



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 8 September 2016

Subject: Planning Application 16/03619/FU – Proposal for a seven storey mixed use development (A3 B1 and D1) with associated landscape, public realm and public art, amendments to public highways, and the demolition of a building on Fenton Street and of garages to Back Ibbetson Place and Lodge Street, within the University Of Leeds campus, Orange Zone Car Park, Off Woodhouse Lane, Leeds, LS2 9JT.

APPLICANT

Mr Paul Cook, University of Leeds

DATE VALID

1 July 2016

TARGET DATE

30 September 2016

Electoral Wards Affected:

Hyde Park & Woodhouse

yes

Ward Members consulted
(referred to in report)

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 (and any others which he might consider appropriate), and following completion of a Section 106 Agreement to cover the following additional matters:

- 1. Access and maintenance of publicly accessible public realm areas.**
- 2. A contribution of £5.800 towards monitoring and evaluation of a Travel Plan**
- 4. The employment and training opportunities for local people.**
- 5. A contribution, of a figure to be agreed, for the planting of trees within the wider University of Leeds campus or nearby Council owned land, to mitigate against the shortfall in replacement tree planting required in accordance with Policy LAND2.**

Conditions

A full list of all planning conditions can be found in the Appendix to this report.

1.0 INTRODUCTION:

- 1.1 The application is brought to Plans Panel to allow Members to consider this major proposal for a new innovation and enterprise hub building within the boundary of the campus of the University of Leeds. The building would accommodate high quality office and lab space for technology led companies to develop and grow. Members will recall attending a University Masterplan presentation on 18 January 2016 in which the University highlighted the need to provide more capacity and space for innovation on their campus and the wider City. The University stated that they considered this current proposal to be a link from “town to gown”.
- 1.2 The proposal is brought to City Plans Panel as the development is a major investment for the University of Leeds.

2.0 PROPOSAL:

- 2.1 The proposed development seeks to provide a facility to allow the University's research and innovation partners to collaborate and connect with technology led companies, in a purpose built environment. The building would be some 10,000 sq metres laid out across three connected arms. The southern arm of the building would be 7 storeys (including the roof top plant areas) with the other two arms to its north being 3-4 storeys (including the roof top plant areas) in height. The building would be set out to allow innovation and creative enterprise to flourish with the proposed creation of office and works spaces, communal spaces, laboratory spaces, lecture theatres and meeting rooms. In addition the building would house a publicly accessible café at ground floor level. The building would be set in a hard and soft landscaped area. Although not within the footprint of the proposed building the developer seeks the demolition of a two storey café building to the southern end of the nearby range of buildings fronting Woodhouse Lane, and a garage block to the north on Lodge Street.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is currently used as a surface car park, and has a large number of relatively mature trees planted in a grid pattern across its full area. Part of the site falls within the Woodhouse Lane /University Precinct Conservation Area, and there is a Grade II listed building Hopewell House to the north and the Grade II EC Stoner building to the west of the site. Further to the north sit the Grade II listed Workshop Theatre building (the former Emmanuel Church Institute), the Grade II Listed former Emmanuel Church and former Trinity St David's Church, and the Parkinson Building. To the south west of the site sits a recently constructed multi storey car park.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Approval granted for the erection of an 8 storey building, to form a university business and innovation centre, with cafe and landscaping on 29 March 2010, planning reference 09/02351/FU. This application has expired.
- 4.2 Approval was granted for a 10 storey car park with associated management suite and ancillary (Class D1/Cycle Hire and Workshop) space and landscaping on 30 March 2010 to the south west of the site of the current proposal, planning reference 09/03060/FU. Approval was granted for amendment to this development under planning applications 14/02742/FU (on 29 September 2014) and 14/06083/FU (on 20 March 2015). This car park has been constructed and is now in use with 680 spaces provided.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals have been the subject of pre-application discussions between the Developers team, Local Authority Officers since March 2015. The developer's team have worked positively and collaboratively to address a number of planning issues. These discussions have focused on the relationship with the proposed building to the existing campus buildings and spaces, the scale massing and emerging design of the proposed development, access to and servicing of the building, pedestrian connectivity and routes, the heritage impact, the sustainability of the scheme and the public realm treatment.
- 5.2 Members considered the pre-application proposals for the currently proposed development at City Plan Panel on 12 May 2016. Members made the following comments:
1. Members felt that the proposed demolitions were appropriate;
 2. Members felt that the emerging scale and massing of the proposals were appropriate;
 3. Members felt that they needed more information on the emerging landscape proposals and approach to dealing with the loss and replacement of trees. Members noted the intention to use the DEFREA approach to retaining biodiversity value which was supported but in addition required that the Council's policy relating to the loss of trees should also be met
 4. Members felt that the designs for the proposed development were good in general but that materials need to be carefully considered.
 5. The proposal needed to be presented in the context of the future nearby building plots in order to assess the potential impact of the development and the quality of greenspace to be provided.
- 5.3 Ward Members were consulted on 11 July 2016. No responses have been received to date.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 1 letter received from Leeds Civic Trust stating that they support the scheme but has some reservations about the rest of the Southern Campus area not coming forward at the same time and that the future adjacent block must be of a very high quality. They also raise comments regarding;
1. The simplicity of the north elevation
 2. The weathering of the aluminium cladding proposed
 3. Whether the use of Yorkstone could feature in the proposed art work
 4. That sufficient cycle parking and showers are provided
- Response:
With regard to the redevelopment of the remaining areas of the South Campus, this is being progressed but is at a later stage than the Innovation Building and as such will come before Members in due course.
Points 1, 2, and 4 will be addressed in the appraisal below
With regard to Point 3 the art work has yet to be commissioned and the Applicant is aware of these comments.

