
Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 10 SEPTEMBER 2009

Subject: APPLICATION 09/02351/FU - Erection of an 8 Storey Building to form University Business and Innovation Centre, with Café and Landscaping at The Orange Zone Car Park, University of Leeds, Off Woodhouse Lane, Leeds, LS2.

APPLICANT

University of Leeds

DATE VALID

3 June 2009

TARGET DATE

2 September 2009

Electoral Wards Affected:

Hyde Park and Woodhouse



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

☐

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning officer subject to the conditions specified (and any others which he might consider appropriate)and the completion of a legal agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations; A public transport infrastructure improvements contribution of £97,748.00, A Green Travel Plan monitoring and evaluation fee of £2500.00, Employment and training of local people, agreement to off site public realm works to the Parkinson Entrance to the campus and land at the end of Hillary Place, public access areas, the identification of an area of land upon which a future public footpath across Leeds Ring Road could be landed and an agreement to contribute £20,000.00 to traffic regulation orders should it prove that they are required as a result of the proposal.

Conditions

1. Time Limit.
2. Details of levels including Ordnance Survey Data

3. Samples of all external walling and roofing materials
4. Samples of all surfacing materials
5. Sample panel of all external walling materials
6. Detailed 1:20 scale working drawings shall be submitted including cross sections
 - 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 balustrade, f) Details of the glass louvres and their supporting structure, g) sections through all elevations, and h) details and sections through the ground floor pods.
7. Hard and/or soft landscaping scheme
8. Implementation of landscaping
9. Waste storage and disposal details, including recycling
- 10 No refuse containers to be stored outside the building.
11. Lighting details
12. No building over of within 3 metres of the centre line of the sewer which crosses the site
13. Separate systems for foul and surface waters
14. Details of means of dealing with foul and surface waters.
15. Details of control of surface water discharges from the site to an agreed rate of 67 l/s.
16. No piped discharge of surface water from the development prior to completion of approved surface water drainage works.
17. Details of unexpected land contamination
18. Details of the importing of soils
19. Dealing with noise from extract/ventilation systems
20. Details of the extract and ventilation systems required for the A3 cafe
21. Noise and dust suppression measures during construction.
- 22 Bicycle parking arrangement
23. Details of a Green Travel Plan to be approved
24. Submission of detailed scheme comprising (i) a recycled material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit), (ii) a Site Waste Management Plan for the construction stage, (iii) a waste management plan for the buildings occupation and (iv) a BREEAM assessment
25. Provision of an acceptable level of access and sanitary and parking arrangements to meet the requirements of staff and members of the public who are disabled.
26. Means of preventing mud on the highway
27. Hours of construction 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturdays and no construction on Sundays and Bank Holidays.
28. Details of the installation of Photovoltaic panels to the roof of the building.
29. Details of temporary car parking arrangements

The following are non standard conditions which can be found in full in the Appendix – 2, 5, 6, 10, 12, 13, 14, 15, 16, 19, 21, 24, 27, 28 and 29.

Reasons for approval: The application is considered to comply with policies A4, BD2, BD3, BD4, BD5, CC1, CC8, CC10, CC11, CC12, GP5, GP7, N12, N13, N19 and N23 of the UDP Review, as well as guidance contained within Leeds – City Centre Urban Design Strategy (CCUDS): Improving Our Streets, Spaces and Buildings (urban design principles based on the distinctive qualities of Leeds City Centre), PPS1, PPS6 and PPG15 and having regard to all other material considerations, as such the application is recommended for approval.

1.0 INTRODUCTION:

The application is brought to Plans Panel to allow Members to consider whether the proposed scheme is acceptable in respect of use, design, scale and location on this site. The Developers of the above site presented the scheme to Members at Plans Panel on 26 March 2009 and again on 23 April 2009, and subsequently the submitted scheme was brought before Members as a position statement on 16 July 2009. The proposal has responded to Members comments, which are detailed below in section 5.0 History of Negotiations.

