



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 17th November 2016

Subject: 16/05468/FU – Hybrid planning application for full planning permission (Phase 1) to erect part 5 storey rising to part 10 storey educational building (use class D1) including associated access, parking and landscaping and outline planning permission (Phase 2) for part 10 and part 11 storey educational buildings (use Class D1) on land at Quarry Hill

Applicant: Leeds City College

Electoral Wards Affected:

City and Hunslet

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER AND DELEGATE to the Chief Planning Officer subject to resolution of the outstanding matters

- 1) Highways circulation, drop-off and servicing layout**
- 2) Wind impact conditions**
- 3) Travel Plan measures**

and subject to the conditions specified at the end of this report (and any other conditions which he may consider necessary)

1.0 INTRODUCTION:

1.1 Leeds City College is the largest further education establishment in the City and has pursued an estate rationalisation and re-investment strategy since 2009. Their ultimate goal is to have two campus sites in Leeds based at the Printworks, Hunslet Road and one other. The College originally considered a remodelled Park Lane site as the second site but have now moved to their preferred option to deliver a purpose built campus in the heart of what the College consider to be an education/cultural

area based around Quarry Hill. The project will be funded in part by the College and in part by a bid through the Local Enterprise Partnership (LEP). The College programme schedules opening of the new campus for the 2018 academic year.

- 1.2 The Development Plan policies support educational development on this site. The proposal provides for the redevelopment of previously developed land within a main urban area, in a way that respects and enhances the local character and which will help integrate the site into the area, particularly the scheme approved in principle for the Quarry Hill site to the east. It would provide new public space and facilitate the opportunity to link to the network of routes and spaces within this area of the City Centre and beyond.
- 1.3 The site is sustainably located and the scale and high quality of the design will contribute positively to the character of the area especially in the context of the new Victoria Gate development to the west. It is expected that the regeneration of this prominent site, which has been vacant for a number of years, will encourage further investment into the local area and could have wider regeneration benefits for the city. It would deliver a use which will benefit surrounding uses and the wider community. The construction and operation of the college will create jobs and contribute towards building a strong economy.

2.0 SITE AND SURROUNDINGS:

- 2.1 The site is 0.64ha (1.58 acre) and is located on the northern side of the entrance to Quarry Hill. The site is bound by Eastgate (A61) to the north-west, the access road within Quarry Hill serving Playhouse Square to the east and an area of open space to the north of the West Yorkshire Playhouse known as Gateway Court. The site contains a steep grassed bank plus a number of trees and at present is enclosed by hoardings. The existing trees on site comprise a mixture of self-seeded vegetation principally located around the perimeter of the site (south and west) and three rows of trees which appear to have been more formally planted as an interim measure following demolition of the Quarry Hill flats in 1978
- 2.2 The site to the east (owned by Caddick Developments Ltd) has received approval in principle from members at Panel. The nearest building, of this proposed scheme, to the application site is a residential block (Building F) which would be some 14.5m to the east of the Phase 2 (outline) element of the College proposal. The wider Caddick scheme is for a mixed use redevelopment including office, residential and retail floorspace in 6 buildings with large pedestrian dominated routes and public open space areas. To the south of this are Leeds College of Music (LCM) and its associated student residential tower, the Northern Ballet/Phoenix Dance HQ and Skyline apartment building. To the west of the site is the Eastgate roundabout which houses the Grade II listed former petrol station and then the car park for the new Victoria Gate development.

3.0 PROPOSAL

- 3.1 Leeds City College are proposing a new build college facility which will be delivered in two phases. The floor spaces proposed under each part of the application are set out in the table below:

Phase 1: Proposed Development (detailed)

<u>Use</u>	<u>Floor Space</u>
Digital and Creative Arts	7,500m ²

Leeds College of Music	1,170m ²
Health and Social Caring	6,673 m ²
Total	15,480m ²

Phase 2: Proposed Future Development (Outline)

<u>Use</u>	<u>Floor Space</u>
Sixth Form /Higher Education	10,000m ²
Total	10,000m ²

- 3.2 This application is a hybrid with the proposals relating to Phase 1 of the scheme submitted in detail and Phase 2 submitted in outline. Phase one floor space is intended to have a student enrolment total of 2,700 students, although the College has advised that only two thirds of this number are likely to be on site at any one time.
- 3.3 The building remains a series of linked building blocks sitting on a plinth which follows the curved frontage to Eastgate. The blocks step up in height (5 storeys up to a maximum of 10 storeys) from the lowest point in the south-western corner of the site, when the proposal is at its closest to the Grade II listed former petrol station in the centre of Eastgate roundabout, to the highest point in the north-east, where it relates to the heights of the neighbouring scheme which has previously been approved by Members. The indicative envelope for the phase 2 outline buildings also steps down from north to south and would act as a back-drop to the detailed buildings described above. This has been submitted as an 11 storey building at its northern end, dropping to 10 storeys to the south. At the time of writing this report the college were reviewing their floorspace requirements and were considering reducing the height of the lower, 10 storey element. The position on this will be reported verbally to Members at Panel.
- 3.4 The proposals have been developed to align on key vistas and respect the entrance to the Quarry Hill site from Eastgate at Gateway Court. The buildings are progressively stepped back on the east/west axis to create a tiered effect. This also facilitates the delivery of an external terrace area which provides the opportunity to integrate with Gateway Court. A publicly accessible route through the buildings, to the main central area of open space, is also proposed on this southern elevation to provide pedestrian permeability and an even greater integration with the public realm to the south. This central area is looked over by a first floor terrace which will provide a facility for the students and the opportunity to provide further visual interest by animating this raised space. It is proposed that 22 trees are planted on the site.
- 3.5 The design of the building was generally supported by City Plans Panel at pre-application stage although there was some criticism of its lack of finesse. Therefore, the architects have made a series of changes to the scheme. Most notably these include:
- The removal of the vertical column from the leading corner of the building and the reduction in the number of mullions to increase the glass to solid ratio in the other primary glazed elevations.
 - The sloping of the parapet roofs of the elements which sit around the radius fronting Eastgate so that they create a gradual curved fall from the highest

northern point facing up Regent St, around and down to the corner. This has the added advantage of providing a taller screened area for the location of rooftop plant and equipment which has enabled the lowest corner building to be freed from plant and equipment and given over to a roof top recreation zone which can be planted and landscaped accordingly.

