



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 17th December 2015

Subject: PLANNING APPLICATION REFERENCE 15/06583/OT: Variation of conditions 3 (approved plans), 4 (total quantum of development/uses) and 49 (uses not permitted) of approval 15/02217/OT, to allow a cinema use, and submission of amended parameter plans

APPLICANT

Thorpe Park Developments Ltd

DATE VALID

06.11.15

TARGET DATE

05.02.16

Electoral Wards Affected:

Crossgates and Whinmoor, Garforth and Swillington, Temple Newsham and City

Yes

Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

To DEFER and DELEGATE APPROVAL to the Chief Planning Officer subject to: satisfactory outcome regarding consideration of the additional sequential/impact assessment information, expiry of the publicity period on 08/01/16 and REFERRAL of the application to the Secretary of State for the Department of Communities and Local Government under the Town and Country Planning (Consultation)(England) Direction 2009 as a departure from the Statutory Development Plan; the suggested conditions in Appendix 1 (and any others which he might consider appropriate); a revised travel plan, and; a deed of variation to the existing Section 106 agreement to cover the terms of the original agreement.

In the circumstances where the Section 106 has not been completed within 3 months of the determination of the Secretary of State to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

Conditions:

Listed under Appendix 1

1.0 INTRODUCTION

- 1.1 This report is presented to City Centre and Strategic Panel due to the fact that the proposal is development which has strategic implications and which does not accord with the Development Plan.
- 1.2 In 1995 planning permission was granted for approximately 65 hectares of land known as Thorpe Park as a key business park, reserved for offices (B1). In 2004 the quantum of approved floor space was subsequently increased from 1.2million ft² (111,500m²) to 1.8m ft² (167,225m²) through the variation of the condition controlling the floorspace restrictions. To date just over of 600,000 ft² (55,740m²) of office accommodation has been built out in addition to a hotel, medical centre, and some small supporting food uses. The development is also ultimately intended to facilitate various access works, most significantly including the delivery of the Manston Lane Link Road (MLLR), and the delivery of Green Park.
- 1.3 In September 2013 City Plans Panel considered detailed proposals for the MLLR and an outline application relating to the balance of land at Thorpe Park, proposing a mixed use development which included a large proportion of retail (18,000 sq.m (9000m food and 9000m non-food retailing)). The Panel resolved to approve these applications and the decision notice relating to the outline was formally issued in March 2014, following completion of a S106 agreement. Approval of the new outline application was an important step in developing a new masterplan for Thorpe Park, which would better reflect the type of business space and other amenities required by occupiers and employers. The broader mix of uses was also intended to help secure the earlier delivery of the MLLR, with the retail component being accepted as enabling development to facilitate this.
- 1.4 In January this year Members considered and approved an outline proposal for the introduction of up to 300 residential units on land north of the proposed Central Park and consequential variations to the approved floorspace of the overall development to reflect the introduction of the housing element (reduction in office space). In June this year Members also considered and approved the details of two further office buildings on the business park; one on Plot A2 and one on Plot 3175, and in July this year Members considered and approved a shift in the balance of retail uses, reflecting a decline in the food retail market which had previously provided the anchor store on the back of the footfall from which the remaining retail uses could then follow.
- 1.5 This application, put simply, proposes a Cinema (use class C2) as part of the overall uses, with an appropriate reduction in the amount of floorspace currently set aside for hotel uses (also use class D2). As such the overall range of uses already permitted does not increase; there is simply a change to the mix of uses to facilitate a cinema use. At the same time the application seeks a minor change to the approved parameters plan, so as to introduce a primary highway loop from the main dual carriageway around the commercial phase.
- 1.6 The need to secure an appropriate mix of tenants at Thorpe Park is central to the viability of the overall scheme. Commercial leisure agents advise that a clear demand for cinema provision exists and would act as a catalyst within the scheme to attract and retain quality food and drink operators and aid the retention of quality employers. Thorpe Park Developments Ltd are keen to secure a cinema use within the mix of approved leisure uses, as a number of other operators are likely to sign up off the

back of such a use coming forward, in particular the restaurant and leisure type uses, which then allows Thorpe Park to widen the pot of potential occupiers and in turn helps with the overall delivery of the scheme, which significantly includes the MLLR.

2.0 PROPOSAL:

- 2.1 The application seeks planning permission to vary conditions 3, 4 and 39 of planning permission reference 15/02217/OT. The variation sought in respect of condition 3 (approved plans list) is to allow for changes in the approved parameters plans to extend the internal highway network to create an internal loop through the main B1 employment area thus avoiding a cul de sac.
- 2.2 The variation sought in respect of condition 4 (maximum quanta of uses) is to reflect the introduction of a cinema, so that the maximum amount of C1, D1 and D2 remains at 16,340 sq.m but a cinema use is introduced to the wording, with a maximum floor space of 5,574 sq.m, and a consequent reduction in the maximum C1 hotel use from 14,050 sq.m to 7,500 sq.m. The variation sought in respect of condition 49 is to remove a cinema from the uses not currently permitted.