7.0 CONSULTATIONS RESPONSES:

- 7.1 **Historic England** state that they have no objection to the redevelopment of the car park or to the demolition of the proposed buildings to Fenton Street and Lodge Street, and consider the way the proposed building steps down to its northern side allows it to have an appropriate relationship in respect of scale to the Woodhouse

Lane and University Precinct Conservation Area and nearby lower scale buildings (including the Victorian terrace at 153-157 Woodhouse Lane). In addition, they state that they would not be supportive of any future demolition of other buildings fronting Woodhouse Lane, which they consider make a positive contribution to the aforementioned Conservation Area

Response: The other buildings fronting Woodhouse Lane are not part of this current application and therefore are not for detailed discussion at this time.

7.2 **Yorkshire Water** state that an off stand of 6.5 metres is required when building near the existing sewer.

7.3 **Highways** state that they need more information on the servicing routes for both the proposed building and the existing adjacent business on Woodhouse Lane, clarity on cycle, disable and motorcycle parking numbers.

Response: these matters are being discussed with the Applicant and progress will be reported on verbally at Plans Panel.

7.4 **Flood Risk Management** state that they have no objections provided the scheme is conditioned to address surface water drainage.

Response: such a condition will be applied.

7.5 **Environmental Health** state they have no objections and suggest conditions to cover construction practices, extract and ventilation details and refuse collection.

Response: such conditions will be applied.

7.6 **Contaminated Land Team** state they have no objections provided conditions covering the Verification and Remediation Reports, the importing of soils are applied.

Response: such conditions will be applied.

7.7 **Police Liaison Officer** provided advice on Secure By Design and advising that the submitted Security Statement is acceptable.

7.8 **Travelwise** state that a Travel Plan monitoring and evaluation fee of £5,800.00 is required.

Response: This will be addressed via the Section 106 Legal Agreement.

8.0 **RELEVANT PLANNING POLICIES:**

8.1 National Planning Policy Framework (NPPF)

8.2 The National Planning Policy Framework 2012 (NPPF) was adopted in March 2012 and sets out the Government's planning policies and how they expect them to be applied.

8.3 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and paragraph 14 goes on to state that there should be a presumption in favour of sustainable development.

8.4 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 8.5 The 6th principle listed states that planning should support the transition to a low carbon future and encourage the use of renewable resources, including the development of renewable energy.
- 8.6 The 8th principle listed states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 8.7 The 11th principle listed states that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 8.8 The Development Plan for Leeds currently comprises the following documents:
1. The Leeds Core Strategy (Adopted November 2014)
 2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
 3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
 4. Any Neighbourhood Plan, once Adopted
- 8.9 **Core Strategy**
- 8.10 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. Relevant policies are:
- 8.11 Spatial Policy 8: Economic Development Priorities states that a competitive local economy will be supported through:
- (iii) Job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities.
 - (vi) Supporting training / skills and job creation initiatives via planning agreements linked to the implementation of appropriate developments given planning permission.
- 8.12 Policy EN1: Climate Change – Carbon Dioxide Reduction states that all developments of over 1,000 square metres of floorspace, (including conversion where feasible) will be required to:
- (i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should be zero carbon; and,
 - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.13 Policy EN2: Sustainable Design and Construction states that to require developments of 1,000 or more square metres or 10 or more dwellings (including conversion) where feasible) to meet at least the standard set by BREEAM or Code for Sustainable Homes (CSH) . Recent Government guidance has stated that this should be a minimum of CSH Level 4. A post construction review certificate will be required prior to occupation.
- 8.14 Policy P10: Design states that:
New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.