- Amendments to the plinth including the introduction of curved corners, the insertion of greater amounts of glazing and lighting, show cases for the display of students work and sections of green wall.
- Consideration of a more curved organic and less geometric pattern to the lazer cut metal screens to the flank walls of each element, in order to give a more flowing backdrop to each element.

3.6 The Travel Plan sets out that the scheme is intended to promote a car free development, proposing to make provision for servicing and disabled parking only on site. Ten car parking spaces large enough to accommodate the requirements of disabled badge holders vehicles are proposed in the location of the Phase 2, outline proposal. These would be accessed from Playhouse Square. The intention is that these would be incorporated into the lower level of the subsequent Phase 2 reserved matters submission and would therefore be a permanent feature on the site.

3.7 The site is highly accessible on foot or by bike from a range of local transport hubs (main bus, coach and railway stations) and there are excellent public transport options available for journeys from further afield. Cycle parking will also be provided on site within purpose built enclosures. A Travel Plan coordinator will be appointed and they will promote the use of public transport, cycling walking and other non-car modes of transport. The Travel Plan sets out that travel packs will be provided containing relevant information on public transport and that Student Bus Passes will provide a strong incentive to use public transport. These measures, coupled with the proximity to the bus station will result in a high percentage of trips to be made using this mode.

3.8 An extended Phase 1 Habitat Survey has been undertaken for the site. This sets out the measures to be put in place to protect wildlife species during clearance of the existing trees on the site and the potential for replacement tree planting and the creation of new habitats.

3.9 A Phase 1 Geo-environmental Desk Study has been undertaken to inform the development proposals. Previous ground investigation has confirmed the presence of Made Ground across the site, which predominately comprises building rubble and demolition material with some clays and sands. This is most likely the remnants of the Quarry Hill flats which stood here until the early 1970's.

3.10 In respect of sustainable features included in the building:

- The building has been designed with the following sustainable features
- Developing the design to achieve BREEAM Excellent
- Energy efficient plant and equipment to be utilised including LED lighting which provides up to 50% saving on energy consumption as opposed fluorescent lamps
- Photo-voltaic technology to be incorporated in to roof top areas

- Incorporation to energy efficient lifts, IT equipment and white goods to ensure optimum performance and energy savings in operation
- Minimising solar heat gain through passive measures including solar control glazing and architectural features
- Maximise natural daylight within occupied areas to promote wellbeing
- Use of low water using sanitary appliances
- Use of low Global Warming Potential (GWP) cooling where feasible
- Control of external plant noise
- High standard of building fabric thermal insulation and reduced air permeability to reduce heat losses

3.11 In addition, there is the potential for the building to be served by the proposed Leeds City Council district heating network, served by the new recycling and energy recovery facility at Cross Green. This provides a more sustainable source of heat for the building as opposed to the burning of fossil fuels such as natural gas or oil and also supports the use of the new district heating network.

4.0 RELEVANT PLANNING HISTORY

4.1 This application was brought to Members for a Pre-application presentation by the developer team in July this year. The minutes of the meeting state the following:

- Mixed views were expressed about the appearance of the proposed plinth, the use of good quality materials, arrangement of windows and an LED lighting scheme may address some of the issues raised
- Further consideration was required to the connectivity with neighbouring sites: Victoria Gate, the West Yorkshire Playhouse and the Caddick development site. For example would it be possible for a footbridge to be provided linking Victoria Gate to the college/ Gateway Court.
- There were mixed views that the building blocks appeared to lack finesse, “they were too masculine”
- Members welcomed the fact that the aim was to achieve BREEAM Excellent for the development
- Greater emphasis on soft landscaping and the use of trees was highlighted Further details around the need for roof top plant and the opportunities for providing green roofs and/or using roof mounted solar panels was required
- The preparation of a travel plan for staff transferring from the Park Lane site to the new Quarry Hill site was required

In response to questions outlined in the report, Members considered that:

- the proposed uses for the building to be acceptable,
- further consideration was required around the detailed form of the building and architectural treatment
- further consideration was also required in respect of achieving an enhanced public realm provision, particularly along Eastgate adjacent to the building plinth

- Members agreed in principle with the approach to providing limited car parking on the phase 2 site

Overall Members were generally supportive of the proposal

4.2 The site has an extensive planning history and of particular relevance are the following:

- a. A multi-level hotel development up to 13 storeys, with, casino, bars/restaurants and basement car parking, (Application 07/04522/FU) was approved on 7 August 2009. The permission was extended in October 2012 (Application 12/03111/EXT) but has now lapsed in October 2015.
- b. Caddick have recently obtained approval in principle for an outline permission for mixed use office residential, restaurant, bars, retail and educational uses on the majority of the land between the proposed college site and Quarry House to the east. App. Ref. 14/06534/OT.
- c. The site between the Caddick scheme and the A64 has an extant permission for the construction of a mixed use office and multi-storey car park development up to 14 storeys. This was originally approved by application ref. no. 08/06093/FU and then extended by app. ref. 12/03110/EXT. This permission lapses in October 2017.

5.0 CONSULTATION RESPONSE

5.1 Statutory Consultation Responses

Environment Agency:

No objection

Coal Authority:

This site is not within the defined high risk area.

5.2 Non-Statutory Consultation Responses

Highways Services

Highways Services have requested further information and clarification in relation to the potential traffic impacts of the development. In particular they have highlighted the need for a robust drop-off, delivery and servicing strategy as well as clarification and a proper assessment of the expected travel patterns associated with the development.

Travelwise (Travel Plans):

The details of this remain to be agreed. A Travel plan Review fee of £2,400 has been agreed. Travelwise have advised that the plan needs to make reference to the overarching Travel Plan which exists for other City College sites. The Travel Plan needs to be extended to make reference to the age range of the students, the opening and closing times, the results of staff and student surveys on travel modes. Also, there is no evidence of how staff and student drop-offs will be managed. More detail on the provision of cycle parking should be included. An action plan should be provided and travel targets set for a 5 year period with appropriate monitoring and review.

Yorkshire Water:

No objection. Details of surface water drainage to be agreed by condition.

Flood Risk Management

Note that a very small section of the south-west of the site is within a Flood Zone 3 flood risk area. No objection subject to condition requiring submission of surface water drainage works.

Policy – Sequential test (flooding)

The area of search for the sequential test is the 10 minute walking isochrone from the Leeds bus and train stations and this is entirely appropriate for an educational college which will be attracting people from all over the district, largely arriving by bus and train. Furthermore they have taken a sequential approach to the layout of the site so that the built development avoids the small part of the site that is in flood zone 3a. The applicant has adequately demonstrated that the flood risk sequential and exception tests have been passed.