The building is to be positioned on one of the 27 development proposals sites put forward by the University as part of their overall Strategic Development Framework (May 2008 Revision C) for the campus, which was presented to Members on 28 February 2008.

2.0 PROPOSAL:

The proposal is for the erection of an 8 storey rectilinear building to form a university business and innovation centre, to be known as the Innovation City Leeds (ICL) building, with a ground floor café, and set in an area of hard and soft landscaping.

The proposal is for an 8 storey block to house the City Innovation Leeds building, which is to be a facility for open innovation, creative thinking, networking and to enable and encourage new business in the city. The development would be brought forward by the University of Leeds in partnership with Leeds Metropolitan University, Leeds Teaching Council Trust and Leeds City Council and hopes to gain funding from Yorkshire Forward and the European Regional Development Fund. The aim behind siting such a building on the University of Leeds campus is to create an innovation community on the campus, close to the City Centre. The innovation building will provide the knowledge, tools and connections to successfully create and exploit new ideas to benefit innovation across the city and beyond. Facilities proposed within the building include a media theatre and video conferencing, an innovation suite, networking spaces and a café, and combined enterprise and innovation offices. The building is to be set in an area of hard and soft landscaping.

A number of documents have been submitted in support of this proposal and these are:

- Planning Statement
- Design and Access Statement.
- Noise Attenuation Report
- Land Contamination Desktop Study
- Transport Assessment
- Travel Plan .
- Sustainability Statement
- Biodiversity Statement
- Tree Survey
- Drainage Statement
- Economic Rationale Statement
- Air Quality Assessment

3.0 SITE AND SURROUNDINGS:

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 of the site.

The Leeds Unitary Development Plan Review 2006 (UDP) defines this location as being within the Education Quarter, and as Proposal Area 19 – University Campus (South East). In this area the UDP states that a science park/innovation centre would be supported. The UDP also defines an opportunity for an enhanced public route crossing the site as well as a proposed public space.

4.0 RELEVANT PLANNING HISTORY:

There are no relevant past planning applications.

5.0 HISTORY OF NEGOTIATIONS:

The proposal has been the subject of pre-application discussions between the Developer, their Architects and Local Authority Officers since 18 December 2008, and was first presented to Members at the Plans Panel of 26 March 2009. Members commented on the form and elevational treatment of the building as follows;

- It Is a typical University building, not iconic, too many straight lines in design
- It should be a wow building at gateway to the University
- There is no need to be contextual
- It could be something completely different –Barcelona like
- If its for innovation then it should appear innovative and it does not
- Its just a cube

As a result of these comments a number of design workshops were undertaken where different options for the form and façades of the building have been discussed. The revised proposal, taking into account Member's comments was then returned to Plans Panel, still at the pre-application stage, on 23 April 2009. Members again commented on the design, and elevational treatment of the building as well as its form and setting. On 23 April 2009 Members made the following comments;

- A Huge Improvement - lots of merit- excellent
- I would be proud to support this proposal now
- Infinitely better - would prefer an oval but happy to support this
- Much improved
- The right design in this key location but it must have Photovoltaics incorporated into the design - this also needs to be conditioned (on the planning decision)
- Do the louvres move independently or in unison? Will the Photovoltaics need sunlight or just daylight to operate?

Following these Plans Panel Member comments the Applicants submitted the planning application on 3 June 2009 and the proposal was present once more to Members as a position statement on 16 July 2009. Members made the following comments;

- whether any New Generation Transport stop was proposed close to the

development

- highways issues particularly the potential for further pressure on the A660 and whether the phasing of the scheme could have implications
- that the introduction of colour to the glazing was vital for the success of the building
- that the development would help in the regeneration of this area
- that previous discussions on the proposals had led to the suggestion that wind patterns could provide an audible signature to the building and that whilst this had not been referred to, that investigations into the possibility of this should be undertaken

The proposal is therefore brought back before Members to consider the responses to these matters.

