



Report of the Chief Planning Officer

CITY PLANS PANEL

9th JUNE 2016

Planning application - 16/02175/FU : Demolition of existing building and erection of part 6, part 8 storey student accommodation building comprising 96 studio apartments, ancillary student amenity areas and two commercial units in A1, A2 or A3 use, 67-83 Cookridge Street, Leeds 2

Applicant – X & X Estates Limited

Electoral Wards Affected:

City and Hunslet

Yes

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 1 (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- Use of residential accommodation only by students in full-time higher education;
- Contribution towards loss of income from pay and display bays and the cost of making a TRO;
- Local employment and training initiatives;
- Section 106 management fee (£1500).

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

1.0 Introduction

- 1.1 This application seeks planning permission for the demolition of a two-storey building on Cookridge Street (the former Walkabout bar) and its replacement with a new 6 to 8 storey building primarily containing student accommodation. The existing building does not contribute to the character or appearance of the area which includes a number of listed buildings. The proposed building has been carefully designed to respond to its sensitive location. Similarly, the building has been vacant since 2014 and its redevelopment would deliver economic benefits whilst also helping to provide additional quality student accommodation in an appropriate location.

2.0 Site and surroundings

- 2.1 The site is located within the designated City Centre. It is occupied by a vacant two storey brick and render faced flat-roofed building last used as a bar (Walkabout). The existing building abuts the northern edge of the City Centre Conservation Area and the Queen Square Conservation Area is situated nearby to the north. There are a number of listed buildings close to the site including the O2 Academy (Grade II) which abuts the southern boundary of the site; the Civic Hall (Grade II*) to the west beyond Portland Crescent; Leeds City Museum and Art College (Grade II*) and 49-51 Cookridge Street (Grade II) to the south. A new part 6, part 14 storey Hilton hotel is partly constructed on land immediately to the north and west of the site. Leeds College of Technology, a part 2, part 12 storey building is located on the east side of Cookridge Street. Ground levels rise gradually along Cookridge Street towards the north.

3.0 Proposals

- 3.1 The existing building would be demolished. The proposed building would have a similar footprint to that existing, built up to the back edge of the footway and abutting the O2 Academy and (part-constructed) Hilton hotel at its southern and northern extremes. A gap of approximately 3.5m would be retained to the rear of the building to the Hilton at ground floor level.
- 3.2 The building would comprise 8 floor levels above the basement. Above ground level, levels 1 to 5 would share a common floorplate with the rear half of the building heavily fragmented by two extensive lightwells sitting above first floor courtyards. The floorplates of Levels 6 and 7 progressively step in from the levels below, in particular, stepping back from the O2 Academy, Cookridge Street and rear elevations of the building.
- 3.3 The ground floor of the building would comprise a centrally-located reception and common area, bike, bin and plant rooms. Two retail units would be formed to the southern side of the entrance space. A basement would extend beneath half of the ground floor level and would contain ancillary retail space; and student facilities including a gym, games and TV room; and a study area.
- 3.4 Student accommodation above ground level would be accessed via a lift or one of the two staircores. There would be 16 studios on each of levels 1 to 5. 11 of the studios on these levels would face Cookridge Street with those located towards the rear arranged so as to look into the courtyards or towards Portland Crescent between the Hilton and O2 Academy. Each of the studios would be at least 31sqm, arranged with living areas closest to the windows so as to take advantage of natural light and outlook, whereas sleeping areas and shower-rooms would be located furthest from window openings.