Sustainability - Contaminated Land

The submitted reports are acceptable and remediation requirements can be adequately controlled by condition.

Sustainability – Bio-diversity:

A Bat Roost survey has been submitted and shows that no roosts have been identified in trees. Recommend conditions to protect nesting birds and provide bio-diversity improvements including the use of integrated bat roost and bird nesting features in the final built structure and the carrying out of a detailed check of vegetation prior to removal, if it is to be taken away during the bird nesting season.

Air Quality Management Team:

No objection. If a mechanical ventilation system is proposed then this should not be fed from the Eastgate elevation. Also recommend Electric Vehicle charge points be included in the proposal. (The applicant has confirmed that the ventilation system will not be fed from the Eastgate elevation)

WYAAS:

Note that on historic maps the location of a Roman Camp is identified to the east of the application site. Realise that much of this land has been disturbed by the previous construction of the Quarry Hill flats and that the Roman Camp is only a 'supposed site' rather than one which has any hard evidence. However, wish a watching brief to be agreed such that the site is attended by a qualified professional whilst ground works are taking place.

WY Police Architectural Liaison Officer:

No objection: The building incorporates a range of security measures including: access control; protection of large glass frontages; CCTV; Lighting and on-site security. The development creates a safe and secure environment that reduces the opportunities for crime without compromising community cohesion.

Wind:

Arup have been requested by the council to carry out a Peer Review of the submitted wind study. Arup have requested clarification on some aspects of the methodology and data used by the applicant's consultant to demonstrate that the wind impact will be acceptable. In addition, Arup consider that due to the height of the proposed development and the fact that the site is exposed to the south-west, there will be a risk of exceedance of distress conditions near the buildings corners

and recommend that more information on the numerical simulations carried out by the applicants should be provided to justify that the development would not result in unsafe wind conditions.

6.0 REPRESENTATIONS

6.1 Leeds Civic Trust (LCT)

LCT are pleased to see this use on the site as it will add to the existing educational and cultural uses providing greater life and activity. The scheme breaks up the mass of the building well into discreet but coherent sections with emphasis given to the corner due to its different cladding. LCT have concern about the detail of the filigree screen, which should be considered at this stage. They also have concerns that the base will look too austere even though it contains windows. Given the desire to improve the St Peter's St crossing more should be made of opening the building up to the street to make the pedestrian environment more open, active and accessible.

6.2 Caddick Developments Ltd

A letter of representation has been received from the agent representing the owners of the site to the east, Caddick Developments Ltd. They support the proposal in principle as it would add further vitality and viability to the overall Quarry Hill area. However, they consider that the following should be amended:

- Make the plinth to Eastgate less solid
- Provide an entrance to the building through the plinth.
- Reduce the scale of the buildings fronting Gateway Court
- Reduce the height of phase 2 at its southern half and increase the height in the northern half to reduce the canyon effect between the proposal and the nearest building on the Caddick site. (Building F)

They wish to protect the amenity of the future occupiers of buildings included on their outline proposal and want the scale, mass, height, footprint, access, landscaping and materials to be appropriately controlled by condition. They would like parameter plans and a design guide to be approved as part of this proposal. Also ask what timescales would be placed on the outline element for the submission of reserved matters and request that the treatment of the interim parking area and bin storage facilities be of a good quality, as this interim state may exist for a period of time prior to the erection of the second phase of development.

Question what public realm is to be delivered by this proposal as part of the wider Quarry Hill site.

Believe that access arrangements to the site impact on disabled car parking in playhouse square.

Caddicks S106 agreement is required to provide contributions towards off-site highway works, public transport improvements and cycle improvements. They consider the college should make a proportionate contribution in respect of these elements given the scale of the college proposal and the fact that it is relatively car free.

6.3 Occupier of a residential property on Ladybeck Close

Objects to the proposal on the following grounds:

Wishes the site to be left as it is and preserved as a wildlife area. Many types of bird and animals have been observed including bats (which are a protected species). Also points out that an ecology report is required. Makes it clear that trees also help to clean the air. Objects to the noise and disturbance the building would bring and considers an eleven storey building is too tall in this location and would block light from their unit.

6.4 2 no. additional representations

Two further letters of objection from named objectors of unknown addresses raise the following points:

- Loss of wildlife habitat – also to the detriment of the environment
- Would result in a worsening of air quality
- Add to traffic congestion in the area
- Detract from the appearance of the Playhouse
- Should be located on a truly brownfield site

6.5 Letter of support from occupier of Hope House Mabgate

A letter of support has been received from the occupier of Unit 9 Hope House who considers that the area needs redeveloping and bringing into use and that an education use is the best possible use for this site.

6.6 A Statement of Community Involvement

A public exhibition was held on Thursday 4th August 2016 at West Yorkshire Playhouse from 3:00pm to 7:00pm. The event was advertised in the Yorkshire Evening Post prior to the event on Friday 29th July. Twenty site notices were also put up in locations near to the Site on Friday 29th July 2016. Local Stakeholders were also notified by letter.

There was an attendance sheet available at the event which was signed by 34 people. Of the responses gathered 20 out of 21 (1 uncertain) said that the site was suitable for Leeds City College. 17 out of 21 (4 uncertain) said that they thought the architectural treatment was acceptable.

The majority of responses received were supportive of the overall proposals and did not warrant any significant changes to the proposals presented. Some responses did provide comments about improvements to the scheme, mainly referring to the design, layout, scale and massing of the proposals, parking provision, open space and the public realm.

7.0 **RELEVANT PLANNING POLICIES**

7.1 **The Development Plan**

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 National Planning Policy Framework (NPPF)

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.

7.3 Core Strategy

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. The most relevant policies to the proposal are set out in the paragraphs below:

Spatial and economic policies

Spatial Policy 1: Location of Development prioritises the redevelopment of previously developed land within the Main Urban Area, prioritising urban regeneration and taking advantage of existing services and high levels of accessibility.

Spatial Policy 3: Role of Leeds City Centre seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region through a number of criteria. These criteria include comprehensively planning the redevelopment and re-use of vacant and under-used sites for mixed use development and areas of public space; enhancing streets and creating a network of open and green spaces to make the City Centre more attractive; and improving connections between the City Centre and adjoining neighbourhoods.