6.0 PUBLIC/LOCAL RESPONSE:

The application was publicised via a Site Notice posted on 10 June 2009 expiring on 1 July 2009, for an application Affecting the Character of a Conservation Area, and in the Leeds Weekly news edition printed the week of 11 June 2009 and expiring on 2 July 2009.

One objection received via email dated 22 June 2009. The objector states they consider that the proposal would increase student numbers as well as university staff numbers which would be of detriment to the population balance in the North Leeds area. In addition, they state that they are concerned about the loss of car parking on the campus that will result from the proposal and the potential impact on nearby on street parking, stating that there is a requirement for a multi storey car park to be built on campus.

One objection received via email on 1 July 2009. The objector states that the proposal will inconvenience the rights of local residents, and that they are concerned about the level of tree removal and the loss of car parking. They state that they would like to see the separate proposal for a car park as part of the conditions for this application.

One objection received via email on 2 July 2009. The objector states that they do not approve of the University's plan to expand its teaching and administrative premises, and consider that a multi storey car park is a requirement to ensure that parking is not displaced into the surrounding area

Response: The proposal is for a building which is to be the Innovation City Leeds building. This is not intended to be a straight forward educational building and as such is not likely to result in a large increase in student numbers. The proposal is for an 8 storey block to house a facility for open innovation, creative thinking, networking and to enable and encourage new business in the city. The development would be brought forward by the University of Leeds in partnership with Leeds Metropolitan University, Leeds Teaching Council Trust and Leeds City Council and hopes to gain funding from Yorkshire Forward and the European Regional Development Fund. In respect of car parking, there have been detailed discussions with the University about the need to provide on campus parking. It is the case that a formal planning application for the multi storey car park has now been submitted, application reference 09/03060/FU.

With regard to the loss of trees, although it is true to say a large number of trees are to be removed, there is to be a landscaping scheme to replace many of these trees on and adjacent to the site and to provide a green landscaped area around the building. This landscaping is the subject of detailed ongoing discussions between Officers and the Landscape Architects appointed by the University. In respect of car parking, there have been detailed discussions with the University about the need to

provide on campus parking. It is the case that a formal planning application for the multi storey car park has now been submitted, application reference 09/03060/FU.

7.0 CONSULTATIONS RESPONSES:

Statutory:

Yorkshire Water: State that there are no comments and advise of conditions that should be applied if the application is to be granted planning permission, with regard to drainage.

Response: The conditions will be applied accordingly.

Highways: State that conditions and Section 106 requirements should be applied if the planning permission is to be granted, in respect of cycle parking, temporary car parking arrangements, the Green Travel Plan, a public transport infrastructure improvements contribution, a Green Travel Plan monitoring and evaluation fee and the means to address any required traffic regulation orders.

Response: The conditions and Section 106 clauses will be applied accordingly.

Mains Drainage: State that a number of conditions are required to address site drainage.

Response: the points made will be addressed via relevant conditions.

English Heritage: State that it is important to have confirmation of the massing, impact of the proposal on the historic fabric as well as visualisations and analysis of the local character and wider impacts of the building but that they do not wish to comment further.

Response: This level of information has been provided in the submitted Design and Access Statement and English Heritage have subsequently confirmed that they do not require further information.

Non-statutory:

Leeds Civic Trust: State that they offer their qualified support and are pleased with the sustainability of the proposal, and the commitment to replace trees in public spaces. They do however express concern that the design will not present a stronger visual appeal.

Response: An analysis of the designs and the reasons for the type of design and materials used is given in the appraisal below.

Transport Policy: State that the proposal would result in the requirement for a contribution of £97,748.00 towards public transport infrastructure improvements.