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

8.15 Policy P11: Conservation states that development proposals will be expected to demonstrate a full understanding of historic assets affected. Heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals.

8.16 Policy T1: Transport Management states that support will be given to the following management priorities:

c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.

8.17 **Leeds Unitary Development Plan Review 2006 - Retained Policies**

8.18 Policy BD2 (Design and siting of new buildings)
Policy BD4 (All mechanical plant)
Policy BD5 (All new buildings and amenity)
Policy GP5 (All planning considerations)
Policy LD1 (landscaping schemes)
Policy N19 (New buildings and extensions within or adjacent to a conservation area)
Policy N23 (Space around new buildings)

8.19 **Leeds Natural Resources and Waste DPD 2013**

8.20 The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste, and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies regarding tree removal and replacement (three replacements for every one tree removed), land use, energy, air quality, drainage, and waste will be relevant to this proposal.

8.21 **Supplementary Planning Guidance**

8.22 Sustainable Design and Construction Supplementary Planning Document (August 2011).

8.23 Adopted Supplementary Planning Document 'Travel Plans' (February 2015)

9.0 **MAIN ISSUES**

1. The Principle of the Demolitions
2. The Principle of the Proposed Development.
3. The Design, Massing and Scale and the Impact of the Proposal on the Conservation Area and Nearby Listed Buildings
4. Vehicle parking, Sustainable Transport and Servicing
5. Connectivity and Landscape Details
6. Sustainability measures
7. Section 106 Legal Agreement

10.0 **APPRAISAL**

10.1 The Principle of the Demolitions

10.2 The proposal involves the demolition of a two storey red brick building to the southern end of the nearby terrace of buildings fronting Woodhouse Lane and of a garage block to the north of the site fronting Lodge Street. The garage block has no discernible architectural or historical merit. The two storey building has some limited interest being post war structure with some level of detail. However, the building in question is not listed and there is potential to reveal part hidden detailing on the wall of the older terrace to its rear. As such the two structures to be demolished are not considered to make any significant contribution to the character of the campus or the Woodhouse Lane /University Precinct Conservation Area

10.3 The developer advises that the demolitions would assist with the management of levels changes with the public realm, making it and the building more accessible. In addition the demolition of the two storey building would allow the creation of more meaningful and generous high quality landscaped areas and a generous new connecting route into the University campus. In addition the demolition of the two storey building would open up views of the campus and the EC Stoner building beyond the proposed Innovation building. As such the extent of the demolitions is considered to be justified to allow the creation of a building and public realm of significantly high quality.

10.4 The Principle of the Development

10.5 The building is to be designed to serve innovation, networking and new business for the University of Leeds and the wider City via provision of incubator enterprise and innovation space. The proposed use would enrich and support the mix of uses within the University's campus, as well as providing the City with start-up and growing provisions for technology focused businesses. As such the proposal is of strategic importance for both the University and the City of Leeds. The upper floors of the building will be for use by these businesses, the University and its partners, and the ground floor space, which includes a proposed café, would be open to all and as such would be accessible to students and the public also. The proposed uses of the building are considered to be appropriate and would add to the variety and vibrancy of the campus and wider area.

10.6 Design, Massing and Scale and the Impact of the Proposal on the Conservation Area and Nearby Listed Buildings

10.7 The proposed building seeks to respond to the site's relationship to the existing nearby university building's (in particular the Chamberlin, Powell and Bonn Grade II Listed EC Stoner block) and the Woodhouse Lane /University Precinct Conservation Area, whilst creating a new gateway building for the wider campus. As a result the proposal is a stepped series of three connected blocks, with a central atrium. The lower blocks are set to the north side of the site such that it relates to the scale of nearby Victorian terraces fronting Woodhouse Lane (including the Grade II listed Hopewell House) within the Woodhouse Lane /University Precinct Conservation Area. The southern arm of the proposed building is taller at 7 storeys and this element would form the new welcome face for this part of the campus.

10.8 The Applicant has provided close and long distance key views to demonstrate that the proposal is of an appropriate scale both for the lower and taller blocks. Although the new building will impinge on some listed buildings in respect of views north along Woodhouse Lane, and will appear to the right of the church steeples of the

former Emmanuel and Trinity St David churches and the tower of the Parkinson Building, it will appear as a building in the middle distance, which would framing rather than block the view of these important features. As such it is considered that the building will sit comfortably in the context of the close and wider settings that have been tested.