Spatial Policy 8: Economic Development Priorities supports a competitive local economy through promoting the development of a strong local economy through enterprise and innovation; job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities and by supporting training/skills and job creation initiatives via planning agreements.

Spatial Policy 11: Transport Infrastructure Investment sets out a series of spatial priorities for the delivery of an integrated transport strategy for Leeds. One priority is

related to improved facilities for pedestrians to promote safety and accessibility, particularly connectivity between the edges of the City Centre and the City Centre.

City Centre policies

Policy CC1: City Centre Development sets out the planned growth within the City Centre. University, and college facilities are to be retained in the City Centre. All other town centre uses will be supported in the City Centre providing the use does not negatively impact on the amenity of neighbouring uses.

Policy CC3: Improving Connectivity between the City Centre and Neighbouring Communities sets out the requirement to improve routes connecting the City Centre with adjoining neighbourhoods and improve connections within the City Centre through developer contributions.

Design, conservation, transport and other policies

Policy P9: Community Facilities and Other Services recognise the importance of local community facilities and services, such as education, in relation to health and well-being. New community facilities and services should be accessible by foot, cycling or by public transport. The scale of the facility or service should be relative to the level of need within the community and its proposed location within the Settlement Hierarchy.

Policy P10: Design requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function. New development is also required to deliver high quality inclusive design. Policy P10 sets out a series of key design principles for new development, in relation to size, scale, design, layout, existing assets, amenity and accessibility.

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

Policies T1: Transport Management and Policy T2: Accessibility Requirement and New Development identify transport management measures and accessibility measures to ensure new development is adequately served by highways and public transport, and provides safe and secure access for pedestrians, cyclists and people with impaired mobility.

Policy G5 requires sets out the requirement for open space as part of major schemes. Note 20% on-site requirement in City centre where site is over 0.5 Ha.

Policy G9: states that development will need to demonstrate biodiversity improvements resulting in an overall net gain for biodiversity.

Policies EN1: Climate Change – Carbon Dioxide Reduction and EN2: Sustainable Design and Construction set targets for CO2 reduction and sustainable design and construction, and a minimum requirement for 10% of the predicted energy needs of the development to be provided from low carbon energy.

Policy EN5: Managing Flood Risk identifies a series of requirements to manage flood risk.

Policy EN6: Strategic Waste Management requires development to demonstrate measures to reduce and re-use waste both during construction and throughout the life time of the development.

Policy ID2: Planning Obligations and Developer Contributions sets out the requirement for Community Infrastructure Levy and S106 planning obligations and developer contributions.

7.4 Leeds Unitary Development Plan Review 2006 – Saved Policies

The UDPR saved policies of relevance to this scheme are:

GP5 All relevant planning considerations (including access, drainage, contamination, stability, landscaping and design) are to be resolved.

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

BD6 alterations and extensions should respect the scale, form, detailing and materials of the original building.

LD1 Sets out criteria for landscape schemes.

7.5 Natural Resources and Waste Local Plan

The Natural Resources and Waste DPD 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.

Policy AIR 1 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.

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

Policy WATER 6 - All applications for new development will be required to consider flood risk, commensurate with the scale and impact of the development.

Policy LAND 2 – Development and Trees – requires a 3 for 1 replacement of trees lost on site. Off-site planting or a financial contribution will be required if this is not possible.

7.6 Relevant Supplementary Planning Guidance includes:

SPD Parking

SPD Street Design Guide

SPD Travel Plans

SPD Building for Tomorrow Today: Sustainable Design and Construction

SPG City Centre Urban Design Strategy

8.0 APPRAISAL

8.1 Use

Both local and national policy is in support of educational use in this city centre location. It is also part of the much larger Quarry Hill site on which a wider mix of uses has already been agreed in principle. This use would complement those other uses as well as those educational uses which already exist on the southern side of Quarry Hill. Therefore, officers consider that the use of this site as an educational establishment for Leeds City College is acceptable.

8.2 Design

The building has been set out in a number of blocks and officers consider that this enables it to respond well to the unusual shape of the site, as well as the topography, as it rises up the hill and around the curved Eastgate frontage. This

approach has also provided the opportunity for an architectural treatment which is consistent across the site but which contains subtle variations to produce an overall scheme which reads well together and does not look like one large mass. This block approach also enables pedestrian penetration to be achieved between the buildings and this is particularly evident at the southern elevation on to Gateway Court, where access through to the central open space area is proposed.

- 8.3 The solid plinth has been opened up considerably with clear and translucent glazed elements and green walls introduced to improve visual interest and permeability. This environment fronts Eastgate which is heavily trafficked and therefore some element of protection has to be afforded to the sensitive uses within the plinth. The introduction of an entrance way in the plinth does not align with the college's management of the site with the main entrances being at courtyard level. Officers considered that the plinth design, as now proposed, is acceptable.
- 8.4 The plinth also manages the levels change between Eastgate and Playhouse Square and offers the opportunity for an external space on the terrace which will be publicly accessible. It will also be used by the café in the lower level of the corner unit which will help to animate the building and the space. The ability of the public to access these spaces will be controlled by condition.
- 8.5 The buildings are stepped progressively up on the east/west axis to create a tiered effect which reflects the buildings on the northern side of Eastgate. This creates a view from Eastgate which draws the eye into the main body of Quarry Hill. It is for this reason that the roofs of the blocks facing south have been kept horizontal so that they follow the pattern of horizontal stepping parapet heights which are in evidence along the length of both sides of Eastgate and the Headrow. This also provides some distinction between these and the blocks which curve round the Eastgate frontage.
- 8.6 The opportunity is being taken to introduce lighting to the facades and this is being achieved using the vertical fin mullions incorporated within the glazing system. This approach is supported and the illumination of the building in this prominent location will provide an impressive appearance during the hours of darkness visible over considerable distances.
- 8.7 The design of the building was generally supported at pre-application stage although there was some criticism of its lack of architectural finesse. Therefore the architects have made the series of changes to the scheme outlined above in order to address the comments made by Members and also to refine and improve the scheme. It is considered that these changes, whilst not impacting on the basic format of the building, have considerably improved the form and elevational detailing to the extent that it is now considered to be a high quality piece of contextual architecture and is acceptable.
- 8.8 The height and plan of the Phase 2 element of the scheme are set out on the submitted plans and these will form part of the approved package of drawings. This is subject to the review of the height of the lower element of the building currently being undertaken by the College at the time of writing this report. The outcome of this review will be reported verbally to Members at Panel. The stepping down to the

south follows the principle adopted for the Caddick scheme to the east which also steps down in this way and is acceptable. Final details of the elevational treatment and layout will be the subject of an application for reserved matters. All other details will be subject to the conditions set out at the end of this report.