Response: This would be addressed via a Section 106 Agreement

8.0 PLANNING POLICIES:

Development Plan – UDPR and RSS

Policy A4 (access for all)

Policy BD2 (design and siting of new buildings)

Policy BD3 (accessibility in new buildings)

Policy BD4 (All mechanical plant)

Policy BD5 (All new buildings)

Policy CC1 (Planning obligations)

Policy CC8 (New buildings to respect the spatial character of existing buildings and streets outside the Prestige Development Areas)
Policy CC10 (provision of public space)
Policy CC11 (enhanced pedestrian corridors and upgraded streets)
Policy CC12 (New development and new public spaces relating and connecting to the existing street pattern)
Policy GP5 (all planning considerations)
Policy GP7 (planning obligations)
Policy N12 (Urban building design)
Policy N13 (Design of all new buildings)
Policy N19 (New buildings and extensions within or adjacent to a conservation area)
Policy N23 (Space around new buildings)

Relevant supplementary guidance

Leeds – City Centre Urban Design Strategy (CCUDS): Improving Our Streets, Spaces and Buildings (urban design principles based on the distinctive qualities of Leeds City Centre).

BREEAM - Building Research Establishment Environmental Assessment Method

Government Planning Policy Guidance/Statements

Planning Policy Statement 1 (PPS1) – Delivering sustainable development

Planning Policy Statement 6 (PPS6) - Planning for Town Centres

Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment

The Yorkshire and Humber Plan - Regional Spatial Strategy to 2026 - Policy ENV5 (10% of energy to come from renewable energy supplies by 2010)

9.0 MAIN ISSUES

1. The principle of the proposed use
2. The impact on the character and visual amenity of the site, the street scene and wider area
3. Vehicle parking provision
4. Landscaping and public access areas
6. Sustainability
7. Section 106 Legal Agreement – Heads of Terms
8. Conclusion

10.0 APPRAISAL

1. The principle of the proposed use

The proposal is for an 'Innovation City Leeds' building, housing office space to serve innovation, networking and new business for the University of Leeds, the NHS, and the wider City. The building would therefore provide enterprise and innovation space, as well as new business incubator space and support knowledge transfer and business growth within Leeds. At ground floor level there would also be an A3 Use café, which would be open to occupiers and users of the building and the general public, alongside a reception area, exhibition and networking space and a media theatre. This would provide an inviting active frontage to the north and east facing elevations of the proposal. The mezzanine level of the building would provide a creativity centre as well as office space and breakout lounges. The 1st and 2nd floor will house innovation, financial and healthcare technologies office space, whilst floors 3 to 5 will be occupied by the business incubator cellular offices.

The Leeds Unitary Development Plan Review 2006 (UDP) defines this location as Proposal Area 19 – University Campus (South East). In this area the UDP states that a science park/innovation centre would be supported. As a result the proposed use is considered to comply with the definition laid down for Proposal Area 19, whilst the ground floor café would be an acceptable supporting use in this location.

2. The impact on the character and visual amenity of the site, the street scene and wider area

The proposal would be an 8 storey rectilinear block with a central glazed atrium. The mass height and façade treatments of the building has been considered in respect of the sites sloping topography, and the proposals relationship to existing surrounding buildings, both inside and out of the Woodhouse Lane /University Precinct Conservation Area. Key views of the nearby Parkinson Building were considered and have been retained. The proposal creates a 'gateway' building to the campus of an appropriate scale and design to its setting, which connects effectively with the existing and proposed spaces and routes within this area of the campus.

The facades of the building would be constructed from four elements, these being a defined base, to ground the building, which would have reconstituted stone cladding to the south and partly to the east and west and clear glazing to the north and part of the east and west elevations. Colour backed (look-alike) curtain wall glazing would also be positioned at points around the base, and high quality recycled polycarbonate panels are proposed at the northern entrance to the building. Above this base would be a capless glass curtain walling set behind a series of vertical and horizontal glass louvres. A parapet wall of vertical glass louvres would be sited above this mid section, with the roof covered by photovoltaic panels behind the roof parapet. All window and door frames would be aluminium, and there would be louvred timber access gates to the back of house areas at the lower ground floor.