- 3.5 The reduced floorplate at level 6 would contain 9 studios, 7 of which would face Cookridge Street. Level 7, the smallest floor, would comprise 7 studios, 6 of which would face Cookridge Street. These studios would range between 32sqm and 35sqm.. The internal arrangement at these upper levels is similar to that in the levels below.
- 3.6 The proposed architectural style would be contemporary. The front façade would be divided into 3 vertical bays subdivided and flanked by strips of vertical glazing. The central bay would be wider and taller than those to either side. Each of the three bays would have a primary, expressed, frame extending up from ground level. A thinner, secondary, frame would be set back from the primary frame dividing the recessed, vertically proportioned, fenestration. Louvred panels would have fully openable windows behind providing natural ventilation to the apartments. The upper two levels of the building would be set back from the frontage and have a lightweight, glazed, form.
- 3.7 The intended arrangement at ground floor strengthens the overall design concept. The centrally-located main entrance would have a double height curtain wall to enhance its significance and to respond to the step up in height of the bay. The retail frontages would be recessed so as to maintain the primacy of the frame. These recessed, shopfront, areas would gradually step up in direct response to the sloping ground levels along the street.
- 3.8 A simple palette of materials is proposed involving a smooth stone rainscreen cladding system for the primary and secondary frame. Glazing, stone panels and aluminium louvres would be utilised in the recessed openings. The upper two set-back levels would be predominantly glazed with an aluminium eaves profile and brise soleil. The rear courtyards would be predominantly white render.

4.0 Relevant planning history

- 4.1 The application was submitted following a formal pre-application process (PREAPP/15/00940). In this case the applicant decided not to present the scheme to City Plans Panel prior to submission of the application due to time constraints. However, they have worked closely with officers to produce a scheme which responds positively to the site's location and to the need to provide acceptable living conditions for occupiers. The pre-application proposals followed a series of earlier pre-application submissions by other parties over the last couple of years which sought a greater level of development on the site.

5.0 Public / local response

- 5.1 Site notices were displayed around the site on 27th November 2015 and the application was advertised in the YEP on 26th November 2015. The application was re-advertised on 14th January 2016 following the receipt of revised plans.
- 5.2 Leeds Civic Trust (LCT) considers that the proposed building will complement the adjacent O2 Academy in its height and layout. There is undoubtedly a need for good quality student accommodation in the area and this development will contribute to that need. LCT supports the scheme.

6.0 Consultation responses

Statutory:

6.1 Transport Development Services - Highways

The site is in an accessible location. The proposed cycling provision is acceptable as are proposals for the beginning and end of terms. Space will be required to service the development and this will result in the loss of at least one pay and display parking spaces. Compensation for the loss of income from these spaces, along with the cost of a Traffic Regulation Order, is required.

6.2 Historic England (HE)

HE has confirmed that they do not wish to offer any comments and that the application should be determined in accordance with national and local policy guidance, and on the basis of LCC specialist conservation advice.

Non-statutory:

6.3 LCC Flood Risk Management - no response when this report was drafted.

6.4 LCC Contaminated Land Team – the site has been the subject of a potentially contaminative land use. As such, a phase 1 desk study would be required in support of the application. Depending on the outcome of the phase 1, a phase 2 site investigation and remediation statement may also be required.

6.5 LCC Neighbourhoods and Housing – no response when this report was drafted.

6.6 Yorkshire Water – there are no distribution-related planning issues.

7.0 Policy

7.1 Development Plan

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Any Neighbourhood Plan, once Adopted.

7.2 **Core Strategy (CS)**

7.2.1 Relevant Core Strategy policies include:

Policy H6B refers to proposals for purpose built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.

Policy CC1(b) states that residential development will be encouraged within the City Centre and (c) that university facilities will be retained in the City Centre.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and that development protects and enhance the district's historic assets in particular, historically and locally important buildings, skylines and views.

Policy P11 states that the historic environment will be conserved and their settings will be conserved, particularly those elements which help to give Leeds its distinct identity.

Policies T1 and T2 identify transport management and accessibility requirements to ensure new development is adequately served by highways and public transport, and with safe and secure access for pedestrians, cyclists and people with impaired mobility.

Policy G9 states that development will need to demonstrate biodiversity improvements.

Policies EN1 and EN2 set targets for CO² reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.

Policy EN5 identifies requirements to manage flood risk.

7.3 **Saved Unitary Development Plan Review policies (UDPR)**

7.3.1 Relevant Saved Policies include:

GP5 - All relevant planning considerations to be resolved.

BD2 - New buildings should complement and enhance existing skylines, vistas and landmarks.

BD5 – All new buildings to consider both their own amenity and that of their surroundings including usable space, privacy and satisfactory daylight and sunlight.

