full refurbishment of Merrion House.
- Members were shown projected images of the proposed alterations to Merrion House
- Vehicular and pedestrian movement around the building.

- Erection of a new annexe block where there was currently a sunken open space.

In response to Members comments and questions, the following issues were discussed:

- Following concerns regarding the narrow footway outside the building, the developer stated that the new building could not be moved back due to the tenants floorspace requirements and that the entrance opposite the pelican crossing on Woodhouse Lane would be recessed so that it would not affect pedestrian movement. Members still had concerns about the narrow footpaths and mention was also made of the potential enhancement opportunities to be provided by the adjacent NGT proposals. It was suggested that there be further consideration given to increasing the footpath widths either through redesigning the new building and/or the adjacent carriageway

- There were mixed views on the quality of the design for the new build with some support for a more thorough contextual analysis of nearby development such as the new Hilton Hotel. It was hoped that the building design would reflect the importance of its location at a gateway to the City and the quality of other nearby developments

- The size of the roof top plant appeared excessive and needed reconsideration

- Clarity was needed on the quality of the materials to be used on the building

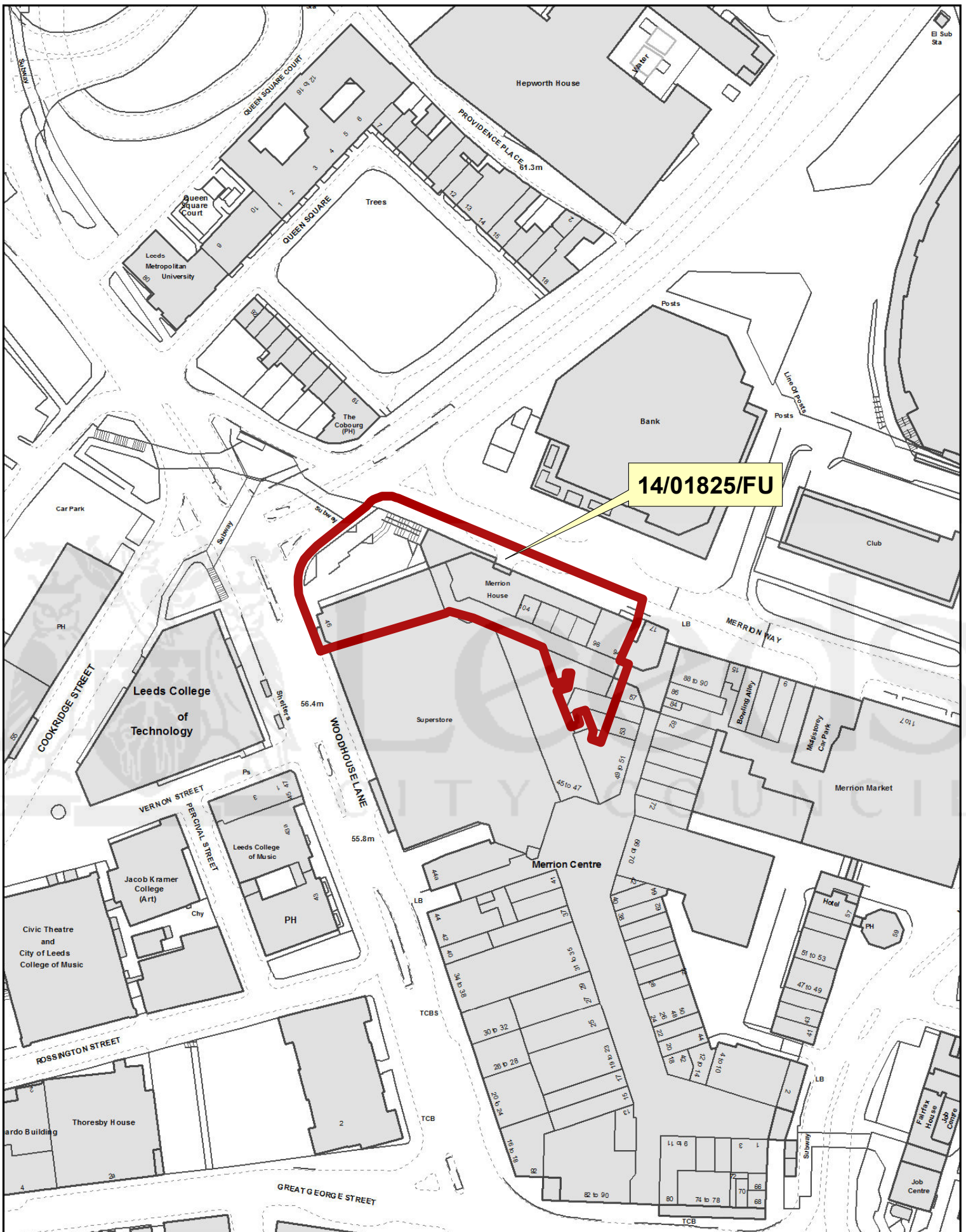
- Members broadly supported the principal of the uses including the new retail units to Merrion Way.

- Members sought appropriate mitigation for the loss of the designated public spaces along the Georgian Mall and within the sunken courtyard

RESOLVED – That the report, pre-application presentation and Members' comments be noted.

Background Papers:

PREAPP/11/00700



CITY PLANS PANEL