3.0 SITE AND SURROUNDINGS:

- 3.1 The proposal under consideration relates to the approved hotel and leisure elements approved in outline at Thorpe Park on an employment allocation that totalled 63 hectares. The site is located to the south of the Leeds-York railway line and Manston Lane, west of the M1 (junction 46), north of A63 Selby Road and existing Thorpe Park buildings. Austhorpe Lane is to the west. The proposed building is adjacent to the tree belt that separates Thorpe Park from Green Park.
- 3.2 In terms of the wider area, Cross Gates centre is located to the west, Garforth to the east and Colton Retail Park is located across the A63 to the south. A number of residential properties are nevertheless located between the northern side of the A63 and the built component of Thorpe Park (namely Barrowby Lane, Road, Drive, Avenue etc and Austhorpe Lane, Avenue, Drive etc). In addition to existing development, the East Leeds Extension housing allocation (UDPR policy H3-3A.33) is located across the railway line to the north.
- 3.3 Thorpe Park is allocated as employment land and a 'key business park' in the UDPR. It forms a key part of the Council's employment land supply and provides an attractive regionally significant business park. The land to the west is allocated as Proposed Open Space. The UDPR designates a new cycle route running north-south through Thorpe Park and a scheduled ancient monument, Grims Ditch, is located to the immediate west of Thorpe Park.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 15/02217/OT – Variation of conditions 4, 23, 28, 29 and 30 of Outline Planning Permission 14/05483/FU (mixed use development at Thorpe Park, Leeds) to introduce greater flexibility to allow the 9,000 sq.m of gross retail floorspace within the approved foodstore unit to be reconfigured to provide up to 2,000 sq.m of gross convenience goods floorspace and 7,000 sq.m gross for non-food operators (including RESULTANT changes to the total permitted net sales floorspace) – Granted 06/11/15 subject to an S106 Agreement.
- 4.2 14/05483/FU – Variation of condition 4 of 12/03886/OT to vary the total quantum of uses [consequent reduction in other uses due to the introduction of up to 300

dwellings approved under 14/05481/OT on 02/04/15] – Granted 02/04/15 subject to and S106 Agreement.

- 4.3 14/05481/OT – Up to 300 dwellings in outline – Granted 02/04/15 subject to conditions and S106 Agreement.
- 4.4 12/03886/OT – Outline application for major mixed use development – Granted 20/3/14 subject to an S106 Agreement.
- 4.5 32/140/96/FU – Variation to outline condition to extend the total permitted floorspace within the development - Granted 31/03/04
- 4.6 32/356/01/RM – Laying out of new access and roundabout diverting footpaths and bridleway and construction of cycleway/footpath (option 2) – Granted 22/01/02
- 4.7 32/185/00/FU – Re-profiling to proposed business park – Granted 27/04/01
- 4.8 32/199/94/OT – Outline permission Thorpe Park – Granted 04/10/95

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The applicant engaged in pre-application discussions with officers on the introduction of cinema within the approved leisure uses earlier in 2015. Advice has been given in respect of the required supporting information. A dialogue between the applicant and Highways on the primary access routes has been maintained during this time, and the proposals submitted on 06th November 2015 in respect of the parameters plans and internal highway network are reflective of these pre-application discussions.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Public consultation on the application has taken the form of formal statutory consultations. Site notices were displayed in multiple locations around the site on 20th November 2015, however, the press notice will not expire until 08th January 2015. At the time of writing no third party comments have been received. Any comments received in the interim will be reported at the meeting.
- 6.2 Councillors from the surrounding Wards have been briefed on the proposals. A further briefing has also been arranged with Ward Members for the 16th December, and accordingly the outcome of this will be reported verbally to the Panel as part of the officer presentation.

7.0 CONSULTATION RESPONSES:

7.1 Statutory:

Health and Safety Executive: No objection or comment – advice will be given at reserved matters detailed design stage.

Coal Authority: No objection and no requirement for a Coal Mining Risk Assessment to be submitted, though records indicate the presence of a significant number of mine entries within or adjacent to the site so the appropriate steps should be taken by the applicant to investigate and remediate to ensure the safety and stability of the proposed development – informative advice recommended.

LCC Transport Development Services: No objections subject to the receipt of a revised Travel Plan to reflect the new cinema use.

Network Rail: No objections or observations.

7.2 **Non-statutory:**

LCC Air Quality Management Team: No objection to the proposal on the grounds of local air quality.

LCC Contaminated Land: No objections subject to the re-application of the contaminated land conditions of 15/02217/OT.

LCC Flood Risk Management: No objection subject to the reapplication of the surface water drainage conditions of 15/02217/OT

8.0 **PLANNING POLICIES:**

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Local Planning Policy

8.2 The Core Strategy is the development plan for the whole of the Leeds District. Some saved policies of the UDP Review also apply. The following policies within them are relevant:

| | |
|------------------|--|
| Spatial Policy 1 | Location of Development |
| Spatial Policy 2 | Hierarchy of centres and spatial approach to retailing, offices, intensive leisure and culture |
| Spatial Policy 8 | Economic development priorities |
| Spatial Policy 9 | Provision for offices, industry and warehouse employment land and premises |
| Policy EC1 | General employment land |
| Policy EC2 | Office development |
| Policy EN2 | Sustainable design and construction |
| Policy EN1 | Climate change |
| Policy EN4 | District heating |
| Policy EN5 | Managing flood risk |
| Policy G8 | Protection of important species and habitats |
| Policy G9 | Biodiversity improvements |
| Policy T1 | Transport management |
| Policy T2 | Accessibility requirements and new development |
| Policy P8 | Sequential and impact assessments for town centre uses |
| Policy P10 | Design |
| Policy P12 | Landscape |
| Policy ID2 | Planning obligations and developer contributions |

8.3 Saved Policies of Leeds Unitary Development Plan Review (UDPR):

| | |
|---------|---|
| GP1 | Land use and the proposals map |
| GP5 | General planning considerations |
| BD5 | Design considerations for new build |
| E4(6) | Austhorpe business park allocation |
| N23/N25 | Landscape design and boundary treatment |
| T7A | Cycle parking guidelines |
| T24 | Parking guidelines |
| LD1 | Landscape schemes |

8.4 Relevant Supplementary Planning Guidance:

SPG10 Sustainable Development Design Guide (adopted)
SPG22 Sustainable Urban Drainage (adopted)
SPD Street Design Guide (adopted)
SPD Travel Plans (draft)
SPD Public Transport Improvements and Developer Contributions (adopted).
SPD Designing for Community Safety (adopted)

Natural Resources and Waste Local Plan (adopted).

