



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 24 November 2011

Subject: ALF COOKE PRINTWORKS, HUNSLET ROAD, LEEDS LS10 1AR

11/04293/FU CHANGE OF USE OF FORMER PRINT WORKS TO CLASS D1 - EDUCATIONAL USE INCLUDING DEMOLITIONS, ALTERATIONS AND EXTENSIONS OF EXISTING BUILDINGS TO FORM PROPOSED EDUCATION COLLEGE CAMPUS

11/04278/LI LISTED BUILDING APPLICATION FOR THE DEMOLITION OF EXISTING WAREHOUSES AND REMOVAL OF NON-LOAD BEARING, UNORIGINAL INTERNAL PARTITIONS INCLUDING RESTORATION AND ALTERATIONS TO FORMER ALF COOKE PRINT WORKS BUILDING

APPLICANT

Leeds City College/
Printworks (Leeds) Ltd

DATE VALID

11/04293/FU 12 October
2011
11/04278/LI 11 October 2011

TARGET DATE

13 January 2012
6 December 2012

Electoral Wards Affected:

City & Hunslet

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

11/04293/FU Defer and delegate to the Chief Planning Officer for approval, subject to the outcome of detailed highways and travel plan discussions, the specified conditions (and any others which he might consider appropriate), and following the completion of a Section 106 Agreement to cover the following matters:

- **Contribution to public transport improvements in accordance with SPD5 prior to first occupation**
- **Contribution to local public realm enhancements for the proposed City Centre Park in lieu of 20% on site provision prior to first occupation**
- **Contribution to local bus stop improvements**
- **Travel plan implementation and monitoring fee prior to first occupation**

- **Employment and training opportunities for local people.**
- **Management fee payable within one month of commencement of development**

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

11/04278/LI Defer and delegate to the Chief Planning Officer for approval, subject to the specified conditions (and any others which he might consider appropriate).

Conditions for 11/04293/FU

1. Time Limit (3 years)
2. Development in accordance with approved plans
3. Completion of all works to Building 1 prior to first occupation of scheme
4. Samples of all external walling and roofing materials.
5. Construction of a sample panel of all external walling materials
6. Samples of all external surfacing materials
7. Detailed 1:20 scale working drawings shall be submitted including cross sections
 - a) all doorways, b) all windows c) eaves and soffit detail
8. Hard and/or soft landscaping scheme
9. Implementation of landscaping
10. Maintenance of landscaping scheme
11. Waste storage and disposal details, including recycling and details of security of and access to the bins.
12. No refuse containers to be stored outside the specified areas.
13. Details of installation and operation of air conditioning including odour filtration
14. Details of a noise attenuation scheme
15. Contaminated land information
16. Amendment of remediation statement
17. Submission of verification reports
18. Oil interceptor
19. No building or other obstruction within 3 metres either side of a water main.
20. Details of works for dealing with surface water discharges from the development required.
21. No piped discharge of surface water from the development prior to completion of approved surface water drainage works.
22. Dust suppression measures during construction.
23. Means of preventing mud on the highway
24. Details of motorcycle parking
25. Details of long and short stay bicycle parking
26. 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 to at least Very Good rating or equivalent
27. Programme of archaeological recording
28. Implementation of off-site highways works
29. Car park management plan
30. Implementation of flood risk assessment measures
31. Details of tree pits
32. Details of gates and accesses
33. Areas to be used by vehicles to be laid out prior to occupation
34. Provision of shower facilities/lockers

The following are non standard conditions which can be found in full in the Appendix – 3, 28, 29, 30

Conditions for 11/04278/LI

1. Time Limit (3 years)
2. Development in accordance with approved plans
3. Completion of all works to Building 1 prior to first occupation of scheme
4. Samples of all external walling and roofing materials.
5. Construction of a sample panel of all external walling materials
6. Samples of all external surfacing materials
7. Detailed 1:20 scale working drawings shall be submitted including cross sections
a) all doorways, b) all windows c) eaves and soffit detail
8. Hard and/or soft landscaping scheme
9. Implementation of landscaping
10. Maintenance of landscaping scheme
11. Programme of archaeological recording
12. Details of guttering/downpipe details
13. Details of building lighting
14. Details of repairs to brickwork and repointing
15. Details of any replacement windows – listed building
16. Details of method of building cleaning
17. Details of tree pits

The following are non standard conditions which can be found in full in the Appendix – 3

Reason for approval 11/04293/FU:

The application is considered to comply with the policies GP5 GP7 GP12 BD6 A1 A4 N12 N13 N14 N15 N16 N17 N25 N29 BD4 ARC6 CC1 CC3 CC10 CC11 CC12 CC13 CC30 T2 T2D T5 T6 T7A LD1 of the UDP Review 2006, the Yorkshire and Humber Regional Spatial Strategy 2008, as well as supplementary planning guidance in SPD5 Public Transport Improvements and Developer Contributions, SPD Travel Plans, SPD Sustainable Design and Construction, and the City Centre Urban Design Strategy, and national guidance contained within PPS1, PPS4, PPS5, PPG13, PPS25 and having regard to all other material considerations, as such the application is recommended for approval.