- 10.9 The building would be positioned such that it would step forward from the front edge of the nearby Grade II Listed EC Stoner building, to ensure there is a view of it from Chancellors Court to the west. However, the relationship between the two buildings is to be referenced in the detailing to the side elevation of the proposal, such that the position of the front edge of the adjacent EC Stoner block will be echoed in the vertical edging of the front glazing as it wraps around the corner of the proposed innovation and enterprise building.
- 10.10 The building is to be a contemporary yet respectful design with regard to its detailing and materiality. A simple palette of glass, precast concrete cladding, anodised (silver) metal, and feature 'bronze/copper' toned cladding is proposed. The southern face would be designed such that it would curve back from the outer corners to the centre, where a feature entrance would extrude at ground floor level. At ground and first floor level around the entrance there is proposed double height glazing in which the ground floor café use would be visible. Above this, seemingly suspended feature boxes, housing work and collaboration spaces, would be positioned behind the glazing at first floor level.
- 10.11 The pulling in of the building face would allow the pattern and play within the depths of the façade's feature cladding to be revealed depending on the location of the viewer. In addition the scale of the cladding will change as it vertically ascends the building to add further visual interest. Plant areas are required at the roof levels of the blocks and these will be concealed by a folded plant screen that will take its reference for the folds from the vertical elements in the cladding of the main façade below.
- 10.12 A second entrance would be positioned to the north of the building to ensure its full engagement with the campus. This would be detailed as a glazed slot leading into the atrium, with a flanking wall of the feature 'bronze/copper' cladding.
- 10.13 The overall design of the building would be of a crisp, high quality, contemporary addition that would sit comfortably within the context of the existing nearby university buildings, and the adjacent Woodhouse Lane - University Precinct Conservation Area, and would create a development with civic presence, which would be highly appropriate to its location.
- 10.14 Vehicle Parking, Sustainable Transport and Servicing
- 10.15 The scheme proposes no general car parking but does propose two disabled parking bays to the side of the building which are for larger vehicles. The lack of general car parking is due to its proximity to the recently opened campus multi storey car park, which has 680 car parking spaces, including 30 disabled spaces and 10 motorcycle parking spaces. The Developer advises that allocation for the Innovation building car parking will be provided within this existing multi storey car park. In addition 78 secure covered cycle parking spaces will be provided in the proposed building and the landscaped areas around it. In addition the existing cycle route along the Ring Road edge of the site is to be retained and connected through the new landscape scheme to Woodhouse Lane. The parking arrangements are considered to be acceptable and in accordance with the wider campus transport

strategy for the University, as well as being compliant with national and local planning policies.

- 10.16 Servicing will take place from Lodge Street, which will retain its no through access status, where a drop off/loading bay with a turning head on this street will be created, and the Traffic Regulation Order on Lodge Street will be reconsidered to address any parking issues that could adversely affect the servicing arrangements. Existing servicing for the Woodhouse Lane terrace must be maintained for the businesses there. Discussions are ongoing as to how best accommodate this into the scheme and still create a high quality landscaped area where vehicles require a turning space.
- 10.17 Connectivity and Landscape Details
- 10.18 The proposed landscape scheme to the public realm areas around the building aims to create a predominantly soft landscaped, gateway to the University of Leeds campus. The topography of the site is such that the land falls from north to south and the proposed landscaping scheme will reflect this feeling of movement, but with rationalised, useable spaces. To this end it is proposed to create a series of planted terraces across the site. Outside the front of the building it is proposed to introduce outdoor benches and work tables to allow the users of the building to also work and take leisure breaks out in the landscaped area. At the corner of the new landscaped area where the site meets Woodhouse Lane it is proposed to install a new piece of public art (which has yet to be commissioned). Existing and additional pedestrian and cycling routes into the campus, which would connect to existing routes further in, are to be created as integrated elements of the landscape scheme. The landscape scheme would create an attractive series of connected green spaces and routes into the campus that will be of benefit visually, ecologically and socially for those using and viewing them.
- 10.19 The scheme requires the removal of 108 trees from the existing surface car park. It is the case that the removal of the trees was previously agreed for the earlier innovation building application, reference 09/02351/FU. Since that previous consent the Leeds Natural Resources and Waste DPD 2013 has been adopted. Local Policy LAND2 of the Leeds Natural Resources and Waste DPD 2013 requires the replacement of any one tree removed with three new trees. Whilst the proposed landscape scheme does offer some opportunities for tree planting, the University advise that in their wider development Masterplan for the campus they envisage further buildings on the southern campus. As such there would not be sufficient space to plant 300 trees on the southern campus. As a result the University have commenced the creation of a Landscape Masterplan which would be considered alongside the development Masterplan. This Landscape Masterplan would cover all of the sites in the University's city campus estates and would assess the current landscaped areas and consider what new areas could be created and where. This would include opportunities for tree planting. As such the replacement provision for the current proposal would be likely to be partially on the proposal site and partially elsewhere on the wider campus. In addition, opportunities for trees planting on nearby Council owned land could also be a consideration.
- 10.20 Although the existing trees are to be removed from the site for the development, where their immediate removal is not required until later phases of redevelopment of the wider Southern Campus, it is proposed to retain these trees, albeit for a temporary undefined period, until the said wider redevelopment comes forward.
- 10.21 Sustainability measures