8.5 **National planning policy guidance:**

The National Planning Policy Framework was published on 27th March 2012 and sets out the Government's planning policies for England and how these are expected to be applied, alongside other national planning policies. In this case the following sections are relevant:

Achieving sustainable development

Section 1 Building a strong, competitive economy

Section 2 Ensuring the vitality of town centres

Section 4 Promoting sustainable transport

Section 7 Requiring good design

Section 8 Promoting healthy communities

Section 10 Meeting the challenge of climate change, flooding and coastal change

Section 11 Conserving and enhancing the natural environment

Section 12 Conserving and enhancing the historic environment

Decision-taking

Annex 1 Implementation

9.0 **MAIN ISSUES:**

- Principle of the development
- Sequential/Impact Assessment
- Highways

10.0 **APPRAISAL:**

Cinema Proposals

10.1 Principle of the development:

Core Strategy policy P9 identifies that a minimum of 706,250 sqm of office floor space will be provided over the Plan period. This provision comprises of new and existing locations. Policy P9 notes that a third of the existing supply is located outside the City Centre and includes permissions at Thorpe Park Business Park. Saved UDP Review policy E4(6) allocates the application site for employment use as a business park and outline permissions has previously been granted for mixed office, retail, leisure and housing development. A cinema is a D2 use and the overall quantum of D2 uses does not increase under the proposal. Subject to an assessment of the required sequential and impact assessment, and satisfactory analysis of the highways implications, the application is therefore acceptable in principle.

10.2 Sequential/Impact Assessment

The application is accompanied by a Cinema Study which, on the face of it, would appear to confirm that there is scope for the provision of a cinema at this location in East Leeds. The application is also accompanied by a Sequential Assessment. The assessment seeks to address the planning issues arising from the proposal.

10.2 The revised mix of uses proposed would allow for a 5,574 square metres (gross external area) multiplex cinema. The Sequential Assessment recognises that a cinema is a main town centre use and should be subject to the sequential approach as set out in paragraph 24 of the National Planning Policy Framework (NPPF).

10.3 Under Section 2, Ensuring the vitality of town centres', Paragraph 24 of the NPPF states:

“Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.”

10.4 Paragraph 26 of the NPPF states:

“When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

10.5 Paragraph 27 concludes Section 2 of the NPPF and states:

- “Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

10.6 The submitted assessment highlights that the approved development already comprises town centre uses, with the current application seeking to reconfigure the floorspace and not to increase it. The assessment, having looked at cinema provision in Leeds, concludes that there is a lack of immediate cinema provision in the east and north of Leeds. The assessment concludes that given the distance and level of current provision in other centres and destinations, the cinema proposed at Thorpe Park will be ‘highly unlikely’ to compete or conflict with existing cinema provision.

10.7 Having considered sites in Castleford, Wakefield, Tadcaster, Sherburn in Elmet and Crossgates, the sequential assessment suggests that no other sequentially preferable site exists that is either available, viable, or capable of accommodating the overall development of Thorpe Park in its totality (and from which the cinema proposals cannot be disaggregated), and that the application is therefore fully compliant with the tests set out above under paragraph 24 of the NPPF and Policy P8 of the Core Strategy.

10.8 Broadly speaking officers are of the view that the cinema study does suggest that there is scope for the provision of a cinema at Thorpe Park, and it is well understood by officers that it is extremely difficult to imagine how the overall assembly of uses that deliver the Manston Lane Link road and Green Park could be disaggregated, such that the scheme would remain viable, or that a more sequentially preferable site for the complimentary mix of uses would be available. However, in terms of the sequential assessment there are some further matters on which clarification and further information is required, in terms of the catchment used, in order to ensure that the sequential assessment satisfies the requirements of Core Strategy Policy P8. Some revisions are required to the sequential assessment and these have been requested. Whilst not available at the time of writing, the further information will be assessed and reported fully at the meeting. The recommendation therefore takes account of this further information and is couched in terms of defer and delegate approval, subject to a satisfactory outcome of the additional sequential/impact assessment information.

10.9 Highways

A Transport Technical Note (TN) has been submitted with the application. The overall quantum of development is unchanged. The current application seeks to introduce the cinema use by reducing the consented hotel space. I.e. trips associated with the hotel would be reduced with the addition of the Cinema. It is anticipated that the size of cinema would be a 12 screen 2000 seat facility.

10.10 The submitted TN considers two scenarios; one involving a maximum size hotel (9,405m²) and a smaller cinema (4,645m²) and a second involving a maximum size cinema (5,574m²) with a smaller hotel (8,476m²) which represents the worst case scenario in traffic impact terms. TRICS data has been used to assess the impact. The TRICS data for this particular land use is quite limited, and what is available is quite variable. In reviewing the impacts regard has therefore been had to the Cinema Study as a means of validating the TN findings.

10.11 There is obviously a correlation between the number of trips and popularity of films being shown, it is accepted therefore that in reality trips would fluctuate. The Cinema Study recommends a cinema of circa 12 screens and 2000 seats, and provides

additional information about similar facilities and their occupancy. The study includes data from existing sites in Leeds (including the recently approved site at White Rose) and annual seat occupancy of 330 is typically aimed for with 400 being 'efficient'. The study goes on to analyse catchment population, propensity to visit and demographics and concludes that potential annual admissions would be between 690,000 and 765,000 (when future housing is taken into account such as Manston Lane, East Leeds Extension). In the shorter term prior to ELOR and the East Leeds Extension the study predicts admissions of between 635,000 and 695,000. If the proposed facility were developed as a 2000 seat facility, using the above seat occupancy correlates well with the range of admissions listed above.

