



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 22 November 2012

Subject: LAND FORMERLY YORKSHIRE CHEMICALS SITE, BLACK BULL STREET, LEEDS LS10

12/03975/FU 6 STOREY DATA CENTRE WITH CAR PARKING

APPLICANT

AQL (Leeds) Ltd.

DATE VALID

17 September 2012

TARGET DATE

17 December 2012

Electoral Wards Affected:

City and Hunslet

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

ADDENDUM TO REPORT:

This Addendum sets out the emerging strategic planning context in relation to the Leeds Core Strategy, and provided details of the non-standard conditions recommended for this planning application.

1. Draft Core Strategy

1.1 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. On 7 November 2012 Executive Board approved the proposed pre-submission changes to the Publication Draft of the Leeds Development Framework Core Strategy. Executive Board also resolved to recommend that Council approve the Publication Draft Core Strategy and the sustainability report for the purposes of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004.

1.2 Spatial Policies 1, 4, 5 and 8 of the Core Strategy aims to promote economic prosperity, job retention and opportunities for job growth in key strategic locations including the City

Centre and Aire Valley Urban Eco-Settlement. The promotion of enterprise and innovation to deliver job growth, particularly in digital and creative sectors, is highlighted as a particular opportunity. The Core Strategy aims to promote the integration of the South Bank into the City Centre as the gateway to the Aire Valley. This application site lies within both the City Centre and the Aire Valley. The Aire Valley has been identified as one of the Leeds City Region's Urban Eco-Settlements, a regeneration priority which will promote sustainable development by seeking the delivery of commercial and residential areas which have a high quality greened environment, energy efficient buildings and operations, low carbon and green business, sustainable transport, community facilities and linked areas of green infrastructure. It is envisaged the Aire Valley would deliver 35000 new jobs across 250 hectares of land for employment uses.

Non-standard conditions recommended for this planning application are as follows:

14, 17, 18, 28, 29

14. 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 water main, which crosses the site.

In order to allow sufficient access for maintenance and repair work at all times, in accordance with Leeds UDPR Policy GP5.

17. Prior to the commencement of development an updated Sustainability Statement following the guidelines of the Supplementary Planning Document (SPD) 'Building for Tomorrow Today' shall be submitted which will include a detailed scheme comprising (i) a proposal to use the Waste and Resources Programme's (WRAP) Net Waste Tool kit and an appropriate Site Waste Management Plan (SWMP), (ii) a design stage pre-assessment using the BREEAM DATA assessment method to 'Very Good' standard as a minimum (iii) an energy plan showing the percentage of on-site energy that will be produced by Low and Zero Carbon (LZC) technologies and a carbon reduction target and plan for the development (iv) the heat recovery, processing and distribution scheme with plans for the installation of culverts and pipe work to southern and western sides of the site's curtilage as part of the development and a business plan for the export of heat to adjacent developments including the energy savings and CO2 emission savings engendered for the data centre and proposals to help ensure developers take up this option and approved 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 including a BRE certified BREEAM final assessment and associated paper work 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(s)

To ensure the adoption of appropriate sustainable design principles in accordance with Policies GP5, GP11 and GP12 of the Unitary Development Plan, the Regional Spatial Strategy Policy ENV 5, the draft Core Strategy, and in accordance with NPPF.

18. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated September 2012 and the following mitigation measures detailed within the FRA:

a. *Surface water run off must be managed in accordance with the LCC 'Minimum*

Development Control Standards for Flood Risk' document.

b. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

c. Finished floor levels are set no lower than 26.3m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure safe access and egress from and to the site, to reduce the risk of flooding to the proposed development and future occupants, in accordance with the NPPF and Leeds UDPR policies GP5 and N38B.

28. The Travel Plan Statement (Travel Plan, November 2011, Revision F) shall be implemented in full and shall be operated for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the promotion of more sustainable forms of travel, in accordance with Leeds UDPR Policies GP5, T2, and T2C, and the NPPF.

29. Prior to commencement of development details of the location of new fibre optic cable routes to the data centre, including a traffic management method statement, 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 method statement unless otherwise agreed in writing.

In order to minimise potential for disruption on the highway network in accordance with UDPR Policy GP5

Additional Condition 30

Prior to the commencement of development a method statement for the control of Himalayan Balsam and Small-leaved Cotoneaster shall be submitted to and approved in writing by the Local Planning Authority. The agreed plan shall thereafter be implemented.

To control the spread of invasive plant species, in accordance with Leeds UDPR Policy GP5 and the NPPF.

Additional Condition 31 [To be confirmed verbally at Panel]

Prior to the commencement of development, full details of the provision of off-site landscaping works as indicated on Garnett Netherwood Drawing 1209-[P]-002 D shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented as approved prior to the first occupation of the site unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity and pedestrian connectivity in accordance with Leeds UDPR Policies GP5, LD1, N12, and T2.

