



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 12th April 2012

Subject: PRE-APPLICATION PRESENTATION - RESIDENTIAL DEVELOPMENT UP TO 15 STOREYS HIGH FOR 625 APARTMENTS AND ANCILLARY GROUND FLOOR 'ACTIVE' USES (PREAPP/11/00711).

Electoral Wards Affected:

City and Hunslet

No Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity
Community Cohesion
Narrowing the Gap

RECOMMENDATION: This report is brought to Panel for information. The Developer will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

1.1 This presentation is intended to inform Members of a new major residential scheme proposed on land to either side of Globe Road adjacent to the canal and Whitehall Road. This site benefits from extant permissions for a predominantly residential development of up to 33 storeys high for a total of 887 flats. Members will be asked to comment on the emerging scheme.

2.0 SITE AND SURROUNDINGS:

2.1 The application site is almost 5 acres and is currently in use as an unauthorised long stay commuter car park, one of those refused at the March 15th Panel. The part of the site to the north east of Globe Road is currently in use as temporary offices. The site lies within the south-western edge of the defined Leeds City Centre. It is bounded by Whitehall Road to the west, by the railway line and viaduct to the south and Globe Road and the river and canal to the north. Most of the site is separated from the river/canal by Globe Road but a small portion abuts the canal side.

- 2.2 The site lies unallocated within the UDP-designated City Centre, with the exception of the part of the site to the north east of Globe Road which forms part of Holbeck Urban Village.

3.0 HISTORY OF NEGOTIATIONS

- 3.1 Officers commenced discussions with the developer on a revised scheme in July 2011. A number of meetings have taken place with planning, design and highways officers to develop the layout, scale, massing and general aspirations for the site.
- 3.2 The relevant planning history for the site is outlined below.
- 3.3 Application 20/499/04/FU proposed a multi level predominantly residential development up to 31 storeys with 833 flats, commercial units, car parking and landscaping, this was approved 22nd September 2005 after being agreed at Panel 28th April 2005. A subsequent extension of time application, 10/01670/EXT, was approved 17th November 2010.
- 3.4 Application 07/00018/FU amended 20/499/04/FU by increasing the height of the tallest element to 33 storeys and increasing the number of flats by 54 units. This was approved 25th April 2007. A subsequent extension of time application, 10/01666/EXT was approved 18th November 2010.

4.0 PROPOSAL

- 4.1 The proposed scheme is for 625 residential units, ground floor commercial units, associated parking and landscaping across a development of up to 15 storeys high. The scheme includes a mix of 186 one bed apartments, 10 one bed duplexes, 356 two bed, 20 two bed duplexes and 53 three bed apartments. The duplex units are located on the ground floor and help create 'mews streets' There would be small commercial units (convenience retail, cafes etc) on the ground floor of buildings fronting Whitehall Road and the building on the land adjacent to the canal. Approximately 450 parking spaces will be provided under and around individual buildings and in a three storey car park that runs along the southern boundary following the curve of the railway lines.
- 4.2 Three buildings of 10 storeys are located on Whitehall Road and three buildings of eight storeys on Globe Road. Behind these buildings that front the main roads, the scale of the buildings steps down to six and then four storeys. On the separate piece of land to the east of Globe Road and adjacent to the canal is a fifteen storey building.
- 4.3 A large area of public open space is located within the centre of the site primarily accessed from Globe Road. Open space for residents is provided in communal courtyards on top of single storey car park decks within the site. The roof of the three storey car park on the southern boundary will be laid as allotments intended for both the residents and public. A smaller area of public open space will also be located adjacent to the canal. The total on site public open space provision may be short of the 20% sought by policy CC10 at around 15%. However, this is considered acceptable if the developer can assist in delivering the bridge link highlighted below.
- 4.4 The adopted Holbeck Urban Village Revised Planning Framework identifies a possible bridge link across the canal adjacent to the proposed 15 storey building. This bridge would help link Holbeck Urban Village and other communities to the city

centre and train station in particular. The developer sees this bridge link as being integral to the success of their scheme and is keen to assist in the delivery of this bridge. As such officers are considering utilising the public transport and HUV public realm contributions to assist with delivering this bridge in conjunction with the proposed scheme.