- 10.12 Assuming the higher admissions number (765,000) would on average result in 2096 daily admissions, therefore 4192 trips. Officers have carried out their own TRICS analysis to establish the typical daily profile of trips to cinemas. Around 7.5% of daily trips occur in the evening peak hour (the worst case scenario in terms of traffic impact). This results in 314 person trips in the PM peak. Assuming all the trips are by car and car occupancy is around 2 results in trips very similar to the worst case scenario presented in the TN. In summary therefore the trips presented in the TN are validated, are likely to be generally robust, and are therefore accepted by officers.
- 10.13 Turning to the acceptability of the impacts it is noted that in the AM peak hour the proposal would result in fewer development trips. On a weekend the number of trips would increase but overall development trips would be less than has already been found acceptable in the PM peak period and approved in previous permissions.
- 10.14 The PM peak period represents the works case scenario, but the increase in development trips as a result of the maximum size cinema is predicted to be less than 5%. As stated above this impact is based upon generally robust assumptions and has no discounts for the linked trips that would be likely at Thorpe Park. In addition it should be highlighted that the impact on the MLLR would be smaller still and that the higher number of admissions represents a scenario when all the ELE housing is built out and a comprehensive highway scheme has been delivered in east Leeds (ELOR). Condition 7 also provides protection to the highway network. This condition limits the full build out at Thorpe Park until a further assessment is undertaken (with any necessary mitigation). The vast majority of the already approved trips at Thorpe Park (when fully built out) are associated with the Office and Foodstore uses. Current permissions allow upto 9000sqm of Foodstore to be built. It is understand from the developer team that a significantly smaller Foodstore(s) is likely, and more non-food retail is expected instead (existing permissions allow this flexibility). If this were to happen, trips in PM peak would reduce markedly from what has already been approved. In summary the conclusion of the TN is accepted, and the traffic impact would be negligible and there are no objections to the cinema proposals, subject to a revised travel plan.

Parameter Plan

- 10.15 With regard to the change in the parameters plan sought in relation to the internal highway network (i.e. introducing a loop), this is a beneficial change which allows for a better circulatory primary highway network, which would allow for better public transport options, create a more permeable layout, and spread the loads across two junctions as opposed to one. This aspect of the proposal is therefore acceptable.

11.0 CONCLUSION

- 11.1 The site is allocated for employment use under Saved UDP Review policy E4 (6) and the development of offices and mixed retail and leisure uses at Thorpe Park is well established in principle. Conditions recommended will continue to set out the maximum quanta of uses and will continue to officer the protection against adverse impacts on existing centres.
- 11.2 The proposed reduction in the amount of hotel use and introduction of a cinema is acceptable in terms of the highways impact, subject to revised travel plan details. Whilst further information has been requested from the applicants and is awaited, it is not anticipated that a more sequentially preferable site exists for the assembly of uses proposed, or that the varied proposal would have such significant adverse impacts on Leeds City Centre, or existing centres, such that the impact would outweigh the established significant benefits of the infrastructure the development will deliver.
- 11.3 It is therefore recommended that Members defer and delegate approval of the application to the Chief Planning Officer, subject to the consideration of the additional sequential/impact assessment information, expiry of the publicity period, the conditions listed under Appendix 1 and a Section 106 Agreement to repeat the terms of 14/05841/FU, following referral of the application to the Secretary of State as a departure.

Appendix 1:

Proposed Conditions

Background files:

Application case files 15/06583/OT, 15/02217/OT, 14/05481/OT, 14/05843/FU & 12/03886/OT

Certificate of Ownership – Certificate A completed.

Appendix 1 Draft Conditions 15/06583/OT (Conditions of 15/02217/OT*)

*To be varied in the terms sought, with regard to Conditions 3 (approved plans re primary highway route), 4 (total quantum of development/uses – addition of cinema and reduced hotel provision), and 49 (uses not permitted which precludes a cinema).

- 1) Applications for approval of all reserved matters for the first phase of development shall be made to the Local Planning Authority before the expiration of three years from 20th March 2014 (the date of permission reference 12/03886/OT which this permission varies). Thereafter, applications for approval of all subsequent reserved matters relating to all additional phases shall be made to the Local Planning Authority before the expiration of two years from the date of approval of the reserved matters of the preceding phase.

The development of the first phase shall be begun within five years of 20th March 2014, or before the expiration of two years from the date of approval of the last of the reserved matters to be agreed for that phase, whichever is the later. All further phases shall be commenced within two years of the approval of the last reserved matters consent for that phase.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) For each phase approval of the following details (hereinafter referred to as the reserved matters) shall be obtained from the Local Planning Authority, in writing before the phase is commenced.

Layout
Scale
Appearance
The landscaping of the site

Plans and particulars of the reserved matters shall be submitted utilising a planning application form and shall be carried out as approved. Each reserved matters application shall be accompanied by a plan identifying the boundaries of the phase to which the application relates. References to a phase in this planning permission shall be interpreted as references to a phase as identified pursuant to this Condition 2. Thereafter the development of that phase shall be carried out in accordance with the approved reserved matters.

Because the application is in outline only and as no details have been submitted of the reserved matters, they are reserved for subsequent approval by the Local Planning Authority.

- 3) **The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.***

The plans list is to be varied to reflect the loop road.

For the avoidance of doubt and in the interests of proper planning.

- 4) The development hereby permitted under this permission shall not exceed the total quantum of development/uses as listed below (all Gross External Area (GEA)).

B1 - 83,615sq m.

A1 - 18,000sq m. Of which between 2,000 sq.m and 9,000 sq.m shall be used by A1 convenience retailers and between 9,000 sq.m and 16,000 sq.m shall be used by A1 comparison retailers, subject to the overall 18,000 sq.m cap across both retail categories taken together.

A2, A3, A4 and A5 - 4,200sq m.