7.4 **Natural Resources & Waste DPD 2013**

7.4.1 The plan sets out where land is needed to enable the City to manage resources, such as 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 drainage, air quality and land contamination are relevant to this proposal.

7.4.2 AIR1 states that all applications for major development will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality is mitigated.

WATER 4 - All developments are required to consider the effect of the proposed development on flood risk, both on-site and off-site

7.5 **National Planning Policy Framework (NPPF)**

7.5.1 The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development
- Seek high quality design and a good standard of amenity
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

Planning should proactively support sustainable economic development and seek to secure high quality design. It encourages the effective use of land and the reuse of land that has previously been developed.

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

7.6 **Noise Policy Statement for England (NPSE)**

7.6.1 The NPSE sets out the following aims with regard to noise:

- To avoid significant adverse impacts on health and quality of life;
- To mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvement of health and quality of life.

It also introduces concepts of:

- No Observed Effect Level
- Lowest Observed Adverse Effect Level; and
- Significant Observed Adverse Effect Level.

7.7 **Relevant supplementary planning guidance includes:**

SPD Parking
SPD Travel Plans
SPD Building for Tomorrow Today: Sustainable Design and Construction
Neighbourhoods for Living

Other material considerations:

7.8 Best Council Plan

The Plan identifies 6 objectives in order to achieve the best council outcomes identified between 2014-2017. Best Council objectives "Promoting sustainable and inclusive economic growth" and "Promoting sustainable and inclusive economic growth" are applicable to this proposal.

7.9 Vision for Leeds 2011-2030

One of the aims is that by 2030 Leeds' economy will be more prosperous and sustainable. The vision states that Leeds will be a great place to live, including the provision of high quality buildings, places and green spaces, where local people benefit from regeneration investment.

7.10 Leeds Growth Strategy

The Strategy identifies seven core priorities intended to drive future growth to create a prosperous and sustainable economy.

7.11 The Leeds Standard

The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's Neighbourhoods for Living guidance.

The Leeds Standard sets a minimum target of 37m² for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, they are currently used to help inform decisions on the acceptability of development proposals.

8.0 Main issues

- Principle of the development
- The impact upon the significance of listed buildings and the character of the conservation area
- Traffic and access issues
- Noise issues
- Other considerations
- Section 106 obligations and CIL

9.0 Appraisal

9.1 Principle of the development

9.1.1 Policy CC1(b) of the Core Strategy encourages residential development in city centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers. These issues are reviewed in more detail at paragraph 9.1.3 below.

9.1.2 The former bar has remained unoccupied for a couple of years and it is evident that the area does not have a shortage of such facilities. The redevelopment of this brownfield site in a highly sustainable location for residential accommodation is also supported by the National Planning Policy Framework, Core Strategy, and Leeds Unitary Development Plan Review saved policies. Similarly, the introduction of commercial uses within Use Classes A1-A3 at ground floor of the building accords with local and national policy and would help to activate the Cookridge Street frontage.

9.1.3 Core Strategy Policy H6(B) specifically refers to proposals for purpose built student accommodation. The relevant criteria of Policy H6(B) in the context of the proposed development are reviewed below:

(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.

The development of 96 studios would assist with the objective.

(ii) To avoid the loss of existing housing suitable for family accommodation.

The development of vacant commercial premises would meet the objective.

(iii) To avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.

The proposed development involves 96 student studios. There is no student accommodation in the immediate area, albeit there is significant student accommodation adjacent to the Leeds Beckett University campus approximately 200m to the west; some to the north off Clay Pit Lane; and some further to the east on Wade Lane. There is a small amount of private residential accommodation in Queen Square and in the Brodrick Building to the south. However, it is not considered that existing residents in the city centre would be adversely affected by student accommodation in the proposed location given the way in which the area is currently used. Further, it is not considered that the number of students proposed

would result in an excessive concentration of students within the context of a busy city centre environment.

(iv) To avoid locations which are not easily accessible to the universities.

The site is close to and well-placed with regard to access to both the University of Leeds and Leeds Beckett University.

(v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.