8.9 Landscaping and Tree Loss

8.10 The site was landscaped to provide a visually pleasing appearance following the demolition of the Quarry Hill flats. However, it has taken so long to bring this site to the point of development that this temporary treatment has matured and has been supplemented by self-seeded plants and trees, such that the resultant appearance is of a small densely treed area. This site has always been designated as a site for development and has had a series of permissions which are in line with this allocation.

8.11 The trees have been reviewed as part of the current proposals and in total there are 29 trees that form part of this group, some of which have major defects (6), including fire damage. The trees with defects necessitated further bat survey work given their bat roost potential. The health and amenity value of these 6 trees is therefore questionable. Therefore, there are only 23 of the originally planted trees which have some amenity value that are required to be removed as part of the proposals.

8.12 Policy Land 2 requires a 3 for 1 replacement of trees lost on site. Based on the 23 healthy trees identified above this would mean a replacement of 69 no. trees. Clearly due to the size of the site, and the scale of the development, it would be impractical to provide this number of replacement trees. However, as part of the proposals 22 no. potential tree locations have been identified on site, which are likely to provide a good opportunity for robust planting to take place with potential to realise high amenity value in the future.

8.13 In addition a financial contribution of £586,000 to the setting out and landscaping of Gateway Court has already been secured as part of a previous land transaction on this site. This is likely to result in opportunities for additional tree planting, although the exact numbers can't be identified at this stage. The opportunity for off-site street-tree planting in the vicinity of the site is likely to be prohibitive and limited due to the likely presence of underground infrastructure.

8.14 It is also the case that, as part of the redevelopment of this site, approximately 30 % of the site area will be laid out as publicly accessible open space. This area will also be directly accessed from Gateway Court leading to a series of linked spaces which will provide for an interesting environment and creation of a sense of place.

8.15 The loss of the existing trees also has to be balanced against the wider benefits to the City which have been referred to in this report.

8.16 Therefore, in this case, the provision of open space, extensive landscaping and a long standing financial sum for the setting out of Gateway Court is considered to offset the loss of the existing trees and the failure to provide a 3 for 1 tree replacement is not considered sufficient reason to resist the proposal.

8.17 Amenity

- 8.18 The tallest buildings will be on the northern part of the site, a format approved as part of the previous hotel scheme. This is some 35m away from the existing residential units on the western side of Eastgate and in this city centre context, this is considered to be an acceptable relationship. It is also noted that there is an existing line of trees set inside the boundary wall along the Eastgate frontage which provides an additional level of visual screening to a number of the residential units, particularly when the trees are in leaf.
- 8.19 To the east, the Phase 2 building would be a minimum 14.5m away from Building F on the adjacent Caddick development site. The tallest part of the building is at the northern end of the site and is reduced in height opposite Building F. The opportunity to control the design and detailing of both of these buildings will exist at reserved matters stage in order to avoid the potential for over-looking and loss of privacy. The proposed distance between the buildings and their position relative to each other is reflective of the tight urban grain of the city centre context and is considered to be acceptable.
- 8.20 **Highways**
- 8.21 The scheme has been designed to be car free, albeit that 10 spaces are allocated on site as disabled bays. The information provided by the college from evidence taken from their existing sites is that 72% of students travel by bus, 12% by train, 7% walk/run, 1% cycle and 0.5% use a motorcycle. 3% drive and 4% are a passenger in a car or taxi. These figures relate to existing sites which are on the edge of the city centre and have a small amount of car parking. This site is much closer to the central bus station and has no car parking and therefore a greater proportion of bus travel may be expected. Therefore the attempt to shift behaviour patterns towards sustainable modes of transport does not apply here as that already occurs due to factors such as the age of the students and their lack of car ownership. Indeed it is precisely because of the proximity of the site to the bus station that the College selected this site.
- 8.22 The College states that drop-offs are expected to be a relatively small number and can be accommodated by the on-site facility. This is likely to be at its peak in the morning, prior to the commencement of lectures, and therefore well outside the times when the Playhouse would be in operation. The college advises that students leave the site on a gradual basis rather than all at one time and so any pick-ups would be expected to be well accommodated.
- 8.23 Playhouse Sq would be reduced in size when the Caddick scheme comes forward but would remain of a size which would allow large vehicles to be able to turn. Coach drop-off for the Playhouse would be accommodated on another part of Quarry Hill when Playhouse Sq is reduced in size and this arrangement is being coordinated by LCC as part of a separate agreement.
- 8.24 Servicing will take place from the access route within the site and cycle parking and refuse storage facilities would be provided in an accessible location to make it practical and easy to access from this route.

Notwithstanding the above, Highways Services have requested a more robust assessment of the expected travel patterns associated with the development, further details of the drop-off arrangements and the precise layout of the interim parking and servicing area. In addition, the Travelwise team have requested clarification and changes to the Travel Plan as summarised above. Members will be updated verbally at Panel on the outcome of these discussions.

8.25 Sustainability

The scheme is targeting BREEAM excellent which is welcomed. The site is clearly in a highly sustainable location and has a very low reliance on the private motor vehicle. The measures being included ranging from low energy light fittings and photo-voltaic technology to the potential connection to the district-wide heating system are all to be fully supported and are considered to be acceptable.

8.26 Bio-diversity

Bat activity surveys have shown that there is no roosting on the site. If site clearance is to be undertaken during the bird nesting season then it is advised that a nesting bird check should be carried out by a suitably experienced ecologist immediately prior to works being undertaken. A condition will ensure that this takes place and that bird and bat roosts are provided as part of the final scheme

8.27 Flooding and Drainage

A Flood Risk and Foul Drainage Assessment has been undertaken to inform the development proposals. Whilst the EA Flood Map indicates a small proportion of the proposed development site is in Flood Zone 3, the technical FRA confirms that there is no actual impingement of Flood Zone 3 into the site. The Sequential Test has demonstrated that there are no reasonably available sites which are appropriate for the proposed development in areas with a lower probability of flooding. The Exception Test has demonstrated that the development provides significant wider sustainability benefits to the community that outweigh any flood risk. A site specific Flood Risk Assessment has also been prepared which demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. The development can be connected to the existing drainage network and a condition will be used to control details of this. Therefore, in respect of flooding and drainage, the proposal is considered to be acceptable.