Reasons for approval 11/04278/LI:

The application is considered to comply with policies GP5 BD6 N12 N13 N14 N16 N17 N15 ARC6 N29, the Yorkshire and Humber Regional Spatial Strategy 2008, and national guidance contained within PPS5 and having regard to all other material considerations, as such the application is recommended for approval.

INTRODUCTION:

- 1.1 This application is brought to Panel as it is a significant major application involving the conversion and partial demolition of a Grade II listed building.

2.0 PROPOSAL:

- 2.1 The proposal is for the change of use of the former Alf Cooke print works to class D1 educational use, including demolitions, alterations and extensions of existing buildings to form a new campus for Leeds City College (16 170sqm). This would involve a relocation of vocational teaching facilities from the Thomas Danby campus on Roundhay Road, Leeds. In addition to detailed scaled plans, a number of documents have been submitted in support of this proposal:
- Design and Access Statement
 - Heritage Statement
 - Supplementary Heritage (PPS5) Statement
 - BREEAM pre-assessment estimate report
 - Transport Assessment
 - Flood Risk Assessment
 - PPS25 Sequential Test Assessment
 - Drainage Statement
 - Noise Survey
 - Bat survey
 - Phase 1 Land Contamination Report
 - Travel Plan
 - Archaeological Assessment
- 2.2 The current planning and listed building applications consist of the following works, which are to be undertaken in 2 phases (please see attached drawing references 011182_101 and 011182_103).
- 2.2.1 Phase 1 - Retention and repair of main print halls (Building 1) and former ancillary offices contained within mill building (Building 2a) – to be made weather-tight and secure. These works will include:
- Essential repairs to Print Halls including re-pointing to walls, removal of paintwork, damp proofing, cleaning, roof insulation, new rainwater goods, glazing.
 - Removal of office partition layout.
 - Glazed curtain walling to ground floor frontage facing grassed square.
 - Repair of clock to working order.
- 2.2.2 Refurbishment of Buildings 3, 4 & 5 (mid-late 20th Century) including:
- Conversion of Building 3 to provide a college entrance off Hunslet Road, reception, administration, student services, temporary student refectory, temporary learning resource centre, and general teaching accommodation. Works would involve stripping the elevation back to the concrete structure and replacing the existing curtain walling system with a twin-skin façade. The inner skin is designed to respond to the proportion and rhythm of Building 1's façade bays, while the outer skin enables the building to be ventilated.
 - Conversion and extension to Building 4 to provide Catering and Hospitality facility. This would require the demolition of Buildings 2(b) and 2(c) in order to allow the extension, which would be two storeys in height, and use a system of 'pods' reflecting the existing north light structures and the serrated nature of the wall to Leathley Road. The extension would feature a matching blue brick plinth and vertical bands, with metal clad serrated projections.
 - Building 5 would be stripped back to its steel frame along its visible facades, and a new cladding system of glazed curtain walling and modular aluminium cladding to the courtyard elevation, and full height translucent glass panels to the previously blank gable elevation facing Hunslet Road, which would be revealed

by the demolition of Building 6. this building would include a new mezzanine floor and provide facilities for Hair and Beauty department.

- 2.2.3 Demolition of Building 6 (late 20th Century industrial steel framed warehouse)
- 2.2.4 Demolition of Buildings 2(b) and 2(c) (late Victorian dispatch area and 1920s north-lit warehouse extension)
- 2.2.5 Vehicular access would be via the existing access off Hunslet Lane, and via a relocated access off Leathley Road. 78 car parking spaces would be provided for students and staff (including 8 disabled bays), with a further 23 public visitor car parking spaces (including 2 disabled bays) for the hair and beauty, and catering facilities. 70 secure covered cycle spaces would be provided, with further short stay cycle parking possible. Motorcycle parking would consist of 4 bays in the staff/student car parking area, and 2 spaces in the visitor car park.
- 2.2.6 Surfacing consists of a variety of materials, with block paving with Yorkstone strips to main footways, block paving setts to car parking bays, coloured tarmac to the vehicular routes, and raised grassed areas. Soft landscaping would consist of Hornbeam trees planted at regular intervals throughout the site.
- 2.3 Phase 2 works to fit-out Building 1 (print halls) and 2a (mill building) as a student refectory, learning resource centre, hair and beauty salons and administration facilities. The precise nature of the works are not known at this stage and if necessary these works would be the subject of future planning and listed building applications. Building 5 (which would accommodate some of the above functions during Phase 1) would then be converted to vehicle maintenance and engineering workshops at that stage.