All of the student accommodation is proposed as studios. The majority of studios would be 31.0sqm although those on the upper levels (level 6 and 7) are slightly larger (32.0sqm) and two on the west side of the building would be 35.0sqm. Each of the units identify well-arranged layouts with living/dining space closest to windows and sleeping, washing and storage space located in distinct areas beyond the living space. Although not spacious the studios are significantly larger than those dismissed at the planning appeals at 46 Burley Street (primarily 20.9sqm); Kirkstall Design Centre (primarily 16-25sqm); and the development at City Campus, Calverley Street (22sqm) which was approved before the Leeds Standard and the introduction of the Government's Technical Housing Standards. Members of City Plans Panel visited a show-flat for this development on May 12th 2016.

Additional dedicated amenity space for the students would be provided at ground floor and basement level of the building. These areas include a common area / reception incorporating a lounge space and food vending area (190sqm); a gym and games area (109sqm); tv and study rooms (94sqm). Further, ancillary areas are identified for laundry, bin storage and cycle storage. Additionally, there is a space (123sqm) which could potentially be used as ancillary student space or as letting agents office space (A2).

The majority of studios would face Cookridge Street and would enjoy a good outlook and daylighting. However, those units to the rear would have a less favourable position due to the juxtaposition with the partially constructed hotel. The studios towards the southern end of the building would have a view beyond the southern gable of the hotel podium towards the Civic Hall. The daylighting and outlook of those studios located towards the centre of the site at levels 1 to 5 would be limited by the proximity of other elements of the proposed student building and also by the position of the hotel. However, the reduced amenities experienced by those centrally-located units to the rear is offset by the combination of space within the studios and the opportunities afforded by the extent of dedicated communal amenity areas proposed elsewhere within the building.

It is considered that the proposed space and internal layouts of the units provide an acceptable arrangement for conducting day to day living functions particularly in conjunction with the availability of the additional dedicated communal areas (at least 393sqm).

- 9.2 The impact upon the significance of listed buildings and the character of the conservation area**
- 9.2.1 The site is located close to several listed buildings and two conservation areas. Special regard needs to be paid to the desirability of preserving the listed buildings and their setting or any features of special architectural or historic interest which they possess. Additionally, special attention needs to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 9.2.2 It is not considered that the existing building positively contributes to the character of the area such that, in principle, its demolition and redevelopment would not be resisted.
- 9.2.3 Two distinct character areas are recognisable in the immediate vicinity comprising tall buildings addressing Woodhouse Lane to the north and predominantly smaller scale, 3 to 5 storey properties, to the south. There are views of these areas from Clay Pit Lane to the north and from Cookridge Street / Millennium Square to the south. The site is located at the northern edge of the lower scale buildings. At a more immediate level the appropriate massing of the development is heavily influenced by the scale and form of the neighbouring listed O2 Academy building which, with the other recent buildings in the area, informed the scale of the podium to the Hilton hotel and the adjacent Leeds Beckett University Rose Bowl.
- 9.2.4 The top of the proposed building would be slightly higher than the ridge to the O2 building located at a lower ground level to the south. However, the upper two levels of the proposed building would be recessed from the frontage and also set in from the southern boundary. These top levels would also be predominantly glazed and lighter in appearance than the main body of building below.
- 9.2.5 Sections submitted with the proposals illustrate that the proposed building would be marginally lower than the top of the hotel podium. As noted, the upper two levels of the building would have a relatively lightweight and recessive appearance. The scale and form of the proposed building appears to have an acceptable relationship with the hotel complementing the mass of other nearby buildings and, as such, it is likely to enhance the character of the area.
- 9.2.6 The main body of the building itself would be articulated by three principal expressed elements, rising towards the centre, responding to the articulation of the O2 building. A secondary frame, set back from the main frame, would continue the vertical rhythm of the building and divide the recessed fenestration. The proposed facing materials for the primary and secondary frame would be a stone rainscreen cladding system which would be complementary to the O2 building. Glazing and horizontal aluminium louvres would be utilised in the recessed openings. The set-back roof level would be predominantly glazed with a horizontal emphasis resulting from the eaves profile and brise soleil. However, this element of the building would be recessive in appearance and the stepped nature of the main, expressed, frame would be the main feature.
- 9.2.7 The intended arrangement at ground floor would strengthen the overall design concept. The centrally-located main entrance would have a double height curtain wall to enhance its significance and to respond to the step up in height of the bay. The retail frontages would be recessed so as to maintain the primacy of the main frame. These recessed, shopfront, areas would gradually step up in direct response to the sloping ground levels along the street.