8.28 Noise and ventilation

In order to achieve the recommended indoor ambient noise levels it is expected that enhanced glazing will be required with standard glazing acceptable on less exposed facades. This will ensure that the development is designed such that it is suitable and fit for purpose for teaching and learning activities. Additional consideration is to be provided for specialist spaces, which include music studios and recording facilities.

8.29 With regard to the proposed ventilation strategy, it is expected that full mechanical ventilation will be provided throughout the building and the recommendations of the LCC Air Quality team taken in to account, in that fresh air intake will be from the part of the building which does not front Eastgate.

8.30 The site is some distance away from residential units across Eastgate although units are proposed to the east on the adjacent Caddick development site. Despite this,

noise levels from new plant and equipment will be designed to meet the LCC criteria of a noise rating level of 5 dB below the background noise level at the nearest existing sensitive residential receptors.

8.31 Given the city centre location, the site already experiences high levels of background noise. The proposal is not expected to cause an unacceptable impact on existing sensitive receptors and is therefore acceptable.

8.32 Wind

As stated above the Peer Review by Arup has resulted in a request for clarification on some aspects of the methodology and data used by the applicant's consultant to demonstrate that the wind impact will be acceptable. In addition, they have advised that due to the height of the proposed development and the fact that the site is exposed to the south-west, there will be a risk of exceedance of distress conditions near the buildings corners. Arup have recommended that more information on the numerical simulations carried out by the applicants should be provided to demonstrate that there will not be a safety issue resulting from the development. Officers have asked the applicant to address these matters and Members will be updated on this matter verbally at Panel.

8.33 Employment

The consolidation and concentration of the College functions on the key City Centre sites at the Printworks and the new Quarry Hill site proposed will contribute to a competitive local economy, promoting opportunities for a skilled workforce, educational attainment and reducing barriers to employment opportunities and by supporting training/skills and job creation

8.34 CIL

As this is a publicly funded education establishment the proposal is exempt from the payment of the Community Infrastructure Levy

9.0 Conclusion

9.1 The Development Plan policies support educational development on this site. The proposal provides for the redevelopment of previously developed land within a main urban area, in a way that respects and enhances the local character and which will help integrate the site into the area, particularly the scheme approved in principle for the Quarry Hill site to the east. It would provide new public space and facilitate the opportunity to link to the network of routes and spaces within this area of the City Centre and beyond.

9.2 The site is sustainably located and the scale and high quality of the design will contribute positively to the character of the area especially in the context of the new Victoria Gate development to the west. It is expected that the regeneration of this prominent site, which has been vacant for a number of years, will encourage further investment into the local area and could have wider regeneration benefits for the city. It would deliver a use which will benefit surrounding uses and the wider community. The construction and operation of the college will create jobs and contribute towards building a strong economy.

CONDITIONS FOR QUARRY HILL LEEDS CITY COLLEGE
16/05468

- 1) Phase 1 of 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) Development shall not commence on Phase 2 as defined on plan ref. XXXX until approval of the following details (hereinafter referred to as the reserved matters) have been obtained from the Local Planning Authority,
 - a. Appearance
 - b. Landscaping
 - c. Layout

Plans and particulars of the reserved matters shall accord with the approved design parameters set out in doc. ref. XXXX and shall be submitted utilising a planning application form and shall be carried out as approved.

Because Phase 2 of the application is in outline only and the above details have not been submitted, they are reserved for subsequent approval by the Local Planning Authority

- 3) Application for approval of reserved matters for Phase 2 of the development as shown on plan ref. A04 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The Phase 2 development shall be implemented either within 5 years of the date of this permission or no later than 2 years from the date of approval of the reserved matters whichever is the later.

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

- 4) 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.

- 5) No building works shall take place for each phase of development until details and samples of all external walling and roofing materials to be used in that phasee

have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works for that phase, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works for that phase shall be constructed from the materials thereby approved.

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

- 6) No building works for the first phase of development shall take place until details and samples of all surfacing materials to the terrace and courtyard area have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be constructed from the approved materials.

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

- 7) No works to or removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation or built structures for active birds' nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority within 3 days of such works commencing.

In order to protect nesting birds in vegetation and built structures in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

- 8) Prior to the commencement of development for each phase of development, a plan shall be submitted to and approved in writing by the Local Planning Authority of: integral bat roosting features within buildings; and bird nesting features (for species such as House Sparrow and Starling) to be provided within buildings and elsewhere on-site for that phase. The agreed plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a commitment to being installed under the supervision of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the phase of development on which they are located and retained thereafter.

In order to maintain and enhance biodiversity in accordance with Core Strategy Policy G9, NPPF, and BS 42020:2013.

- 9) Development shall not commence on each phase of development until full details of both hard and soft landscape works for that phase, including an implementation

programme, have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include

- (a) proposed finished levels and/or contours,
- (b) boundary details and means of enclosure,
- (c) car parking layouts,
- (d) other vehicle and pedestrian access and circulation areas,
- (e) hard surfacing areas,
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),
- (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include

- (h) planting plans
- (i) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
- j) schedules of plants noting species, planting sizes and proposed numbers/densities.

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

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

To ensure maintenance of a healthy landscape scheme, in accordance with adopted Leeds UDP Review (2006) policies GP5 and LD1.

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

To ensure successful aftercare of landscaping, in accordance with adopted Leeds UDP Review (2006) policies GP5 and LD1.

- 12) Development shall not commence in each phase of development until a scheme detailing surface water drainage works for that phase, including hydraulic calculations, has been submitted to and approved in writing by the Local Planning Authority. A 5 l/s allowable rate of discharge shall be permitted by the Local Planning Authority and 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 for each phase shall be implemented in accordance with the approved scheme before that phase of 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 NPPF

- 13) No development shall take place for each phase of the development until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological recording for that phase. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

In order to ensure any historic artefacts and or evidence is correctly recorded in accordance with the objectives of the NPPF and adopted Leeds Core Strategy 2014

- 14) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence on each phase of development 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 on that phase until a Remediation Statement demonstrating how the site to be developed as part of that phase 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 in respect of that phase.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site, to be developed as part of that phase, '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.

- 15) If remediation is unable to proceed for each phase of development 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 Unitary Development Plan Review 2006.

- 16) 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.

- 17) There shall be no playing of amplified sound in any external area within the curtilage of the building.