C1, D1 and D2 - 16,340sq m. Of which no more than 14,050sq m shall be in C1 hotel use and 2,290sq m shall be in D2 gym use*

***To be varied**

To ensure consistency with planning permission reference 14/05481/OT, for the avoidance of doubt, and because the highway and retail impacts have been assessed

- 5) The development shall be carried out in accordance with approved masterplan reference ALA032L05 PL8. Any variation to the approved masterplan or parameter plans shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the phase of development to which the variation relates.

To allow an appreciation of the possible layout of the development proposed and delivered to date in accordance with adopted Core Strategy policy P10.

- 6) The development shall be carried out in accordance with the approved parameter plans and Design Code.

In the interests of visual amenity in accordance with saved UDPR policies GP5 and LD1, and adopted Core Strategy policy P10.

- 7) The total occupied gross external floor area shall be limited to 73,030sq m until such time as an approved assessment of traffic conditions in the Study Area (to be submitted no sooner than the occupation of 63,030sq m of the total occupied gross external floor area) has been submitted to and approved in writing by the Local Planning Authority. Any mitigation measures deemed necessary by the approved assessment shall be implemented prior to exceeding 73,030sq m of development (or another figure identified in the assessment) and be retained and maintained thereafter.

To ensure that the level of development can be accommodated within the safe operation of the highway network in accordance with adopted Core Strategy policy T2.

- 8) Typical detailed 1:20 scale (or other appropriate scale) working drawings of the following elevational features for a phase shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of construction of the phase:

- (a) Sections through external windows and door reveals;
- (b) External entrance areas at ground floor level;
- (c) Junctions of materials;
- (d) Changes in plane to the building elevations; and
- (e) Details of roof parapets, eaves line and soffits to the buildings.

The works shall be implemented as thereby agreed.

In the interests of visual amenity and providing a high quality design in accordance with adopted Core Strategy policy P10.

- 9) The construction of any external finishing materials for a phase shall not commence until full details of the siting, design and external appearance of all external plant, flue pipes, external vents, roller shutters, lighting, solar panels or other excrescences to be located on the roof or sides of the buildings within that phase have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented and retained thereafter.

In the interest of visual amenity in accordance with saved UDPR Policy GP5 and adopted Core Strategy policy P10.

- 10) The construction of external facing materials for each phase shall not take place until details and samples of all external walling, window, door and roofing materials for that phase have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity in accordance with saved UDPR Policy GP5 and adopted Core Strategy policy P10.

- 11) No external surfacing works for a phase shall take place until details and samples of all surfacing materials for that phase have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be carried out in accordance with the approved materials prior to first occupation of that phase and be retained and maintained thereafter.

In the interests of visual amenity in accordance with saved UDPR policy GP5.

- 12) Development of a phase shall not be occupied until all areas shown on the approved plans to be used by vehicles within that phase have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

To ensure the free and safe use of the highway in accordance with adopted Core Strategy policy T2 and Street Design Guide SPD (2009).

- 13) Notwithstanding the details shown on Pell Frischman drawing W50002/MP/211 D, full details of the proposed public rights of way affecting the whole application site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development of each phase. Any changes to existing public rights of way required as part of that phase shall be implemented prior to first occupation of that phase and be retained and maintained as such thereafter.

To ensure appropriate public rights of way are provided across the site in accordance with paragraph 75 of the National Planning Policy Framework.

- 14) Dust generated by vehicles on roads, haul routes and circulation areas within the site in dry weather conditions shall be suppressed by the use of equipment able to deliver sufficient volumes of water and provided on site for this purpose. Immediate preventative action, including the suspension of operations shall be taken if dust generated by machinery on site becomes airborne and can be seen being carried by the wind beyond the site boundary.

In the interests of general amenity and the amenity of occupants of nearby premises and public spaces in accordance with saved UDPR policy GP5.

- 15) No works shall begin on a phase until full details of the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development of that phase, have been submitted for the approval in writing of the Local Planning Authority. The methods thereby approved shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site.

To ensure that mud is not deposited on nearby roads in accordance with saved UDPR policy GP5.

- 16) No works shall take place on a phase until full details of provision to be made for the storage, parking, loading and unloading of contractors' plant, equipment and materials, routing of contractors vehicles to and from the site during construction and the parking of vehicles of the workforce for that phase, has been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided for the duration of the development works for that phase.

In the interests of the free and safe use of the highway in accordance with saved UDPR policy GP5 and adopted Core Strategy policy T2.

- 17) Prior to the commencement of development of a phase full details of the location and number of parking spaces allocated to the development within that phase plus details of any car share spaces and any parking charges to be introduced shall be submitted to and agreed in writing by the Local Planning Authority. The parking shall be introduced as agreed prior to first occupation of that phase and be retained and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

To ensure appropriate parking is provided across the development in accordance with saved UDPR policy T24 adopted Core Strategy policy T2.

- 18) Unless otherwise agreed in writing by the Local Planning Authority, no development in a phase shall take place until a plan showing details of an oil interceptor for that phase has been submitted to and approved in writing by the Local Planning Authority. Such oil interceptor as may be approved shall be designed to intercept all surface water from areas to be used by vehicles and any other areas likely to be subject to contamination. The phase shall not be brought into use until the oil interceptor has been provided, and it shall thereafter be retained and maintained in a satisfactory condition. Roof drainage should not be passed through an oil interceptor.

To prevent pollution of the any watercourse and protect the environment in accordance with saved UDPR policy GP5.

- 19) Prior to the occupation of a phase, a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities for that phase, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling in accordance with saved UDPR policy GP5.

- 20) Development of a phase shall not commence until details of the cycle/motorcycle parking and facilities for that phase have been submitted to and approved in writing by the Local

Planning Authority. Details shall include the method of securing the cycles and motorcycles and their location, provision of showers and storage lockers. The approved cycle/motorcycle parking and facilities shall be provided prior to occupation of that phase of development and thereafter be retained for the lifetime of the development.

In order to meet the aims of saved UDPR policies T7A and T7B, and adopted Core Strategy policy T2.

