



---

## CITY PLANS PANEL

---

Meeting to be held in Civic Hall, Leeds on  
Thursday, 12th July, 2018 at 1.30 pm

---

### MEMBERSHIP

#### Councillors

N Walshaw

J McKenna

(Chair)

A Khan

A Garthwaite

E Nash

P Carlill

C Gruen

J Goddard

C Campbell

B Anderson

D Cohen

P Wadsworth

T Leadley

D Blackburn

---

**Agenda compiled by:**  
**John Grieve**  
**Governance Services**  
**Civic Hall**  
**Tel: 0113 37 88662**

# A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p><b>SITE VISIT DETAILS</b></p> <p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	

Item No	Ward	Item Not Open		Page No
2			<p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>	
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p><b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</b></p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members’ Code of Conduct.</p>	

Item No	Ward	Item Not Open		Page No
5			<p><b>APOLOGIES FOR ABSENCE</b></p> <p>To receive apologies for absence (If any)</p>	
6			<p><b>MINUTES OF THE PREVIOUS MEETING</b></p> <p>To consider and approve the Minutes of the previous meeting held on 21<sup>st</sup> June 2018.</p> <p>(Copy attached)</p>	3 - 8
7			<p><b>MATTERS ARISING FROM THE MINUTES</b></p> <p>To consider any matters arising from the Minutes.</p>	
8	Little London and Woodhouse		<p><b>APPLICATION NO. 18/01819/FU - DEMOLITION OF EXISTING BUILDING AND ERECTION OF 37 STOREY STUDENT ACCOMMODATION BUILDING, HUME HOUSE, WADE LANE, MERRION WAY AND TOWER HOUSE STREET, LEEDS</b></p> <p>To consider a report by the Chief Planning Officer which sets out details of an application which seeks the demolition of existing building and erection of 37 storey student accommodation building, Hume House, Wade Lane, Merrion Way and Tower House Street, Leeds.</p> <p>(Report attached)</p>	9 - 42

Item No	Ward	Item Not Open		Page No
9	Little London and Woodhouse		<p><b>APPLICATION 18/02139/FU - ERECTION OF A PART 11, PART 18 STOREY BUILDING FOR STUDENT ACCOMMODATION INCLUDING FACILITIES, COMPRISING 98 STUDIOS, AND THE PROVISION OF COMMUNAL FACILITIES IN THE BASEMENT OF THE ADJACENT BUILDING, A LANDSCAPING SCHEME AND ALL ASSOCIATED WORKS AT THE SITE OF THE Q1 RESIDENCE, WADE LANE, LEEDS.</b></p> <p>To consider a report by the Chief Planning Officer which sets out details of an application which seeks the erection of a part 11, part 18 storey building for student accommodation including facilities, comprising 98 studios, and the provision of communal facilities in the basement of the adjacent building, a landscaping scheme and all associated works at the site of the Q1 Residence, Wade Lane, Leeds.</p> <p>(Report attached)</p>	43 - 64
10	Little London and Woodhouse		<p><b>APPLICATION 18/02523/FU - CONSTRUCTION OF A NEW TEACHING BLOCK INCLUDING LANDSCAPING, ACCESS IMPROVEMENTS AND OTHER ASSOCIATED WORKS AT THE UNIVERSITY OF LEEDS CAMPUS, CLOBBERRY STREET, WOODHOUSE, LEEDS.</b></p> <p>To consider an application by the Chief Planning Officer which sets out details of an application which seeks the construction of a new teaching block including landscaping, access improvements and other associated works at the University of Leeds campus, Cloberry Street, Woodhouse, Leeds.</p> <p>(Report attached)</p>	65 - 84
11			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>To note that the next meeting will take place on Thursday, 2<sup>nd</sup> August 2018 at 1.30pm in the Civic Hall, Leeds.</p>	

<b>Item No</b>	<b>Ward</b>	<b>Item Not Open</b>		<b>Page No</b>
----------------	-------------	----------------------	--	----------------

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties– code of practice

- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.
- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.