3.0 SITE AND SURROUNDINGS:

- 3.1 The 1.95 hectare application site is unallocated within the designated City Centre. It lies on the south western side of Hunslet Road, at its junction with Leathley Road. The site is bounded to the south west by an overgrown public footpath Neal Place, beyond which is the Scala Court business park, consisting of single storey red-brick warehouse units. The southern boundary is marked by a 4m high detailed engineering brick wall to Leathley Road, facing the Costco wholesale warehouse to the south of the site. To the north lies the cleared former Yorkshire Chemicals site, and beyond that, the former Tetley Brewery site. Part of this area to the north lies within the South Bank Planning Statement and emerging Aire Valley Urban Eco-Settlement proposals. To the east lies a car showroom, and beyond that lies Clarence Dock and the River Aire.
- 3.2 The Grade II Listed printworks complex is currently vacant, and consists of a principal 3 storey red-brick building with terracotta and stone dressings with a slate roof, dating from 1894. The corner of the building facing the junction of Black Bull Street and Hunslet Road features a clock tower, which is an important local landmark and visual focal point within Leeds City Centre. There is Yorkstone paving to the Hunslet Road frontage. Surfacing to the loading yard is a mixture of tarmac and concrete surfaces.
- 3.3 The main print hall Hunslet Road elevation features repetitive alternate bays of segmental headed windows and projecting bays with pedimented gable canopies over small semi-circular headed windows at ground floor. At first floor the windows feature elliptical arches alternating in stone and brick, and at second floor two-light

headed windows with columns in between. The other elevations of the main print hall building retain the same proportions but are less ornate.

- 3.4 The interior of the two main print halls are open, with spiral staircases leading up to cast iron-balustraded landings around each space. Cast iron columns support these mezzanine floors, which are connected by the spiral staircases. Immediately behind the main print halls is a red-brick four storey mill building, which is much less ornate than the main print halls. This features a water tower and chimney dating from circa 1894. Adjacent to the Mill Building is a single storey dispatch area, of a similar age. This consists of the first 4 bays of a double pitched roofed building, with symmetrical timber roof trusses supported by round cast iron columns. The outer walls of the dispatch area were demolished to form later additions.
- 3.5 Later Twentieth Century additions include a c1920s large north-lit warehouse structure supported on steel I-beams, extending out to the south from the dispatch area, a 1950s concrete extension to the Hunslet Road frontage, and along the boundary to Leathley Road, and more recent late 20th Century warehouse buildings along the western boundary.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 07/07468/FU Change of use involving refurbishment and part demolition of printing works to offices and erection of 12 office units in eight 3 storey blocks with car parking and public realm – approved April 2011, not implemented as yet.
- 4.2 07/07469/LI Listed Building application for conversion to offices including refurbishment and part demolition of printing works – approved April 2011, not implemented as yet.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Three pre-application meetings were held with officers during September 2011, prior to the submission of full planning and listed building applications in early October 2011.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Application publicity consisted of:
- 6.1.1 Site Notice 11/04293/FU Notice of Proposed Major Development posted 19 October 2011, expired 9 November 2011.
- 6.1.2 Press Notice 11/04293/FU Notice of Proposed Major Development published 21 October 2011, expired 11 November 2011.
- 6.1.3 Site Notice 11/04278/LI Notice of application for Listed Building Consent posted 19 October 2011, expired 9 November 2011.
- 6.1.4 Press Notice 11/04278/LI Notice of application for Listed Building Consent published 21 October 2011, expired 11 November 2011.
- 6.2 Ward Members consulted 14 October 2011 - no comments made at time of writing.
- 6.3 Letter from Leeds Civic Trust, dated 27 October 2011.

Expression of support to the principles of the development, and its swift delivery. However, they had comments regarding:

- 6.3.1 Improvements to pedestrian connectivity in the area, particularly at western entrance on Hunslet Road (*Response: There is an existing crossing close to the western entrance to Hunslet Road. There is also a package of pedestrian improvements (set out in the Transportation section of the Appraisal in this report) to be completed in the first phase of the development, including new pedestrian crossing facilities at the eastern end of the site on Hunslet Road. Nearby planning permission 06/04601/OT at the former Yorkshire Chemicals site, Black Bull Street also proposes improvements to achieve better pedestrian connectivity in the Hunslet Road area including upgrade of existing crossing at Hunslet Lane close to Butterley Street, 2 signalised crossings along Black Bull Street, zebra crossing on Chadwick Street, and signalised crossing facilities at the junction of Hunslet Lane and Crown Point Road.*)
- 6.3.2 Potential for widening the pavement alongside the site – possibly taking out a single lane of traffic using bollards for an experimental period (*Response – not possible due to the nature of Hunslet Road and Crown Point Retail Park access*)
- 6.3.3 Concern regarding low parking provision and the lack of on-street parking in the area (*Response: see Highways appraisal in this report*)
- 6.3.4 Whilst acknowledging that it is outside the scope of this planning application, concern regarding the impact on Harehills and Chapeltown of the relocation of these facilities from Thomas Danby campus to this site. (*Response: this is not a material consideration in the determination of these planning and listed building applications*)

7.0 CONSULTATIONS RESPONSES:

7.1 Statutory:

- 7.1.1 English Heritage - no comment
- 7.1.2 Highways Agency: no objection subject to condition regarding car park management plan.
- 7.1.3 Leeds City Council Transport Development Services – In principle, traffic impact and transportation provision is considered acceptable. At the time of writing, negotiations are in progress between officers and the applicant regarding a number of detailed highways and travel planning matters. An update on these issues will be provided to Members prior to Plans Panel. These matters include details of pedestrian access, extent of cycling route enhancements, servicing arrangements, the need for enhancing local traffic regulation orders, and clarification of travel plan data.
- 7.1.4 Environment Agency: no objections subject to specified conditions to ensure the development is carried out in accordance with the submitted flood risk assessment (FRA).
- 7.1.5 Yorkshire Water - no comments received at time of writing, update to follow in report addendum.
- 7.1.6 Coal Authority – no objection subject to condition regarding detailed site investigation.