- 21) Prior to the commencement of development of a phase, full details of the sound insulation and management measures to be incorporated into that phase shall be submitted to and agreed in writing by the Local Planning Authority. The details shall highlight how future occupiers of that phase will be protected from noise from other occupiers within the phase and adjacent developments and from external traffic noise. The agreed details shall be implemented prior to first occupation and be retained and maintained thereafter.

In the interests of amenity in accordance with saved UDPR policy GP5.

- 22) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any change of use of the A2, A3, A4, or A5 premises referred to in this permission, to any use within Use Class A1 as detailed in the Town and Country Planning (Use Classes) Order 2010 (or any Order revoking or re-enacting that Order with or without modification).

In order that the Local Planning Authority can retain control over further uses which it considers could be harmful to the vitality and viability of the designated centres in accordance with adopted Core Strategy policies SP1, SP2 and SP3.

- 23) The approved retail floorspace (excluding the foodstore) shall not exceed 9,000 sqm GEA and 7,200 sqm net sales area, within which there shall be a minimum of 7,000 sq.m GEA (5,600 net sales area) of A1 retail floorspace which is to be provided within units of no less than 500 sq.m GEA (400 sqm net sales area) and no more than 4000 sqm GEA (3,200 sqm net sales area).

To reduce the potential impact upon designated local centres which mainly contain relatively small units and to prevent larger department stores locating at Thorpe Park that the Council would prefer to see located within the City Centre in accordance with adopted Core Strategy policies SP1, SP2 and SP3, P1, P2 and CC1.

- 24) Any retail units below the 500 sq.m threshold referred to in condition no. 23 shall not to be used for the sale of clothing/fashion and footwear goods.

To allow the Local Planning Authority to exercise control over the use of the smaller units for fashion and footwear to ensure such units do not have an adverse impact on existing fashion and footwear retailers in the nearby designated local centres in accordance with adopted Core Strategy policies SP2, P1, P2 and the NPPF.

- 25) There shall be no more than 800sq m (GEA) of small retail units with no single unit having a floorspace of more than 100 sq.m (GEA).

To protect the vitality and viability of designated local centres in accordance with adopted Core Strategy policies SP2, P1 and P2, and the NPPF.

- 26) Otherwise than in the circumstances set out at (ii) below, no retail floorspace hereby approved shall be occupied by any retailer who at the date of such occupation or within a

period of 6 months immediately prior to occupation, occupies retail floorspace which exceeds 500 sqm (GEA) within the following designated town centres:

- o Cross Gates
- o Garforth
- o Rothwell

ii) Such occupation will only be permitted where a scheme which commits the retailer to retaining their presence as a retailer within the relevant designated town centre for a minimum period of 5 years following the date of their occupation of retail floorspace within the development, or until such time as they cease to occupy retail floorspace within the development, whichever is sooner, has been submitted to and approved in writing by the Local Planning Authority.

To ensure that those retailers which presently occupy the largest units in local centres (Cross Gates, Garforth and Rothwell) cannot open stores at Thorpe Park in the initial occupation phase in accordance with adopted Core Strategy policies SP2, P1 and P2, and the NPPF.

- 27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification) and sections 55(2) and 55(2A) of the Town and Country Planning Act 1990 (as amended), no part or parts of the A1 units may be subdivided, if such a subdivision would contravene the floorspace limits established in Conditions 23, 25 and 30. Furthermore no additional floorspace may be created within the A1 retail units if such floorspace would contravene the floorspace limits established in Conditions 4, 23, 25 and 29. Within these floorspace limits no mezzanine floorspace may be created unless otherwise agreed in writing by the Local Planning Authority. Outside of these floorspace limits no mezzanine floorspace may be created.

To prevent subdivision and mezzanine development from resulting in more net retail floorspace than approved and to ensure such floorspace is within permitted unit size limitations in order to protect the vitality and viability of the designated local centres and planned city centre investment in accordance with adopted Core Strategy policies SP2, P1 and P2, and the NPPF. Furthermore, restrictions have been placed upon mezzanine development, to ensure that the Local Planning Authority can accurately monitor the provision of retail floorspace at the site.

- 28) With the exception of the A1 food store, no retail unit over 100 sqm (GEA) will be permitted to sell convenience goods.

To protect the vitality and viability of designated local centres in accordance with adopted Core Strategy policies SP2, P1 and P2, and to protect planned city centre investment, in accordance with the NPPF.

- 29) The Gross External Area (GEA) of the retail foodstore hereby permitted shall not exceed 9000 sqm. In addition, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking and re-enacting that Order with or without modification), the net sales area of the foodstore shall not exceed 5,400 sqm and, of this the net convenience floorspace shall not exceed 3,618 sqm and the net comparison floorspace shall not exceed 1,782 sqm.

As these figures reflect the retail assessment carried out and to protect the vitality and viability of designated local centres in accordance with adopted Core Strategy policies SP2, P1 and P2, and the NPPF.

- 30) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification), the foodstore hereby permitted shall not include any post office, pharmacy, travel agent, dry cleaner, optician operations or be subdivided for those uses.

In the interests of the vitality and viability of local centres in accordance with the adopted Core Strategy policies SP2, P1 and P2, and the NPPF.

- 31) Development shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:
- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority,
 - (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with saved UDPR policy GP5.

- 32) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with saved UDPR policy GP5.

- 33) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with saved UPDR policy GP5.