The proposed glass louvre system would be an inventive addition to the building to deal with solar gain. The glass louvres would vary in depth depending on where they would be positioned in relation to the arc of the sun's path. This would result in a curving flow in the depths of the louvres creating a sense of visual movement within the buildings facades.

Following Member's comments the design of the louvres has evolved. To ensure that the louvres function as efficiently as possible, as controllers of solar gain, the colour needs to be within either a range of blue or green tones (as opposed to other colours which would not function as effectively in controlling heat gain from the sun). In this instance a wider range of blue tones has been introduced to the louvres dependent on where there is a greater requirement for control of sun/heat penetration. This will be achieved by the louvres being constructed from two sheets of transparent blue glass, with one being a transparent blue (light) and the other a opaque blue (dark). There will be areas of 98% colour which will have an elegant fritted pattern emulating 'reeds blowing the wind', set against other or both of these two depths of blue (light and dark) . As well as being an attractive feature, this patterning would also assist the control of solar gain. The supporting frame for all the louvres will have an aerofoil profile to the back of its blade ensuring an attractive appearance from both inside and outside of the building.

Members also queried whether the building would have an audible signature due to wind patterns, and investigations are still being conducted into this matter.

It should also be noted that the orientation of uses on the ground floor has resulted in changes to the design of the interior of the building at ground floor and mezzanine levels. The café use has now been moved to the eastern corner to allow it to be visible as you approach the building from Woodhouse Lane. As such the media theatre will now be positioned to the west of the atrium space at ground floor level. The previous design had a stair core pod projecting into the atrium space with walkways across the middle of the atrium. It is now considered that this arrangement would impinge upon the openness and light within the atrium, particularly at ground floor level. As such the design has been amended such that the stair core now lies perpendicular to the northern edge of the atrium. This revised rectilinear arrangement will allow the atrium to be a generous, open central space that visually connects all floors internally in the building.

The overall design of the building would result in a crisp, high quality, contemporary addition that would sit comfortable within the context of the existing nearby university buildings, and the adjacent Woodhouse Lane /University Precinct Conservation Area.

3. Vehicle parking provision

No car parking is proposed as part of the submitted proposal, however it should be noted that reference is made in the Transport Assessment to a proposal for a multi storey car park to be sited to the west on the Innovation City Leeds building. A planning application has now been submitted, reference 09/03060/FU, for a multi storey car park.

The proposed Innovation City Leeds building would result in the loss of 209 surface car parking spaces, which would be replaced as part of the multi storey car park. A cycle shelter is to be provided to the east of the proposed building which would house 32 secure cycle parking spaces. In addition, showers, lockers and changing facilities will be sited within the lower ground floor of the proposed building.

Members commented on the possible impact of the scheme on the A660. The Applicant has advised that their intention is to phase construction of the 8 storey innovation building and the multi storey car park, with the latter commencing construction first. Temporary car parking arrangements on areas of the campus is to be agreed under condition, to ensure any parking shortfall created (prior to the construction of the proposed multi storey car park) by the construction of the building on this site of surface car parking is addressed.

4. Landscaping and public access areas

The proposed landscaping to the public realm areas around the building aim to create a new attractive, 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 layering and folding the landscape across the site. The proposed planting scheme would be a mixture of grassed 'lawn' areas, tree planting and shrubs.

The proposal will require the loss of existing 92 trees which are sited in a grid pattern across the existing surface car park. The number of new trees that will be planted across the site has been increased from 53 to 66, and these will be grouped

in places to create small wooded areas and at other points, line pedestrian routes and the edges of the site.

The existing trees are in relatively poor condition as they are planted into the tarmac of the surface car park. Whilst an overall reduction in the total number of trees is proposed, the replacements will be part of a comprehensive landscaping scheme and planted in large newly constructed planting beds. They are therefore expected to flourish in these much improved conditions and with their proximity to the building and the new pattern of pedestrian movement routes across the site, enhance the overall appearance of the area and amenity of the space. In these specific circumstances it is considered that the overall reduction in the total number of trees is acceptable.