**Planning Services**

To all Members of City Plans Panel

Ninth Floor East  
Merrion House  
110 Merrion Centre  
Leeds LS2 8BB

Contact: Daljit Singh  
Tel: 0113 3787971  
daljit.singh@leeds.gov.uk

Our ref: City Site Visits  
Date: 02.7.2018

Dear Councillor

**SITE VISITS – CITY PLANS PANEL – THURSDAY 12<sup>th</sup> July 2018**

Prior to the meeting of City Plans Panel on Thursday 12<sup>th</sup> July 2018 the following site visits will take place.

Time	Ward	Site
10.30 - 11.00am	Little London & Woodhouse	Application 18/02523/FU – Cloberry Street, Leeds
11.10 - 11.30	Little London & Woodhouse	Application 18/01819/FU- Hume House, Tower House Street
11.35- 12pm	Little London & Woodhouse	Application 18/02139/FU – Q1 residence, Wade Lane

Please notify Daljit Singh (Tel: 3787971) if you will be attending and meet in the Ante Chamber at **10.25 am at the latest. We will be travelling by mini-bus.**

Yours sincerely

Daljit Singh  
Central Area Team Leader

This page is intentionally left blank



## CITY PLANS PANEL

**THURSDAY, 21ST JUNE, 2018**

**PRESENT:** Councillor C Gruen in the Chair

Councillors D Blackburn, T Leadley,  
N Walshaw, C Campbell, A Khan, E Nash,  
P Carlill, B Anderson, D Cohen,  
P Wadsworth, S Hamilton, D Ragan and  
K Ritchie

A Member's site visit was held in connection with the following proposal:  
Preapplication presentation – Amendment to approved scheme at 17  
Wellington Street, Leeds1 and was attended by the following Councillors: B  
Anderson, D Blackburn, C Campbell, C Gruen, S Hamilton, A Khan, T  
Leadley and E Nash.

### **13 Appeals Against Refusal of Inspection of Documents**

There were no appeals against the refusal of inspection of documents.

### **14 Exempt Information - Possible Exclusion of Press and Public**

There were no items identified where it was considered necessary to exclude  
the press or public from the meeting due to the confidential nature of the  
business to be transacted.

### **15 Late Items**

There were no late items of business to be considered.

### **16 Declarations of Disclosable Pecuniary Interests**

There were no declarations of any disclosable pecuniary interests made at the  
meeting.

### **17 Apologies for Absence**

Apologies for absence were received from Councillors: A Garthwaite, J  
Goddard and J McKenna.

Councillors: S Hamilton D Ragan and K Ritchie were in attendance as  
substitute Members.

### **18 Minutes of the Previous Meeting**

The Minutes of the previous meeting held on 31<sup>st</sup> May 2018 were submitted  
for comment / approval.

Draft minutes to be approved at the meeting  
to be held on Thursday, 12th July, 2018

**RESOLVED** – That the minutes of the previous meeting held on 31<sup>st</sup> May 2018 be accepted as a true and correct record.

**19 Matter Arising from the Minutes**

There were no issues raised under Matter Arising.

**20 Pre-Application Presentation for Leeds Flood Alleviation Scheme Phase 2 (PREAPP/18/00332) at River Aire through the areas of Leeds City Centre, Kirkstall Valley and Newlay**