9.2.8 Accordingly, it is considered that the massing, form and materiality of the proposed building would have a positive relationship with the O2 building, other listed buildings in the area thereby preserving and enhancing their setting and also that of the wider conservation area.

9.3 Traffic, servicing and access issues

9.3.1 The site is located in a highly sustainable, central, location with close proximity to a full range of goods, services and different modes of transport.

9.3.2 There are 17 existing pay and display parking bays on Cookridge Street. One of the bays outside the building could be removed to provide space to help service the development. The applicant would be required to pay for the cost of these changes and the loss of revenue which is likely to be approximately £15,000 in total and a clause is proposed in the section 106 agreement to this effect.

9.3.3 The remaining pay and display spaces could be used, if available, at the start and end of the academic year to help manage this drop-off/pick-up process. In addition, there are existing public car parks nearby, such as the Rose Bowl, which could be used.

9.3.4 A dedicated secure area would be provided within the building for the storage of bicycles. The provision is in accordance with the Council's Parking SPD.

9.4 Noise issues

9.4.1 The site is located in an area containing a number of bars and entertainment premises, including a live music venue in the O2 Academy. Numerous events, including live music, are also held in Millennium Square. Given the location directly adjacent to a music venue there is the potential for the transmission of structure-borne noise. There is also the potential for airborne transmission of entertainment noise from bar/entertainment sources, as well as noise from patrons in external areas queuing or smoking, noise from deliveries and collections and the general increased environmental noise levels associated with a city centre location and the nearby road junction, especially that associated with the night-time economy.

9.4.2 The application was supported by an acoustic report. Noise surveys demonstrated that within the existing building music noise from the O2 Academy was almost inaudible. The proposed development would not have an adjoining party wall such that the transfer of noise is expected to be even lower than presently such that residents would not be affected.

9.4.3 Existing background noise is dominated by pedestrians and traffic. A mechanical ventilation system is proposed for the development which would provide the occupants the realistic option of keeping windows shut, but the option to open them if desired. As such, the general perception of residents should be that noise would be noticeable but not intrusive

9.4.4 The proposed ground floor uses may include plant and machinery which could generate noise. However, as it is not known what plant is proposed at this stage a condition is proposed regarding sound insulation and the need to control plant noise. Consequently, in conclusion, with mitigation measures and conditions as referred to above, the noise level should be reasonable for residents; music noise should be inaudible and the development should create a minimal impact itself.

9.5 Other material considerations

- 9.5.1 The proposed building would adversely affect the outlook and daylighting to several rooms within the hotel when completed. However, given the temporary use of hotel accommodation which is predominantly used for sleeping and the potential opportunity to enhance the character of the area with a well-designed infill building it is considered that this impact, in itself, would not be a sufficient reason to resist the proposal.

9.6 Section 106 obligations and Community Infrastructure Levy (CIL)

- 9.6.1 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 proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- Occupation of the studios only by full-time students;
- Contribution of approximately £15,000 for loss of revenue from on-street pay and display parking spaces and for the associated Traffic Regulation Order to enable servicing and deliveries;
- Local employment and training initiatives;
- Section 106 management fee (£1500).

- 9.6.2 The proposed development would also be subject to the Community Infrastructure Levy (CIL) of £14,925.

9.7 Conclusion

- 9.7.1 The proposed redevelopment of the site has the potential to enhance the character of the conservation area and the setting of listed buildings. The principle of the development of the site for use as student accommodation is acceptable and, in doing so, it would deliver sustainable, economic growth. The size of the studios, although not spacious, would provide an acceptable standard of amenity for the occupiers when considered in conjunction with a good level of communal space which would help to undertake day to day living functions. The occupiers would not be adversely affected by noise and the traffic impacts of the development of this sustainably-located site could be readily managed. Consequently, it is considered that the proposal is acceptable subject to a section 106 agreement and the specified conditions.