- 34) Prior to the commencement of construction of a phase an updated Sustainability Statement following the guidelines of the Supplementary Planning Document (SPD) Building for Tomorrow Today shall be submitted for that phase which will include a detailed scheme comprising:
- (i) a proposal to use the Waste and Resources Programme's (WRAP) Net Waste Tool kit and an appropriate Site Waste Management Plan (SWMP),
 - (ii) a pre-assessment for each phase of development using the BREEAM assessment method to a minimum of an Excellent standard, and

(iii) an energy plan showing that a minimum of 10 percent of on-site energy will be produced by Low and Zero Carbon (LZC) technologies and a carbon reduction plan including a target of 20% above Current Building Regulations,
The Statement shall be approved by the Local Planning Authority and the phase of development shall be carried out in accordance with the detailed scheme; and
(a) Prior to the occupation of each phase of the development a post-construction review statement for that phase shall be submitted by the applicant including a BRE certified BREEAM final assessment and associated paper work and approved in writing by the Local Planning Authority.
(b) The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the adoption of appropriate sustainable design principles in accordance with saved UDPR policy GP5 and adopted Core Strategy policies EN2 and P10.

35) Prior to the commencement of development a programme of archaeological work including a Written Scheme of Investigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording.
2. The programme for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation approved under this condition and the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

To ensure appropriate archaeological recording in accordance with saved UDPR policy ARC6.

36) Development of a phase shall not commence until a scheme detailing foul and surface water drainage works for that phase has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme for that phase shall be implemented in accordance with the approved details before the development is brought into use.

To ensure sustainable drainage and flood prevention in accordance with saved UDPR policy GP5 and the NPPF.

37) The development shall be carried out to generally accord with the UK Police 'Secured by Design' and Crime Prevention through Environmental Design (CPTED) principles.

In the interests of public safety in accordance with saved UDPR policy GP5.

- 38) Prior to the commencement of development of a phase a CCTV strategy for that phase (to include details of the location of cameras and type of system) shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to first occupation of that phase and be retained and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

In the interests of public safety in accordance with saved UDPR policy GP5.

- 39) Prior to the commencement of each phase, a report to demonstrate that the opportunity to recover any coal present within each phase boundary has been considered, shall be submitted to and approved in writing by the Local Planning Authority. The report shall set out whether any coal present should be removed prior to or during development unless:

- a. it can be shown that it is not economically viable to do so, or
- b. it is not environmentally acceptable to do so, or
- c. the need for the development outweighs the need to extract the coal, or
- d. The coal will not be sterilised by the development.

If the approved report recommends that coal is present and should be removed, an implementation strategy shall be submitted to and approved in writing by the Local Planning Authority. Subsequent actions or works shall then be carried out in accordance with the approved implementation strategy.

In order to accord with Leeds Natural Resources and Waste DPD policies Minerals 3 and 9, and the NPPF.

- 40) No mechanical ventilation or air conditioning system or any other plant machinery shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity in accordance with saved UDPR policy GP5.

- 41) Prior to the commencement of development of a phase, details of any extract ventilation system for that phase, including details of a filter to remove odour, and the methods of treatment of the emissions, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

In the interests of amenity and visual amenity in accordance with saved UDPR policy GP5.

- 42) No site clearance, demolition or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive unless otherwise agreed in writing with the Council.

To ensure the protection of wild birds during the breeding season in accordance with adopted Core Strategy policy G8 and the NPPF.

- 43) Prior to the commencement of development of a phase, an Ecological Protection & Enhancement Plan for that phase shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall be based on the mitigation measures proposed in Table 7.16 of Section 7.9 of the Thorpe Park Developments Ltd. Environmental Statement by Arup dated 10 September 2012 Job number 217349 and will include a

programme of ecological monitoring to inform the long-term management of the site. The Plan will include an Annual Work Programme with clear timelines for each mitigation measure to be carried out for the upcoming 12-month period. The mitigation measures shall be implemented in accordance with the timescales set out in the agreed plan.

To ensure the protection and retention of biodiversity in accordance with adopted Core Strategy Policy G8 and the NPPF.

- 44) Development of a phase shall not commence until full details of both hard and soft landscape works for that phase, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include:
- (a) proposed finished levels and/or contours,
 - (b) boundary details and means of enclosure,
 - (c) car parking layouts,
 - (d) other vehicle and pedestrian access and circulation areas,
 - (e) hard surfacing areas,
 - (f) minor artefacts and structures (e.g. public art, furniture, play equipment, refuse or other storage units, signs, lighting etc.),
 - (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).
- Soft landscape works shall include
- (h) planting plans
 - (i) written specifications and arboricultural method statement (including soil depths, tree pits (including the load bearing root zone volume), cultivation and other operations associated with plant and grass establishment) and
 - (j) schedules of plants noting species, planting sizes and proposed numbers/densities.
 - (k) details of the consideration given to the transplantation of existing stock, from Brown Moor, to areas of Central Park.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with saved UDPR policies GP5, N23, N25 and LD1.

- 45) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

To ensure successful aftercare of landscaping, in accordance with saved UDPR policies GP5 and LD1.

- 46) a) No works shall commence on a phase until all existing trees, hedges, bushes shown to be retained on the approved plans within the scope of that phase of development are fully safeguarded by protective fencing and ground protection in accordance with approved plans and specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority. Such measures shall be retained for the duration of any demolition and/or approved works.

b) No works or development shall commence on a phase until a written arboricultural method statement for a tree care plan for that phase has been submitted to and approved in writing by the local planning authority. Works or development shall then be carried out in accordance with the approved method statement.

c) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services, without the prior written approval of the Local Planning Authority.

d) Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition and/or approved works, to allow inspection and approval of the works.

To ensure the protection and preservation of trees, hedges, bushes and other natural features during construction works, in accordance with saved UDPR policies GP5, N23 and LD1.

- 47) If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme, in accordance with saved UDPR policies GP5 and LD1.

- 48) Prior to the commencement of development a phasing plan for the works to Central Park shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall include details of the works to create the levels, SUDS basins and any public rights of way and the provision of early cultivation and seeding. The agreed details shall be carried out in accordance with timescales set out in the phasing plan.