The Chief Planning Officer submitted a report which sets out details of a pre-application proposal for the Leeds Flood Alleviation Scheme (Phase 2) at River Aire through the areas of Leeds City Centre, Kirkstall Valley and Newlay.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Members were informed of the emerging proposals for the Leeds Flood Alleviation Scheme Phase 2 (LFAS2). Following construction and completion on site of Phase 1 (City Centre, Hol Beck, Knostrop, Woodlesford), the applicant has submitted an Outline Business Case to Central Government for funding purposes to assist in part financing of the £112.1m scheme.
- The scheme covers a stretch of waterway totalling 8km in length. It is mainly centred on the River Aire and extends from the City Centre (south of Whitehall Road) through the Kirkstall Road corridor, along to Armley Mills, onto St Ann's Mill, passing Kirkstall Bridge / Kirkstall Retail Park, south of Kirkstall Abbey, onto Calverley where an attenuation storage area is proposed and finally reaching just into the Bradford Metropolitan District boundary at Appleley Bridge. Additional Natural Flood Management proposals, including a substantial tree planting programme in upper catchments of the Aire (contributing to the creation of the Government backed initiative The Northern Forest), but although part of the wider LFAS2 project, these measures are being undertaken separate to the pending planning application.
- The scheme proposal aligns with the Upper Flood Risk Management Strategy which promotes a 1 in 200 year (0.5%) standard of protection (SoP) + climate change to reduce the risk of flooding in developed areas of Leeds.

Members raised the following questions:

- What consultation had taken place with Ward Members
- What measures were proposed up stream beyond Leeds
- What measures were been considered to reduce silting
- Had the necessary funding been obtained
- Why was the storage shelf proposal omitted along the Kirkstall Road corridor
- Could the Goits be reused
- Why was the Redcote Lane bridge being removed

In responding to the issues raised, the applicant's representatives said:

- The proposed scheme had been ongoing for some time. Some consultation had taken place around the Rodley attenuation measures and as a consequence the scheme amended but further updating/ consultation was required
- The scheme before Members was limited to the Leeds boundary but works were ongoing up stream to tackle the problem including the creation of large scale water storage areas to be used in times of peak flow. Further smaller schemes were also in place including tree planting to slow down/ reduce water flow.
- It was suggested that silting could be reduced if the river could be kept at a "steady flow" but regular maintenance was required if this was to be achieved.
- It was reported that funding had not been obtained. The Business Case was currently the subject of ongoing political discussions
- Members were informed that the storage shelf was not compatible with committed development schemes and further assessment revealed that it had the potential to increase flooding in the city centre
- Officers suggested that it would prove difficult to reuse the Goits and they would not provide the required level of protection
- Officers reported that the Redcote Lane bridge would be retained with only the redundant substructure to the bridge being removed.

In offering comments Members raised the following issues:

- To ensure that full consultation was undertaken with Ward Members
- Updated details about the scheme be circulated to Ward Members as they become available.
- It would be useful to know what measures were being implemented up stream
- What was being proposed was the basis for a reasonable scheme to tackle flooding issues.

In drawing the discussion to a conclusion Members provided the following feedback;

- To support in principle the continued development of Phase 2 of the Leeds Flood Alleviation Scheme
- To ensure that full consultation is undertaken with Ward Members

The Chair thanked the developers for their attendance and presentation and emphasised the need that full Ward Member consultation be undertaken

**RESOLVED –**

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation

**21 PRE- APPLICATION Presentation - Amendment to determined applications 16/06877/FU and 16/06878/LI for the partial demolition of 17 Wellington Street and total demolition of 49 Aire Street, to extend and change the use of the existing building to form a 54 bed boutique hotel (Use Class C1) with a new basement for back of house areas and a ground floor reception and restaurant with bar (Use Class A3/A4) at 17 Wellington Street, Leeds, LS1 4DL**

With reference to the meeting of 27<sup>th</sup> April 2017 and the decision to grant consent for demolitions and an extension of the host listed building at 17 Wellington Street to allow it to be brought into use as a residential scheme with a ground floor restaurant.