7.2 Non-statutory:

- 7.2.1 West Yorkshire Archaeology Advisory Service – the proposed scheme is generally sensitive to the historic and aesthetic significance of the printworks, and seeks to preserve and improve its fabric and setting. The demolition of later additions can be justified on the grounds that those buildings are of lesser historical and architectural significance, although arguably they are contemporary with the main multi-storied buildings. A condition should be added to secure the implementation of an appropriate programme of archaeological and architectural investigation and recording before works commence.
- 7.2.3 Leeds City Council Environmental Protection: No objection subject to conditions regarding mechanical plant installation and waste storage and disposal.
- 7.2.4 Leeds City Council Flood Risk Management: No objection subject to implementation of development in accordance with the submitted FRA, and a condition regarding surface water drainage details.
- 7.2.5 Leeds City Council Public Rights of Way: Neal Place may be considered to be a Public Right of Way, however the site lies within an area of Leeds unrecorded on the Definitive Map. It is understood that Neal Place is not in the ownership of the applicant or Leeds City Council, so improvements are not possible within the scope of this planning application.
- 7.2.6 Victorian Society – Supports the revised scheme which proposes less intervention in the print halls, and would be more appropriate to the retained listed building.
- 7.2.7 West Yorkshire Metro – no objection subject to provision of enhanced bus stops on Hunslet Road at identified locations.

8.0 PLANNING POLICIES:

8.1 Development Plan

Regional Spatial Strategy Yorkshire and the Humber 2008

Leeds Unitary Development Plan Review 2006

Relevant policies include:

GP5 all relevant planning considerations

GP7 planning obligations

GP11 sustainability

GP12 sustainability

BD6 all alterations

A1 improving access for all

A4 safety and security provision

N12 urban design

N13 design and new buildings

N14 listed buildings and preservation

N15 listed buildings and change of use

N16 extensions to listed buildings

N17 listed buildings character and appearance

N25 boundary treatments

N29 archaeology

ARC6 archaeology

BD4 all mechanical plant

CC1 City Centre and planning obligations
CC3 City Centre character
CC10 public space and level of provision
CC11 streets and pedestrian corridors
CC12 public space and connectivity
CC13 public spaces and design criteria
CC30 unallocated sites within the City Centre
T2 transport provision for development
T2D public transport provision for development
T5 pedestrian and cycle provision
T6 provision for the disabled
T7A cycle parking
T7B motorcycle parking
LD1 landscaping

8.2 Relevant Supplementary Planning Guidance includes:

SPD5 Public Transport Improvements and Developer Contributions
SPD Travel Plans
SPD Sustainable Design and Construction
City Centre Urban Design Strategy

8.3 National planning policy and guidance includes:

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPS5 Planning and the Historic Environment
PPG13 Transport
PPS25 Development and Flood Risk

9.0 MAIN ISSUES

1. Principle of use
2. Urban design
3. Impact of the proposal on the special character of the listed building
4. Landscaping and public realm provision
5. Transportation
6. Flood risk
7. Sustainability
8. Section 106 Agreement

10.0 APPRAISAL

10.1 Principle of use

- 10.1.1 The application site lies within the designated City Centre, but is unallocated for any particular uses. Therefore UDP Policy CC30 states that proposals of this nature would be determined on their merits. Educational use would therefore be acceptable in principle as it would concentrate a City-wide facility in the City Centre, a sustainable location within reach of train and bus services. It is not considered that the proposed use would give rise to amenity concerns within the context of a predominantly commercial area, and the college would be subject to a condition to ensure noise from any external plant does not cause nuisance. In terms of supporting uses to serve the staff and students, there would be on-site catering facilities, and the site is located close to retail and food and drink provision at Crown Point Retail Park and Clarence Dock. It is therefore considered that the provision of greater mix of uses on the site is not necessary in this case, however the

restaurant of the catering department and hair/beauty salons would be open to the public and provide additional activity throughout the day and into the evening. It is considered that the application proposal would result in the appropriate re-use of this listed building.

10.2 **Impact of the proposal on the special character and interest of the listed building.**

10.2.1 In accordance with national policy PPS5, and Leeds UDP Review policies, there is a presumption in favour of the preservation of listed buildings. The submitted Heritage Statement, and PPS5 Assessment, put forward an assessment of the nature, extent and importance of the significance of the heritage assets at the site. Detailed justification for demolition of various elements has been submitted in accordance with PPS5, setting out the nature of the interest and the significance of the interest, which has been assessed and agreed by the Council's specialist conservation and archaeology advisors.