The scheme as proposed aims to achieve a very high standard of sustainability and to obtain a BREEAM Excellent rating. This will be done by a wide variety of measures including;

1. The building design incorporating deep horizontal solar shading to the south façade, natural ventilation to the central atrium and collaborative spaces and an exposed concrete frame
2. Large parts of the building envelope will be prefabricated
3. The layout will be flexible to ensure the building is adaptable to change
4. Linking into the University's district hot water heating network
5. The use of high efficiency air source heat pumps
6. Use of low flush sanitary systems and water efficient appliances
7. The use of Grade A or A+ Building Research Establishment (BRE) rated building materials

Such measures would ensure the scheme's compliance with Core Strategy Policies EN1 and EN2. A planning condition will be applied to allow further exploration of sustainability measures and to ensure targets are met.

10.22 Section 106 Legal Agreement

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.

10.23 There is a requirement for the following obligations that sit outside the Community Infrastructure Levy regime:

1. Access and maintenance of publicly accessible public realm areas.
2. A contribution of £5,800 towards monitoring and evaluation of a Travel Plan
3. The employment and training opportunities for local people.
4. A contribution of a figure to be agreed for the planting of trees within the wider University of Leeds campus or nearby Council owned land, to militate against the shortfall in replacement tree planting required in accordance with Policy LAND2.

10.24 The proposed obligations have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly this can be taken into account in any decision to grant planning permission for the proposals.

10.25 The development is not Community Infrastructure Levy (CIL) liable. This because the University is classed as a publicly funded non-profit making organisation with Charity status. As such they are exempt from being CIL liable.

11.0 CONCLUSION

11.1 In conclusion it's considered that the proposal is an appropriate use, scale, design and style for this site. The scheme would be of strategic importance providing incubator spaces in which to grow new businesses, as well as research accommodation to assist the University and wider City to be leaders in the realms of research and technology. The design of the 7 storey building would be a high quality, contemporary addition which would sit comfortably within the context of the

surrounding area and the scheme would create a new gateway to the University of Leeds campus. Therefore, the proposal is recommended for approval

Background Papers:

PREAPP/15/00867

16/03619/FU

Appendix 1

Proposed Conditions for Planning Application 16/03619/FU

- 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) Prior to the commencement of development, plans of the site showing details of the existing and proposed ground levels, proposed floor levels, levels of any paths, cycle parking areas and the height of any retaining walls within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved and shall be retained thereafter as such.

To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways in the interests of visual amenity.

- 4) No building works shall take place until details and samples of all external walling and roofing materials 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.

- 5) No building works shall take place until details and samples of all surfacing materials to the public realm spaces 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 surfacing works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 6) Prior to commencement of development, detailed 1:20 scale working drawings of the following features shall be submitted to and approved in writing by the Local Planning Authority:

a) all doorways, b) all windows c) eaves and soffit detail d) the external treatment and materials to the roof top plant rooms, e) details of the upper level plant screen and f) sections through all elevations.

Works shall be carried out in accordance with the approved drawings and maintained as such thereafter

In the interests of the character and visual amenity of the surrounding site, and the Woodhouse Lane /University Precinct Conservation Area

7) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (a) hard surfaced pavings and their specification,
- (b) External walls, fences and railings, gates, handrails and balustrade railings
- (c) minor artefacts and structures (e.g. refuse and cycle storage units, signs, column and bollard lighting, street furniture, etc.);
- (d) layout of existing and proposed functional services below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports and easements etc.)
- (e) the proposed artwork

Soft landscape works shall include:

- (e) full planting plans, written specifications, including subsoil preparation, topsoil depths and specification, composts and ameliorants, cultivation and planting operations associated with trees, shrubs, herbaceous and climbing plants and grass establishment, mulch depths;
- (f) schedules of plants noting species, planting sizes and proposed numbers/densities;
- (g) design of tree pits and contained planted areas with dimensions and local modification of hard surfacing sub base and structures to accommodate extended sub-surface tree pits and linked tree pits, with dimensions, means of anchoring root balls, details of tree guards, drainage and aeration systems, tree grilles
- (h) passive and / or active irrigation including directed use of grey water / roofwater or surface water infiltration to benefit planted areas; application rate, distribution system and controls and means of drainage of planted areas;
- (i) implementation programme, including weed control pre- and post-planting.