Members comments regarding the species of trees have been considered by the Landscape Architects. To this end the species would now be Alder- *Alnus Glutinosa*, Cherry (Wild) - *Prunus Avium 'Plena'*, Pin Oak - *Quercus Palustris*, Oak (Upright) - *Quercus Robur 'Fastigiata Koster'*, and Cherry (Autumn Flowering) *Prunus Subhirtella 'Autumnalis'*, which it is considered will be suitable to the environment of the site, and would have a good chance to thrive and be long living. However, discussions are on-going and details of species will be provided for Panel.

Surface finishes to the paved areas would be in natural aggregate slabs, concrete paving blocks, concrete corduroy tactile paving and resin bound gravel. Such hard surfaced areas will create a series of spaces to pause and linking routes taking you from both east to west, and north to south across the site. It is envisioned that the Ground floor café would spill out into one of these spaces creating an outdoor seated area. A 'Digital Forest' is also proposed comprising a number of interactive information system installations to the north of the proposed building.

The opportunities to encourage biodiversity to the site are being explored with the potential for wildflower planting and natural hedgerow and tree species being introduced.

In addition, there is a requirement for off site public realm works to be undertaken to an area at the Parkinson entrance to the campus and at the end of Hillary Place. These works will be addressed via a Section 106 Legal Agreement.

In respect of Members comments it is noted that the NGT (New Generation Transport) passes the Parkinson entrance with stops proposed outside the University of Leeds campus boundary. The need for any public realm enhancement works to co-ordinate with the NGT works is acknowledged and will be address as part of the Section 106 legal agreement.

5. Sustainability

The proposed scheme is underpinned by a sustainable approach which informs the design and building geometry. The overarching aim in terms of sustainability is to maximises the amount of carbon saved per £ spent, whilst maximising the efficiency and flexibility of the building.

The submitted Sustainability Statement indicates that the proposal is intending to achieve a BREEAM Excellent rating (with a fallback position of BREEAM Very Good) and pre-assessment of the proposal has produced a score of 73.47% (which is in the Excellent scoring range. The proposal will achieve this rating via a wide number of means including:

- Tree planting and soft landscaping to maximises solar shading and allow the site

to combat any 'urban heat island effects'.

- Reuse of the excavation materials in the remodelling of the landscaped areas
- Connection to the University's existing combined heat and power system (CHP)
- Innovative use of a solar gain controlling glass louvre system, which will respond to the orientation of the building in respect of the sun's path.
- An additional energy source is to come from a number of roof mounted Photovoltaic panels (achieve the required 10% renewable energy source requirement).
- Recycled aggregates to be used in the hardcore (beneath the ground floor slab) and the concrete mixes.
- Diverse and highly flexible and adaptable office spaces to meet changing needs.
- An exposed building structure to allow temperatures within the office space to equalise (i.e. absorbed during the day and then purged from the building at night).

The proposed solar gain glass louvre system referred to above is a highly innovative approach to minimising the cooling requirements of the building, whilst reducing glare and the need for artificial lighting. The glass louvres would be tinted or fritted, and sized to allow views in and out of the building. The depth and density of the louvres will be determined by their position on the building in respect of the related need for solar control, with louvres typically spanning 3000mm to 4000mm. Whilst it was previously considered that the louvres to the west and eastern elevations would rotate, further analysis has shown that the benefits gained by such movement are very minimal, and would not be outweighed by the energy required to undertake such an operation. The difference between tracking louvres and fixed equates to no more than £400.00 energy costs per year or a 0.4% carbon saving. As such the proposed louvres will now be fixed on all elevations.