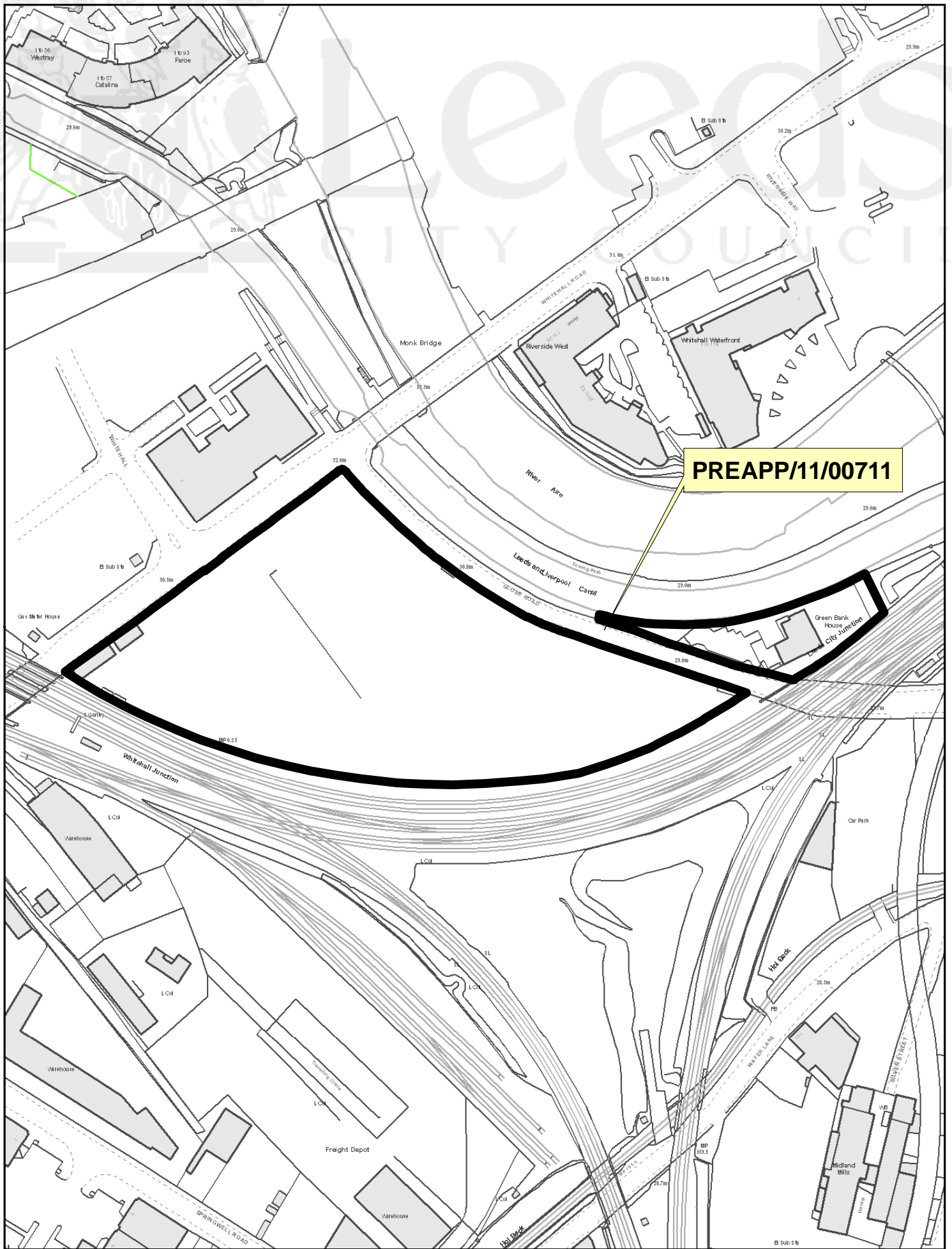
5.0 ISSUES

Members are asked to consider the following matters:

- i. Is the layout, scale and massing of the buildings acceptable?
- ii. Is the mix of one, two and three bed apartments supported including the provision of ground floor duplex apartments?
- iii. Are Members supportive of the possibility of there being slightly less than 20% public open space provision being delivered on site provided the bridge across the canal is delivered in conjunction with this development and by utilising the public transport and public realm contributions?

6.0 BACKGROUND PAPERS

- 6.1 Preapp file PREAPP/11/00711 and history files 20/499/04/FU, 07/00018/FU, 10/01666/EXT and 10/01670/EXT.



PREAPP/11/00711

CITY CENTRE PLANS PANEL