To ensure the provision of amenity afforded by appropriate landscape design and its cultural requirements are integrated into the development scheme

8) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the

substantial completion of the development, or if the development is phased, in accordance with a programme which shall be submitted to and approved in writing by the Local Planning Authority. The landscape works shall be implemented to a reasonable, standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 9) a) No works shall commence until all existing trees, hedges, bushes shown to be retained on the approved plans are fully safeguarded by the protective fencing and ground protection in accordance with approved plans and specifications and the default 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 until a written arboricultural method statement for a tree care plan has been submitted to and approved 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 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 adopted Leeds UDP Review (2006) policies GP5, N23 and LD1.

- 10) No works or development shall commence until a written arboricultural method statement for a tree care plan during construction in accordance with chapters 6.1 and chapter 7 of 5837:2012 Trees in Relation to Design, Demolition and Construction has been submitted to and approved in writing by the Local Planning Authority. This should include details of access, scaffolding, storage, contractors parking, service runs and changes in levels. Works or development shall then be carried out in accordance with the approved method statement.

Particular attention shall be given to the refurbishment around the retained trees. The existing hard surfaced carpark will be removed and replaced with soil and grass. The methodology must include the design drawings. The methodology must also include details of : depth of materials to be removed; hand working areas and tools; use of low impact machinery/areas of machine work; control of materials; tree protection measures; retention of levels;

treatment of roots; any requirements for tree pruning etc. The methodology shall include a schedule of operations that require Arboricultural Site Supervision (separate condition for supervision- see below) The AMS shall include a schedule of "progress reporting" back to the LCC Planning Officer.

To ensure the protection and preservation of trees, hedges, bushes and other natural features during construction works, in accordance with adopted Leeds UDP Review (2006) policies GP5, N23 AND LD1.

- 11) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of five years from the date the development is occupied/brought into use.

a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

- 12) The development shall not be occupied until a plan, schedule and specification for landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. If development is phased, maintenance shall commence when each phase of development is completed. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure successful establishment and aftercare of the completed landscape scheme.

- 13) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 14) Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 6.5 metres either side of the centre line of the sewer, which crosses the site.

In order to allow sufficient access for maintenance and repair work at all times.

- 15) 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 and comprising:
 - (i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit);
 - (ii) a Site Waste Management Plan (SWMP),Within 6 months of the first occupation of each phase a post-construction review statement for that phase shall be submitted and approved in writing by the Local Planning Authority;
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 Core Strategy Policies EN1 and EN2, Leeds Sustainable Design and Construction SPD, the Holbeck Urban Village Revised Planning Framework, and the NPPF.

- 16) The development shall not be occupied until provision has been made in the means of access both to and within the proposed development, and within sanitary conveniences, for the needs of employees and members of the public who are disabled. All such facilities shall thereafter be retained and made available for use.

In the interests of disabled people.

- 17) Prior to the commencement of the development of the footpath on Lodge Street the applicant will submit for approval by the Local Planning Authority

construction details of the footpath crossing/s and/or construction details of the reinstatement to full height footway of any redundant crossing/s. The crossing/s must be constructed in accordance with the approved details and be fully implemented prior to the first occupation of the development to the satisfaction of the Local Planning Authority.

In the interests of highway safety.

- 18) No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase 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 from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage; and
- d) 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 residential amenity of occupants of nearby property in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any provision in any statutory instrument revoking or re-enacting that Order, no vehicular and/or pedestrian access shall be taken from Lodge Street to Vernon Road.

To ensure the free and safe use of the highway.

- 20) Notwithstanding the approved details, before development is commenced full details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle/motorcycle 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 adopted Leeds UDP Review (2006) and Core Strategy.

- 21) Development shall not commence until a plan showing details of dedicated space for loading, unloading and parking of service/delivery vehicles has been

submitted to and approved in writing by the Local Planning Authority. This space shall be retained for the lifetime of the development.

To ensure the free and safe use of the highway.

- 22) Development shall not be occupied until a Car Park and Servicing Management Plan (including timescales) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

- 23) Development shall not commence until a scheme (i.e. drainage drawings, summary calculations showing how the 46l/s discharge rate will be achieved, details of below ground attenuation, harvesting systems, green spaces and investigations) detailing the final surface water drainage works and SuDS features, has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

To ensure sustainable drainage and flood prevention in accordance with LCC's Natural Resources and Waste LDF 2013 and the National Planning Policy Framework.

- 24) Details of any external extract ventilation system shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the system shall be installed and maintained in accordance with the approved details.