7. Section 106 Legal Agreement – Heads of Terms

The proposal would result in the following requirements to be addressed via a Section 106 Legal Agreement:

- A public transport infrastructure improvements contribution of £97,748.00.
- A Green Travel Plan monitoring and evaluation contribution of £2500.00.
- The implementation, carrying out and maintenance of an area of off site public realm improvement to the Parkinson Entrance to the campus and land at the end of Hillary Place, with details to be submitted for agreement on commencement of works to the nearby NGT route and stop (above and beyond the landscaping submitted as part of the planning application, but physically linked to it).
- The agreement of publicly accessible areas within the landscaped scheme
- The employment and training of local people.
- The identification of an area of land upon which a future public footpath across Leeds Ring Road could be landed.
- An agreement to contribute £20,000.00 to traffic regulation orders should it prove that they are required as a result of the proposal.

11.0 CONCLUSION

In conclusion it's considered that the proposal is an appropriate use, scale, design and style for this site. The design of the 8 storey block would be a high quality, contemporary addition which would sit comfortable within the context of the surrounding area. Therefore, the proposal is recommended for approval

Background Papers:

Planning application 09/02351/FU

University of Leeds Strategic Development Framework (May 2008 Revision C)

APPENDIX 1

Planning Application 09/02351/FU Non Standard Conditions

2. 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.

5. Construction of external walling shall not be commenced until a sample panel of the external walling to be used 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 and to ensure that the external walling harmonises with the character of the area.

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 balustrade, f) Details of the glass louvres and their supporting structure, g) sections through all elevations, and h) details and sections through the ground floor pods.

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

10. No refuse disposal involving external storage of refuse containers shall take place. All bins shall be stored internally.

In the interests of amenity and to prevent the occurrence of unsightly refuse storage bins.

12. Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3.0 (three) 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.

13. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

In the interest of satisfactory and sustainable drainage.

14. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

To ensure that the development can be properly drained

15. Prior to the commencement of development details of the works for dealing with surface water discharges, to an agreed rate of 67 l/s, from the proposed development (i.e. plans and summary of calculations) shall be submitted to and approved in writing by the Local Planning Authority.

In compliance with PPS25 and to ensure the site can be properly drained without flooding.

16. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

19. Any extract/ventilation system, or plant shall be effectively positioned and silenced so as not to cause nuisance, by way of noise or odour, to nearby occupiers/residents. Such scheme as is implemented shall be suitably maintained thereafter.

In the interests of amenity.

21. During construction the contractor must ensure compliance with current legislation on noise and dust control including the Environmental Protection Act 1990 and the Control of Pollution Act 1974. Relevant Codes of Practice set out procedures for dealing with the control of noise on construction and demolition sites are contained in BS5228: 1997 Noise And Vibration Control On Construction And Open Sites.

In the interests of amenity.

24. Prior to the commencement of development, a detailed scheme comprising (i) a recycled material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit), (ii) a Site Waste Management Plan for the construction stage, (iii) a waste management plan for the buildings occupation and (iv) a BREEAM assessment, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the detailed scheme; and

(a) Prior to the occupation of the development a post-construction review statement for that phase shall be submitted by the applicant and approved in writing by the Local Planning Authority

(b) The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements

In the interests of amenity, to promote the use of recycled material and to promote the implementation of sustainability measures within Leeds City Centre.

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.