In the interests of the amenity of residential occupiers of nearby residential and commercial occupiers in accordance with policy GP5 of the Leeds UDP (Review) 2006 .

- 18) No mechanical ventilation or air conditioning system shall be installed or operated within each phase of the development until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity in accordance with saved policy GP5 of the Leeds UDP (Review) 2006.

- 19) The areas indicated on the submitted plans hereby approved to be made available for use by the public shall be retained as accessible to the public at all times of the day and night save for 1 day in each calendar year to prevent the creation of public rights of way. This access shall run for the lifetime of the development.

In order to provide publicly accessible open space in accordance with the requirements of policy G5 of the adopted Leeds Core Strategy 2014

- 20) All noise from mechanical plant shall be attenuated 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 the amenity of occupiers of the hotel rooms and nearby premises in accordance with adopted Leeds UDP Review (2006) Policy GP5 and the National Planning Policy Framework

- 21) No development of any phase, excluding any works of demolition or site clearance, shall take place until details of a Training and Employment Management Plan for that phase, have been submitted to and approved in writing by the Local Planning Authority. The plan will aim to promote training and employment opportunities for local people at all stages of the development and once the education use commences and shall include:

- (i) Measures to ensure the owner and contractors work directly with local employment and training agencies;
- (ii) Targets for employing local labour
- (iii) Targets for work experience opportunities
- (iv) Measures to provide training opportunities in respect of any new jobs created
- (v) requirements to submit monitoring information on the plan at regular intervals to the Local Planning Authority

The development shall be carried out in accordance with the agreed plan and any amendments to the plan shall be agreed in writing by the with the Local Planning Authority.

In the interests of promoting economic and training opportunities in association with approved developments in accordance with Leeds UDP Review (2006) Policy R5 and the National Planning Policy Framework.

- 22) The provisions of the Travel Plan Statement hereby approved, which demonstrates the measures to encourage alternative modes of transport for staff other than the single occupancy of vehicles, shall be put into place in accordance with the timescales set out in that document and thereafter operated in accordance with the approved timescales.

In the interests of encouraging the use of transport other than single car occupancy in accordance with the principles of sustainable transport and adopted Leeds Core Strategy 2014 Policy T2.

- 23) Prior to works commencing on site, details of a method of controlling vehicular access to the car park access and egress ramp, to include a written statement of its method of operation and the physical works required, shall be submitted to and

approved in writing by the Local Planning Authority. The method of control shall then be installed in accordance with the approved details prior to the first use of the building for the use approved by this permission.

In the interests of the safety of highway users and to prevent the abuse of the parking and servicing area hereby approved.

- 24) 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.

- 25) 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) policy T2 and T7A

- 26) Development shall not commence until details of access, storage, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided for the duration of construction works.

To ensure the free and safe use of the highway in accordance with adopted Leeds UDP Review (2006) policy T2.

- 27) Development shall not be occupied until details (including location and size) of proposed In and Out signage, clearly visible to motorists, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed before the development is occupied and retained for the lifetime of the development.

To ensure the free and safe use of the highway in accordance with the adopted Leeds UDP Review (2006) policy T2.

- 28) No development shall take place until a plan showing details of the new vehicular junctions, including plans, location of signing and lining and sections to include details of the vertical alignment of the access have been submitted to and approved in writing by the Local Planning Authority. The new junctions shall then be constructed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

In the interests of free and safe use of the highway in accordance with policy T2 of the adopted Leeds Core Strategy 2014

- 29) Construction of external walling shall not be commenced for that phase until a sample panel of all the materials to be used in the external walling for that phase has been approved in writing by the Local Planning Authority. The sample panel shall be erected on site to establish its detail. The external walling shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

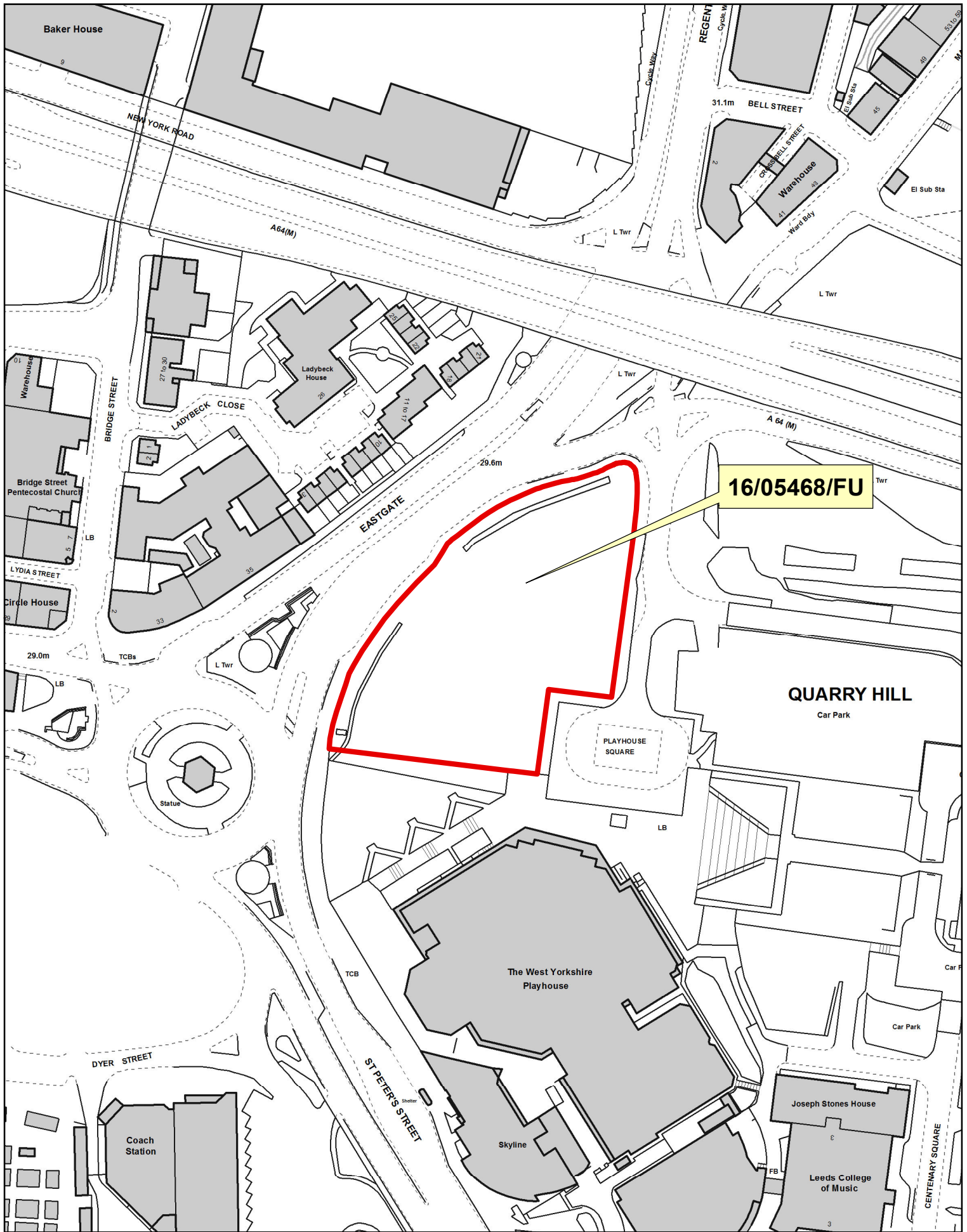
In the interests of visual amenity in accordance with saved policy BD6 of the Leeds UDP Review (2006)