In the interests of visual and residential amenity and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

Hot food uses will often require an extract ventilation system to deal with odour and fumes. Guidance on suitable design is provided in DEFRA guidance at: <http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust-0105.pdf>

- 25) Any external lighting shall be designed and installed as to control glare and overspill onto nearby residential premises. If when the lighting units are illuminated they cause undue glare or light spillage to the detriment of adjoining and nearby residential properties baffles and/or cut offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

In the interests of residential amenity and highway safety and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework

- 26) Prior to the development being brought into use, 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 submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full before the use commences and shall be retained thereafter for the lifetime of the development.

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

- 27) No construction works shall take place before the hours of 8am Monday to Saturdays, nor after 6pm Monday to Friday and 1pm on Saturdays, or at any time on Sundays and Bank Holidays.

In the interests of the residential amenity of occupants of nearby property.

- 28) The local planning authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease.

Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

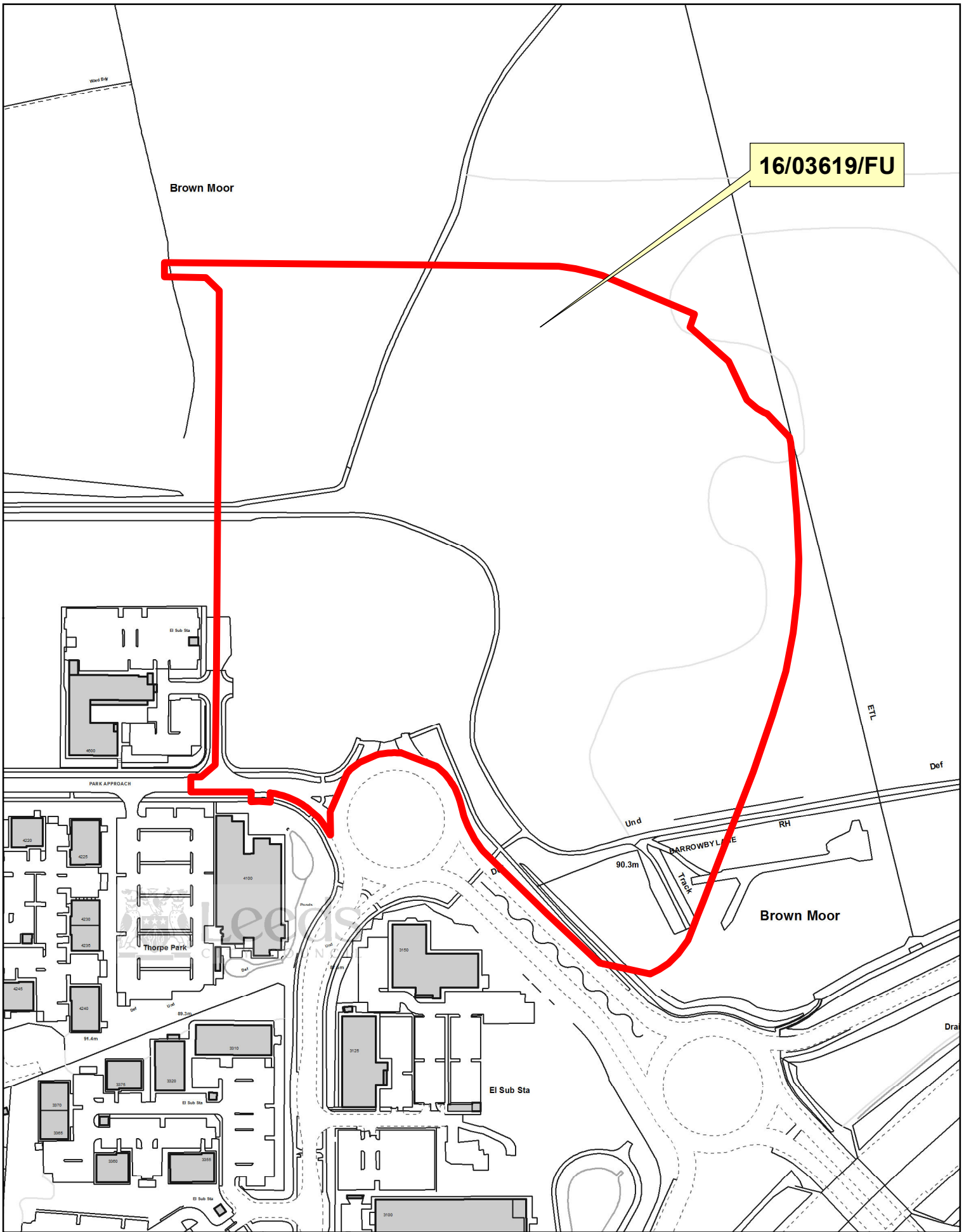
Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use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

To enable the local planning authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will 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.

- 29) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and

verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.