10.2.2 The scheme results in a phased retention of buildings, with those of most merit and capable of viable conversion and enhancement being retained. The remainder of the site would be demolished in phases. In terms of assessing significance, the main print hall building is listed due to its special architectural interest, and would be retained and converted into offices, with its open atria and balconies restored. The original proposals included the infilling of the atria with glazed office pods, however this has now been removed from the scheme. The Mill Building would also be retained and refurbished as office accommodation, but is of secondary significance to the main print halls.

10.2.3 The single storey dispatch sheds 2(b) as labelled on the plans are of some importance, but lesser than the print halls and mill building, as they reflect the expansion of the works not long after its construction, their southern and eastern walls removed for later extension. At the greatest extent on 2(b) they consist of the first 4 bays of a double pitched roofed building, with symmetrical timber roof trusses supported by round cast iron columns. This was subsequently extended post-1920 with a north-lit warehouse structure supported on steel I-beam columns, identified on plan as building 2(c). Building 6 is a late 20th Century warehouse of no architectural or historic merit, and its loss allows the laying out of visitor car parking, cycle spaces and landscaping. It is considered that the demolition of the later additions is justified due to their lesser significance both historically and architecturally, their lack of options for viable conversion, poor state of repair, and because their removal would allow the delivery of landscaping close to the refurbished Building 1, which would enhance its setting. The demolition also allows a coherent operational layout for the site, including car parking and servicing arrangements. It is therefore considered that the proposed demolition of Buildings 6, 2(b) and 2(c) and extension to Building 4 would preserve the special character of the listed building.

10.2.5 In terms of the internal alterations to the print halls and the mill building, where possible, existing detailing and all features including internal features which contribute to the character of the listed building would be preserved and repaired. The original plan form of the building would be preserved as it contributes to the special character and appearance of the building. It is considered that the original use (manufacturing) of the listed building is unfortunately no longer viable, therefore proposals for its change of use and refurbishment are viewed favourably, given that the new and adapted use would not diminish the special architectural or historic value of the building and its setting.

10.2.6 A condition has been recommended which requires the repair works to Building 1 to be completed prior to the occupation of the rest of the scheme.

10.3 **Urban design principles and the impact of the new buildings on the setting of the listed building.**

10.3.1 The objective of the proposed re-cladding of Buildings 3 and 5 and extension to Building 4 is to provide calm background buildings which would support and not compete visually with the prominent character of the listed print works main print halls. However they would provide quality and visual interest in terms of their form, rhythm, materials, and appropriate modern detailing.

10.3.2 It is considered that the works to Buildings 3, 4 and 5 would be appropriate given the setting of the listed building. The quality of the external materials can be controlled through the provision of material samples panels by condition. 1:50 and 1:20 typical bays and sections have been submitted for each building to establish the detailing of the elevations, and this would be reinforced at working drawing stage by conditions. Full details of mechanical plant would be required by condition in order to control its amenity and visual impact.

10.4 **Provision of landscaping and public realm**

10.4.1 Under Policy CC10, this site would have to deliver 20% of its site area as useable public realm. This would be maintained as publicly accessible private land via the Section 106 agreement. Due to the nature of the college use i.e. teaching teenage children and young adults, this is not practical from a safety and security view point. Therefore, it is considered appropriate in this case to secure a commuted sum in lieu of this provision, for the Council to use in the local area, potentially to contribute towards the delivery of the proposed City Centre Park on the opposite side of Hunslet Road. The calculation of the sum has been based on the cost of laying out of 20% of the site area as public realm.

10.4.2 The landscaping of the site would be designed in a positive manner appropriate to the character of the area and the character of paving materials would accord with the character of the listed building. Exact details of hard and soft landscaping, including samples of surfacing materials, and details of achieving level access onto the main grassed area would be controlled by condition prior to commencement of each phase of development to ensure continuity of high quality materials across the site.

10.4.3 The hard and soft landscaped pedestrian routes and spaces within the development would be attractive and enhance the setting of the listed building, and support daytime activity for students. It is considered that the scheme would retain and reinforce the identity and distinctive character of this building, and would upgrade the physical environment to complement the use. The proposal would upgrade the physical environment and create a place that is sympathetic to the historic character of the listed building, complementary in scale and materials, with a modern contrast in detailing.

10.4.4 Alf Cookes Printworks is a very important building in terms of local identity, distinctiveness and legibility. It is therefore considered that the proposed change of use and alterations would enhance and complement the setting of the listed building and the surrounding area.