- 30) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary/screening treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained

In the interests of residential and visual amenity and in accordance with adopted Leeds UDP (2006) policies GP5 and BC6 and the National Planning Policy Framework.

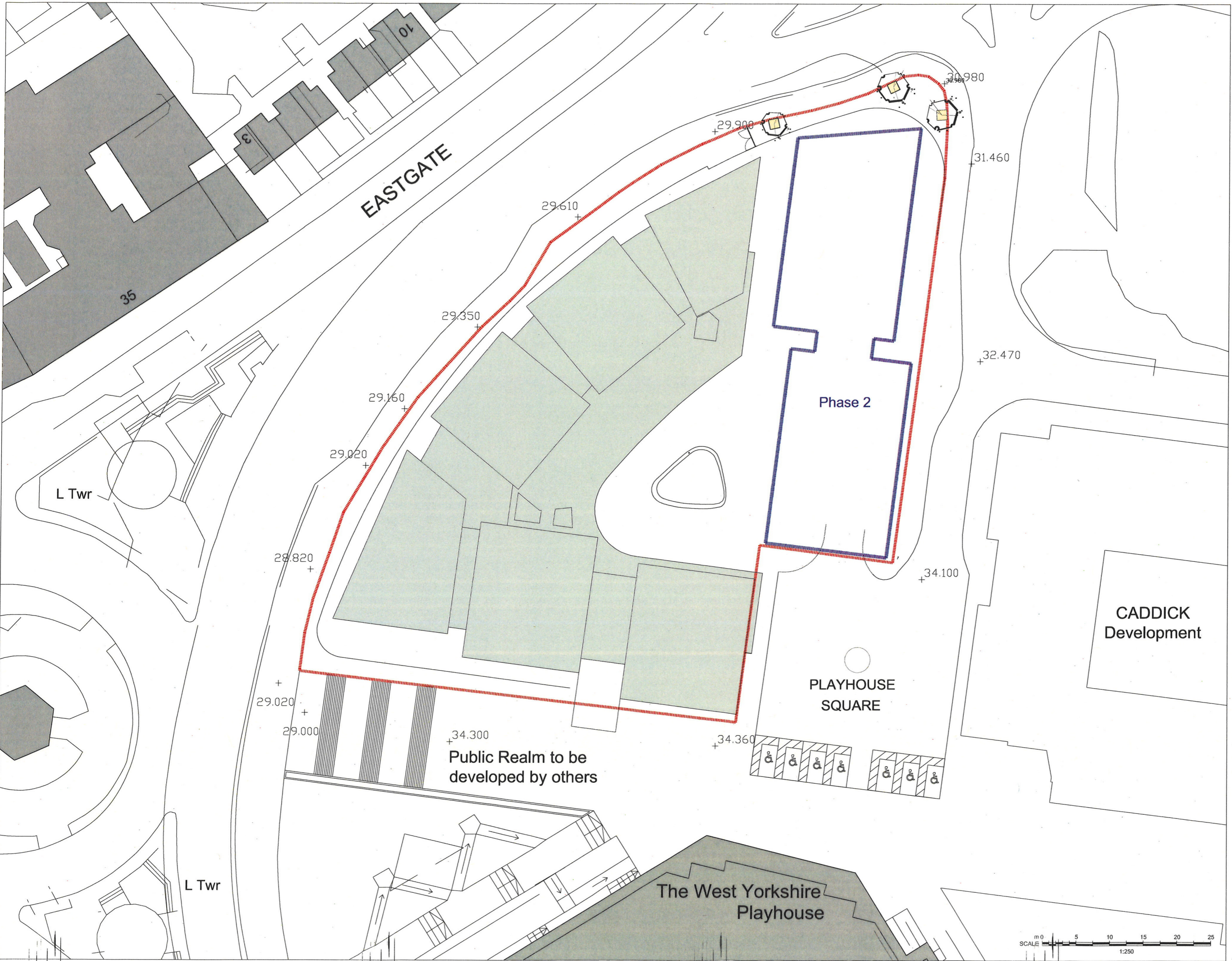
- 31) Development shall not be occupied until all areas shown on the approved plans to be used by vehicles have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

To ensure the free and safe use of the highway in accordance with adopted Leeds UDP Review (2006) policy T2 and Street Design Guide SPD (2009).



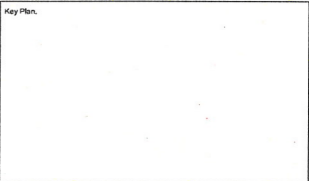
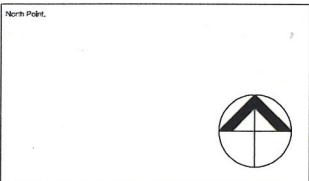
CITY PLANS PANEL





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- Site Boundary
(area 6383m2 / 1.58 Acre)
- Phase 2 footprint 1039m2
- Phase 1



Rev	Date	Revision Note	By	Check

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Job title
LEEDS CITY COLLEGE - QUARRY HILL

Drawing title
Phase 2 Parameter Plan

Discipline	File Name	Scale
PLANNING	AG(04)A04	X_GH Site P2
Drawn by	checked by	Scale at A1
AS	SF	1:250
Job No.	Drawn No.	Revision
2152	AG(04)	A04
Contractors Drawing No.		