APPENDIX 1 – CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

- 3) The development shall not commence until a scheme detailing surface water drainage works, including hydraulic calculations, has been submitted to and approved in writing by the Local Planning Authority. The allowable rate of discharge shall be agreed with the Local Planning Authority and this will be based on a minimum 30% reduction on the existing. The developer shall provide details of the existing drainage network, including gully connections, pipe sizes, invert levels, gradients and connection points, as well as a plan showing the measured impermeable areas of the existing site. A surface water attenuation system shall be provided which ensures that the allowable discharge rate is not exceeded for the 1 in 100 year event including a 30% uplift for climate change. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved details.

To ensure sustainable drainage and flood prevention in accordance with LCCs Natural Resources and Waste DPD and the NPPF.

- 4) Development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report 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 policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the saved Unitary Development Plan Review 2006.

- 5) 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 policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the saved Unitary Development Plan Review 2006.

- 6) 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 policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 7) No works shall begin until a Statement of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage;
- d) deliveries and off-loading of materials;
- e) workforce parking; and
- f) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of amenity and highway safety in accordance with Core Strategy policy T2, saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 8) The development shall not be occupied until the approved cycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In order to meet the aims of Core Strategy policy T2 and the Parking SPD.

- 9) The development shall not be occupied until details of arrangements for servicing and deliveries to the building have been submitted to and approved in writing by the Local Planning Authority and the arrangements thereby approved have been implemented.

In the interests of highway safety and in order to meet the aims of Core Strategy policy T2

- 10) The approved details for the provision of bin stores (including siting, materials and means of enclosure) and where applicable storage of wastes and access for their collection shall be implemented in full before the use commences and shall be retained thereafter as such for the lifetime of the development. For the avoidance of doubt refuse bins shall not be stored outside the approved areas.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place in accordance with saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 11) Prior to the commencement of the superstructure of the building a scheme for protecting future occupiers of the proposed studios from noise shall be submitted to and agreed in writing by the Local Planning Authority. The studios shall not be occupied until the agreed sound insulation works have been completed and any such noise insulation as may be approved shall be retained thereafter.

In the interest of residential amenity and to accord with saved Unitary Development Plan Review policy GP5 and the National Planning Policy Framework.

- 12) The student accommodation shall have a mechanical ventilation system details of which shall first be submitted to and approved in writing by the Local Planning Authority. The approved system shall be installed prior to first use of the accommodation and thereafter retained and maintained.

In the interests of residential amenity and in accordance with saved Unitary Development Plan Review policy GP5 and the National Planning Policy Framework.

- 13) Plant and machinery operated within the development shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:1997.

In the interests of residential amenity and in accordance with saved Unitary Development Plan Review policy GP5 and the National Planning Policy Framework.

- 14) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

In the interests of amenity and visual amenity, in accordance with Saved Unitary Development Plan Policies GP5, BD2 and BD4, Leeds Core Strategy policy P10 and the NPPF.

- 15) (i) Prior to the commencement of development an updated Sustainability Statement shall be submitted which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1 and EN2.

(ii) Within 6 months of the first occupation of the building a post-construction review statement shall be submitted and approved in writing by the Local Planning Authority demonstrating compliance with Core Strategy policies EN1 and EN2.

The development shall thereafter 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 inclusion of appropriate sustainable design principles in accordance with Core Strategy Policies EN1 and EN2, Leeds Sustainable Design and Construction SPD and the NPPF.