10.5 **Transportation**

- 10.5.1 The site lies within the fringe commuter control parking area, and the parking provision proposed complies with the UDP maximum parking guidelines for the site.
- 10.5.2 To further reduce reliance on the private car the submitted Travel Plan includes the following measures:
- use of staff shuttle bus linking all Leeds City College campuses.
 - provision of shower facilities to encourage cycle use
 - appropriate secure storage for cyclists and motorcyclists
 - improvements to local pedestrian and cycle connectivity through improved toucan crossing facilities on Hunslet Lane which would link to Clarence Dock and the Riverside
 - improvements to two bus stops on Hunslet Lane including shelters with real-time display
 - Arrangements for the monitoring and take-up of the Travel Plan measures and revising the Travel Plan as necessary.
- 10.5.3 The applicant will also be providing a contribution towards strategic public transport improvements in accordance with SPD5.
- 10.5.5 It is considered that the development would provide for enhancements to the strategic public transport network, improve two local bus stops on Hunslet Lane, as well as provide improvements to local pedestrian and cycle routes where required to achieve appropriate levels of accessibility. The development would also provide and encourage safe and secure cycle and motorcycle usage/storage, and an adequate level of car parking. An update will be provided to Members prior to Plans Panel regarding the detailed matters set out at paragraph 7.1.3

10.6 **Flood Risk**

- 10.6.1 The proposed development is for a use which is classed as 'less vulnerable' under PPS25 and is therefore appropriate in Flood Zone 3A, subject to the measures identified in the submitted flood risk assessment, which has been agreed with the Environment Agency. The scheme will result in a reduction in the built area and provide more space for storage of flood water. It is an appropriate use for the City Centre, and one which under PPS4 should not be located outside a designated centre, and one which would secure the viable use of a vacant listed building.

10.7 **Sustainability**

- 10.7.1 New buildings should be designed to maximise opportunities to conserve energy and water resources and use materials appropriate to these aims, and should ensure satisfactory penetration of daylight and sunlight. Features such as Trombe Wall technology, photovoltaic panels, wind chimneys, and passive natural ventilation systems would be employed in the refurbished buildings.
- 10.7.2 Buildings 3, 4, and 5 will meet at least BREEAM Very Good rating, and a planning condition to provide details of the verification of this will be applied. In terms of sustainable drainage, permeable surfacing will be required by condition.

10.8 Section 106 Agreement

10.8.1 A Section 106 Agreement would be signed in connection with the planning application, with the following obligations :

- Contribution to local public realm enhancements for the proposed City Centre Park in lieu of 20% on site provision (UDP Policy CC10) prior to first occupation
- Public transport contribution in accordance with SPD5 taking into account discounts for existing trip levels, other infrastructure provisions and that the development involves the retention and refurbishment of a listed building.
- Travel plan monitoring fee in accordance with the Travel Plans SPD
- Contribution to local bus stop improvements
- Cooperation with local jobs and skills training initiatives would be expected through the provisions of a Section 106 clause in accordance with UDP Policy R5.
- Section 106 management fee

10.8.2 As part of Central Government's move to streamlining the planning obligation process it has introduced the Community Infrastructure Levy Regulations 2010. This requires that all matters to be resolved by a Section 106 planning obligation have to pass 3 statutory tests. The relevant tests are set out in regulation 122 of the Regulations and are as follows:

'122(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is-

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.'

As listed above (and also in the 'recommendation' box at the beginning of this report), there are matters to be covered by a Section 106 agreement. These matters have been considered against the current tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development.

11.0 CONCLUSION

11.1 It is considered that the submitted listed building consent and full planning applications would result in the re-use of a brownfield site, the provision of a new college campus in a sustainable location in the City Centre, and the sensitive re-use of a listed building. It is therefore considered that the proposal would contribute positively to the enhancement and regeneration of the surrounding area.

Background Papers:

Application files 11/04293/FU & 11/4278/LI

Certificate of Ownership A signed by applicants

Appendix 1

11/04293/FU

3. Unless otherwise agreed in writing by the Local Planning Authority, all works shown on the plans and proposed schedule of shell and core works hereby approved for Building 1 shall be completed prior to the first occupation of the college use hereby permitted.

In the interests of preserving the special character and condition of the listed building, in accordance with PPS5 and Leeds UDP Review Policies N17, N14, and N16

28. Prior to the commencement of development, arrangements for the implementation of highways works to the following areas as identified on approved drawing no. TBC shall be submitted to and approved in writing by the Local Planning Authority:

It is considered that all of the above works should be implemented prior to first occupation of the development and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of pedestrian and vehicular safety.

29. Prior to occupation of the development to submit to the Local Planning Authority for approval in writing a Car Parking Management Plan, part of which should include details of the car sharing arrangements, parking space allocation strategy, monitoring and penalty regime. The plan shall be implemented as thereby approved upon occupation of the site.

To ensure the safe and efficient operation of the local and strategic road network, in accordance with Leeds UDP Review 2006 Policy T2

30. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated October 2011 and the following mitigation measures detailed within the FRA:

- (a) Surface water to be managed in accordance with the Leeds City Council's 'Minimum Development Control Standards for Flood Risk' document.
- (b) Flood-proofing measures detailed on page 11 of the FRA are incorporated into the proposed development.
- (c) New building finished floor levels are set no lower than 26.23m above Ordnance Datum (AOD).
- (d) Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to reduce the impact of flooding on the proposed development and future occupants and to ensure safe access and egress from and to the site, in accordance with PPS25 and Leeds UDP Review 2006 Policy N38B

11/04278/LI

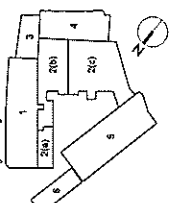
3. Unless otherwise agreed in writing by the Local Planning Authority, all works shown on the plans and proposed schedule of shell and core works hereby approved for Building 1 shall be completed prior to the first occupation of the college use hereby permitted.