To ensure an appropriate temporary landscape is provided within Central Park in accordance with saved UDPR policy LD1.

- 49) The development hereby permitted shall not include a school, **cinema*** or concert venue.

***To be varied**

As these uses are significant traffic generators that have not been assessed as part of this application and could cause significant highway safety issues to ensure compliance with adopted Core Strategy policy T2.

- 50) No non-B1 development, nor any B1 office development of 37,000sqm or greater shall be first brought into use until the highways works detailed in planning application 14/01216/FU and either 12/03888/FU or 12/05382/FU (whichever of the two alignments is pursued), or such further planning permission(s) as may be agreed with the Local Planning Authority, have been practically completed and opened to traffic (subject to any further maintenance period).

To ensure the delivery of adequate highway infrastructure to address the highway and accessibility implications of the proposed development and to facilitate the wider long

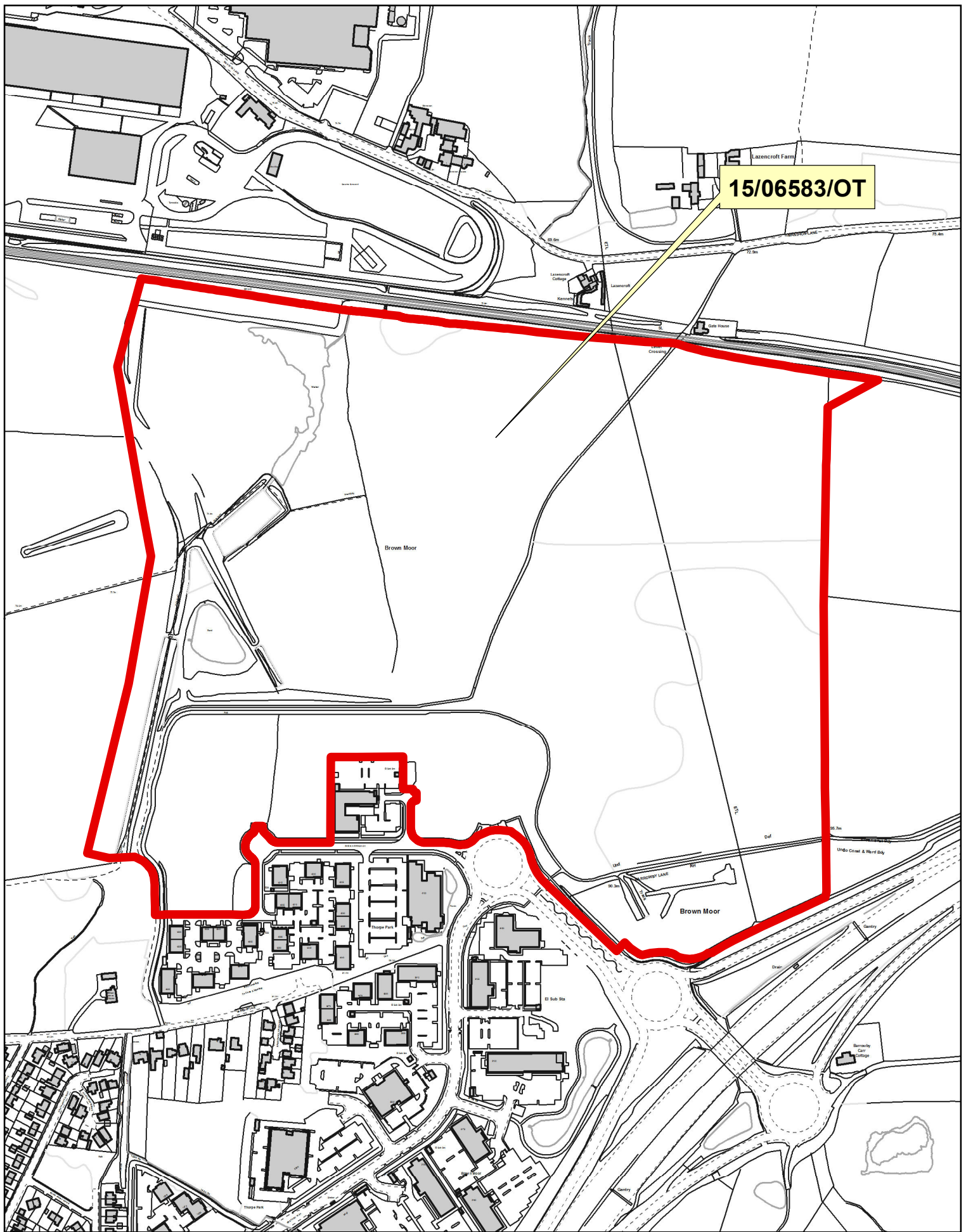
term strategic benefits associated with the expanded road proposals, in accordance with saved UDPR policy GP5 and adopted Core Strategy Policy T2.

- 51) Prior to the occupation of a phase, Travel Plan Statements and Full Travel Plans shall be submitted to and agreed in writing by the Local Planning Authority for all uses within that phase that fall within/exceed the relevant thresholds in Table 6.1 of the approved Framework Travel Plan . The approved Travel Plans shall be fully implemented and operated in accordance with the agreed timescales.

In the interests of encouraging transport other than single car occupancy in accordance with sustainable transport principles and adopted Core Strategy policy T2.

- 52) Within three months of the date of this permission a statement shall be submitted setting out the anticipated timetable for the commencement, delivery and completion of the Manston Lane Link Road (MLLR). Thereafter statements shall be submitted to the Local Planning Authority every three calendar months until completion of the MLLR, and the applicant shall use all reasonable endeavours to adhere to the timetable.

In the interests of proper planning and for the avoidance of doubt, in accordance with the resolution to grant planning permission as a departure from the allocated employment use of the site, for which the earlier delivery of the Manston Lane Link Road is used in justification.



15/06583/OT

CITY PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/5000