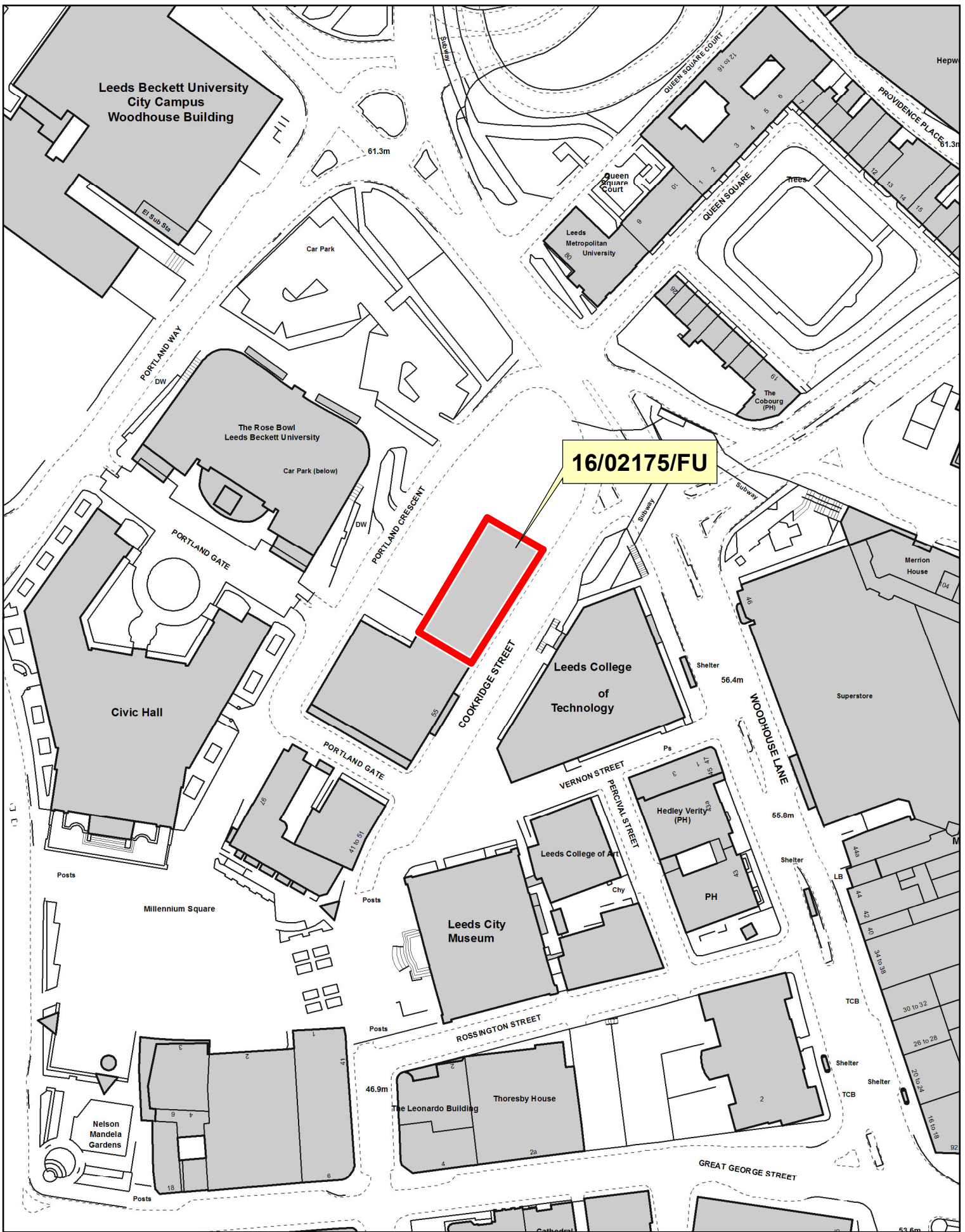
- 16) Prior to commencement of construction of the superstructure of the building typical detailed 1:20 scale (or other appropriate scale) working drawings of the following elevational features shall be submitted to and approved in writing by the Local Planning Authority:
- (a) Sections through windows, window louvres and curtain walling;
 - (b) Shop-fronts and entrances;
 - (c) Details of roof parapets, railings and brise soleil; and
 - (d) Eaves line and soffits.

The works shall be constructed in accordance with the approved details.

In the interest of visual amenity and providing a high quality design and to accord with Core Strategy policy P10 and P11.

- 17) Prior to commencement of construction of the superstructure of the building a sample panel of the external finishing materials to be used shall be approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the details of the type, bonding and coursing of the materials. The materials shall be constructed in strict accordance with the sample panel which shall not be demolished prior to the completion of the development.

In the interests of visual amenity and to ensure that the materials harmonise with the character of the area and to accord with Core Strategy policy P10 and P11.



CITY PLANS PANEL