In the interests of preserving the special character and condition of the listed building, in accordance with PPS5 and Leeds UDP Review Policies N17, N14, and N16

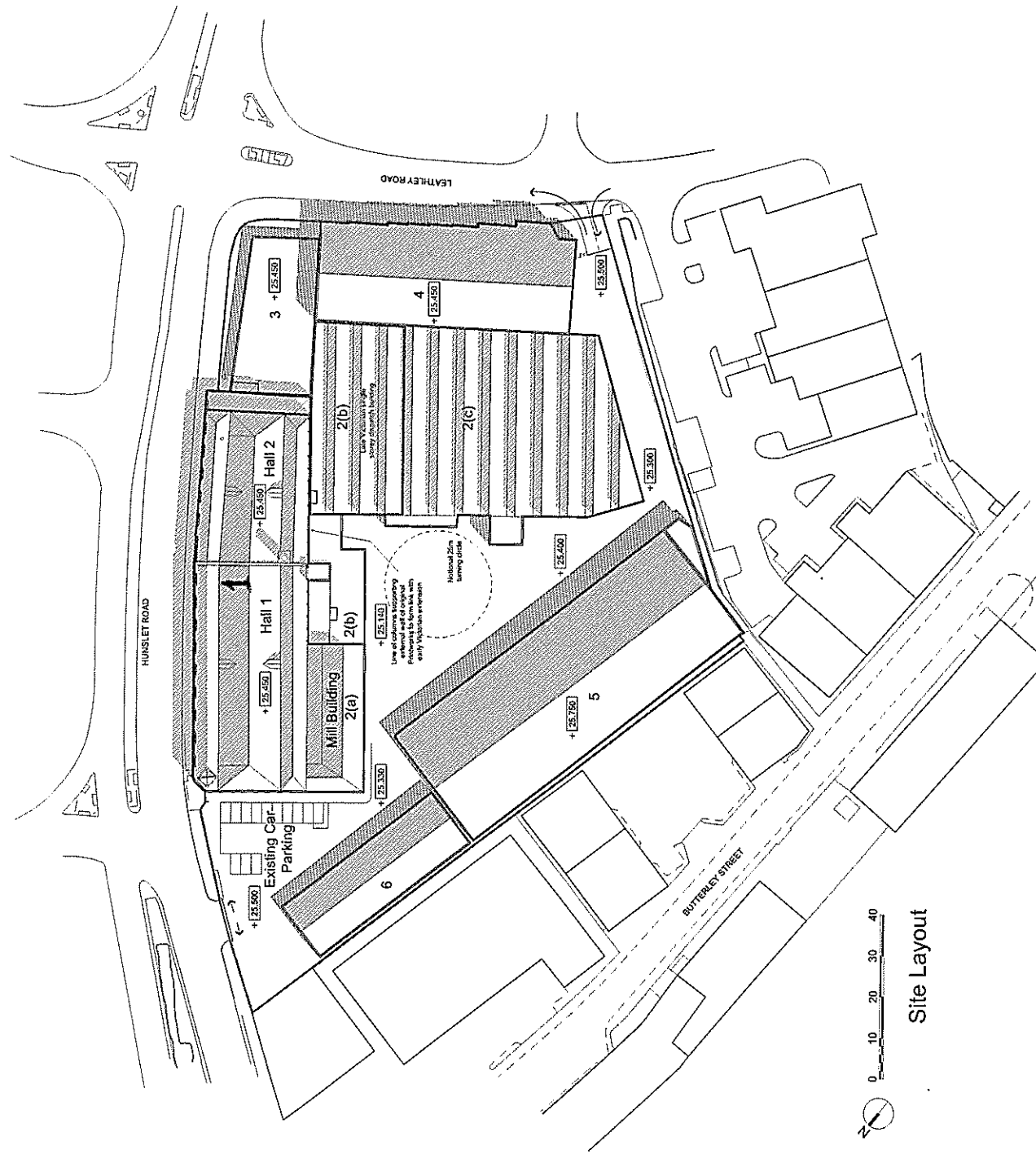
1. HOUSE NO. 4 FROM THE EASTERN VIC ROAD DIVISION ONLY
2. TO BE USED IN CONJUNCTION WITH ALL DRAWINGS, REPORTS AND DOCUMENTS RELATING TO THE PROJECT AND TO BE CHECKED IN SITE BY CONTRACTOR BEFORE WORK COMMENCES

This drawing has been subcontracted to an On-site Surveyor and is subject to a limited liability of design. It is not a final drawing and is not to be used for any other purpose. It is the responsibility of the contractor to ensure that all work is carried out in accordance with the drawings and specifications. It is not to be used for any other purpose. It is the responsibility of the contractor to ensure that all work is carried out in accordance with the drawings and specifications.