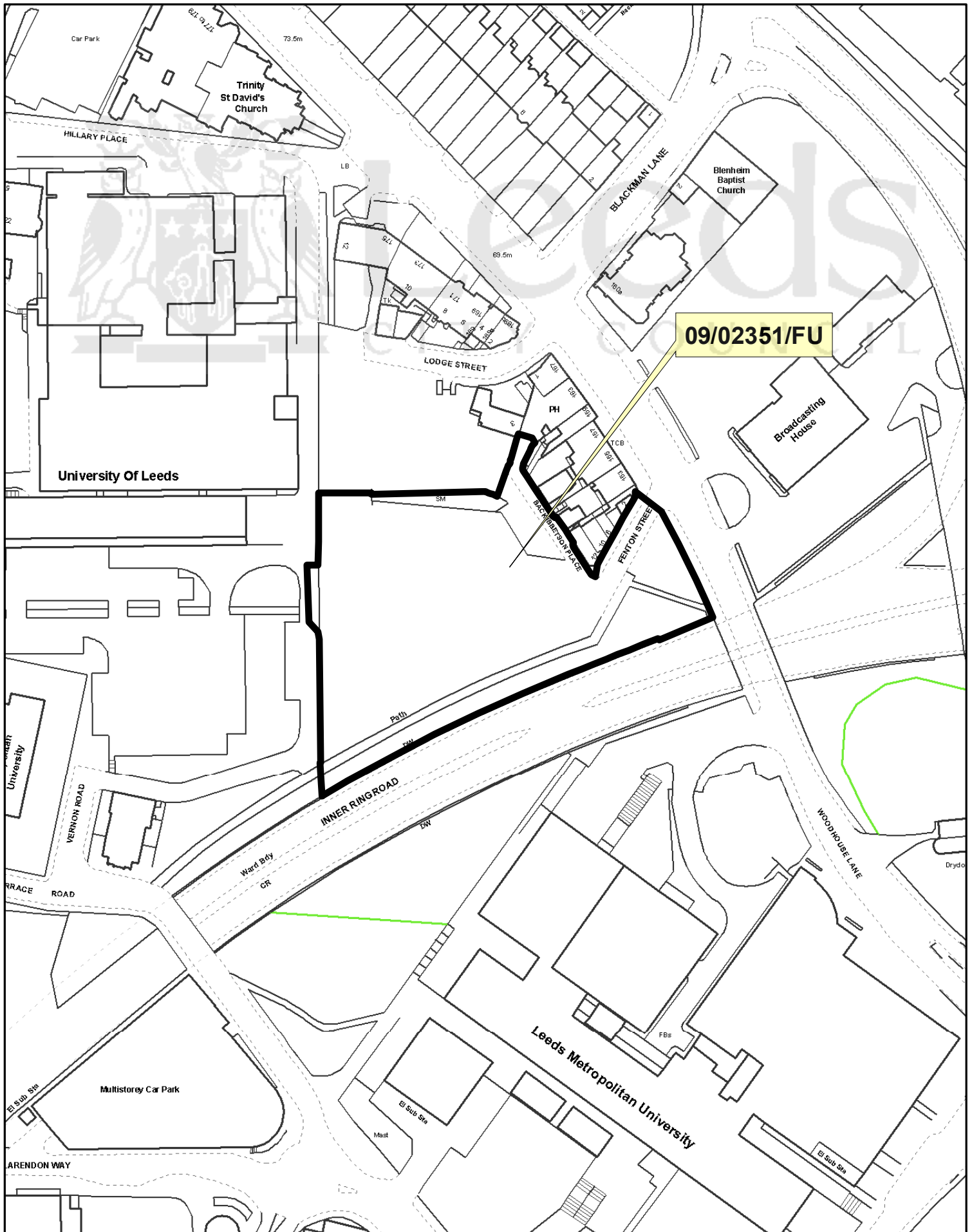
In the interests of the residential amenity of occupants of nearby property.

28. Development shall not commence until full details of the roof mounted photovoltaic panels, including the type of system to be used, the number of panels, their maximum height from roof level, their configuration, and an assessment of the expected energy generated compared with the building's annual electrical requirements, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and maintained as such thereafter unless otherwise agreed by the Local Planning Authority.

In the interests of the character and visual amenity of the surrounding site, and the Woodhouse Lane /University Precinct Conservation Area, and to ensure compliance with Policy ENV5 of the Yorkshire and Humber Plan - Regional Spatial Strategy to 2026

29. No development shall take place until a plan and accompany strategy showing details of temporary vehicle parking arrangements, including details of operation and management of the temporary car parking spaces has been submitted to and approved in writing by the Local Planning Authority. Temporary parking facilities so approved shall be implemented and made available for use prior to the development hereby approved being brought into use.

In the interests of the free and safe use of the highway.



CITY CENTRE PANEL



Scale 1/ 1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL

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