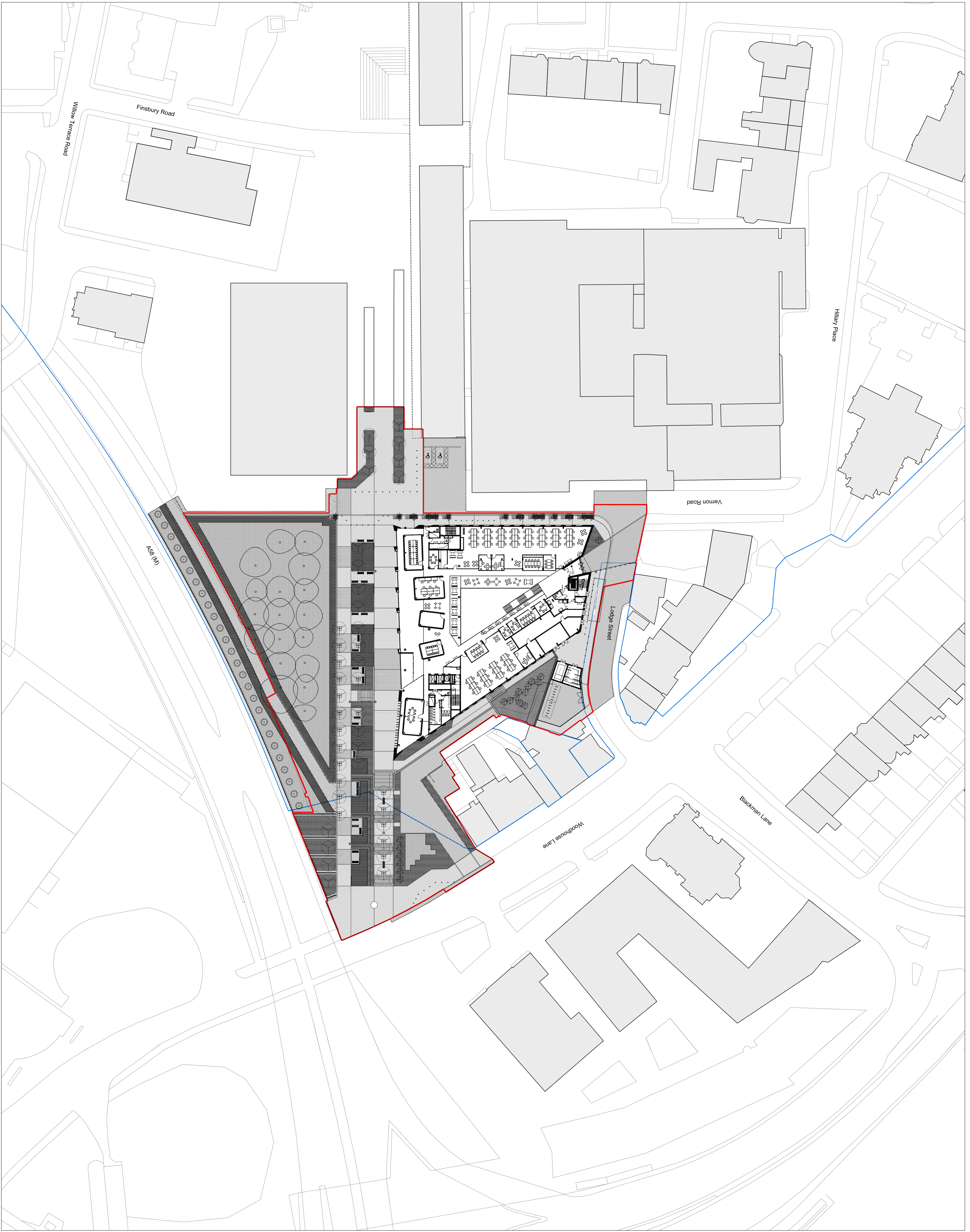
CITY PLANS PANEL

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

SCALE : 1/2500





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DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK.

Where drawings are based on survey information received, surveys are available on request.

All drawings to be read in conjunction with all relevant Structural and M&E specifications and specifications.

H&S HAZARDS:

Significant hazards relate to the underground design shown on this drawing. The design of the underground design shown on this drawing is to be read in conjunction with all other hazards which have been detailed and recorded within the construction phase H&S Plan. It is assumed that all works on this drawing will be carried out by a competent contractor, using appropriate, as approved methods and equipment.

Significant hazards are defined as:-

- Those not likely to be obvious to a competent contractor or other designers.
- Those of an unusual nature.
- Those likely to be difficult to manage effectively.

General Notes:

B	PLANNING	HC	31.05.2015
A	DRAFT ISSUE	-	31.05.2016
Rev:	Details:	By/Chk:	Date:

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