- KEY BUILDING DESCRIPTION**
- 1 Hall 1 and Hall 2 - Original Mill Crane Plant
 - 2(a) Mill Building
 - 2(b) Late Victorian extensions and alterations adjacent to the original Thomas Ansell Dispatch Area
 - 2(c) 1970s Warehouse extension
 - 3 1970s Warehouse extension
 - 4 Late 20th Century industrial steel framed storage building
 - 5 Industrial steel framed storage building
 - 6

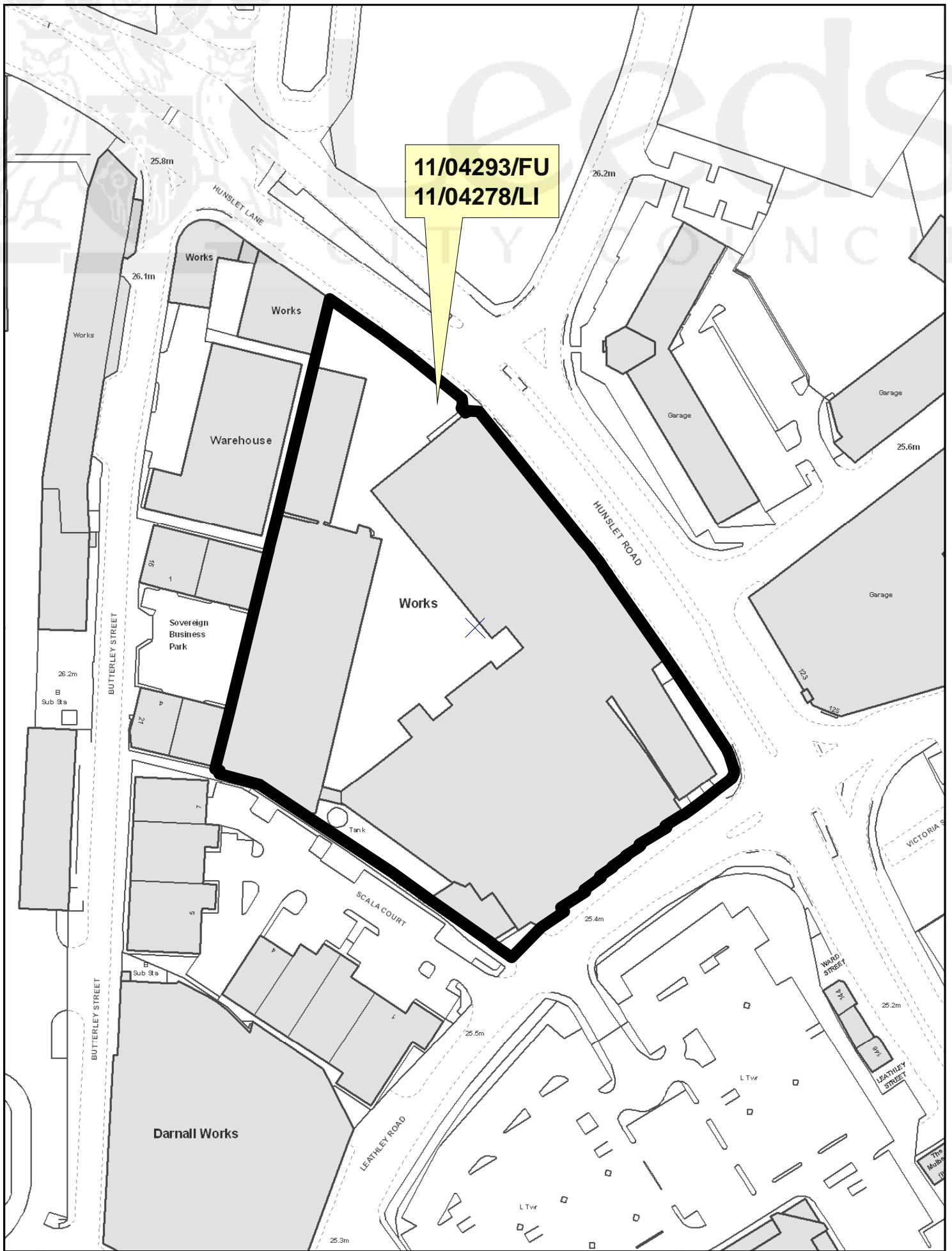


KEY EXISTING SITE PLAN



Site Layout

The Piret Works (Leeds) LLP	
Project	The Piret Works, Leeds
Site Plan as Existing	
Project No.	011162_01
Project Name	Planning
Scale	1:500 @ A1
Date	20/09/11
Drawn by	ADC
Checked by	SAW
Savigny Planning Services Ltd 1st Floor, 100, The Quadrant, Leeds LS1 9JF Tel: 0113 275 7777 Fax: 0113 275 7777 Email: info@savignyplanning.co.uk Website: www.savignyplanning.co.uk	



CITY CENTRE PLANS PANEL