The Chief Planning Officer now submitted a report which set out details of a pre-application proposal which sought to amend the consented scheme as follows:

- Reducing the level of demolitions to the existing building at 17 Wellington Street with the retention of the west wing of the building apart from breaking through sections of brick work to the wing's east facing wall.
- The use of the existing listed building and its new extension as a 54 bed hotel with formerly approved residential use falling away.
- The creation of an enlarged basement to house a staff room, restaurant toilets, a kitchen area, a bin store and service lift
- The reconfiguration of the ground floor to allow the existing west wing detailed stone doorway to become an entrance to the restaurant, rather than to a bin store as was previously proposed.
- Minor changes to the window arrangement in the south facing façade of the new build extension to accommodate the requirements of the hotel use.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

Members raised the following questions:

- The main entrance to the hotel was to be located on Wellington Street but where would the taxi drop off and pick up area be located.
- Where would the loading area be located
- Would there be a second entrance on Aire Street as a convenience for guests arriving from the train station

In responding to the issues raised, the applicant's representatives said:

- The applicant suggested that there was a pavement build out located in close proximity to the proposed main entrance which could provide an opportunity to create as a taxi drop off/ pick up point. Highway Officers suggested that further discussions would be required with all parties and that a bus stop may requiring moving in order to achieve the space required.
- Highway Officers said that loading would be allowed on Aire Street on an evening and subject to the provision of a service management plan
- It was indicated that the main entrance on Wellington Street including pick up and drop arrangements were very important to the operator. The suggestion that a second guest entrance be located on Aire Street would require further discussions with the operator, however this was considered unlikely to be agreed by the operator.

In offering comments Members raised the following issues:

- Members welcomed the proposal for a hotel development at this location.
- The new proposal was an improvement on the original scheme
- The retention and bringing back into use of this Victorian Building was welcome
- The setting back of the dormer elevations was a positive design feature
- Relocating the bus stop would require careful consideration
- A review of waiting restrictions along Aire Street may be required

In drawing the discussion to a conclusion Members provided the following feedback;

- Members were supportive of the principle of the uses
- Members were supportive of the proposed demolitions and design of the proposals
- Further information and details were required on the approach to servicing and access

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be supportive of the revised scheme

**RESOLVED –**

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation
- (iii) That following the submission of a formal application, determination be delegated to the Chief Planning Officer subject to the satisfactory resolution of the pick-up and drop off arrangements

## **22 Date and Time of Next Meeting**

**RESOLVED** – To note that the next meeting will take place on Thursday 12<sup>th</sup> July 2018 at 1.30pm in the Civic Hall, Leeds.



Originator: Tim Hart

Tel: 3788034

## Report of the Chief Planning Officer

### CITY PLANS PANEL

12<sup>th</sup> July 2018

**Demolition of existing building and erection of 37 storey student accommodation building, Hume House, Wade Lane, Merrion Way and Tower House Street, Leeds (18/01819/FU)**

**Applicant – Olympian Homes**

**Date valid – 19<sup>th</sup> March 2018**

**Target Date – 9<sup>th</sup> July 2018**

#### Electoral Wards Affected:

Little London and Woodhouse

Yes

Ward Members consulted

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 1 (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:**

- **Accommodation for use solely by students in full-time higher education;**
- **Travel plan review fee of £3,180;**
- **Implementation of travel plan;**
- **Contribution of £430,000 towards Merrion Way highway improvements;**
- **Local employment and training initiatives;**
- **Section 106 management fee of £1500.**

**In the circumstances where the Section 106 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.**

Suggested conditions are set out at Appendix 1 of this report.

## **1.0 Introduction**

- 1.1 This application seeks planning permission for the demolition of the existing building and the construction of a 37 storey tower on land currently occupied by Hume House, Wade Lane. The landmark building for Leeds would complement the evolving Arena Quarter and provide a significant addition to the skyline of the city in an area of the city centre identified with a potential for tall buildings.
- 1.2 The scheme, designed by O'Connell East Architects, would comprise student accommodation throughout. Similar proposals were presented at pre-application stage to City Plans Panel on 15<sup>th</sup> February 2018. Members were of the view that the proposed use of the buildings for student accommodation was acceptable in principle and that the emerging scale and design of the building and its relationship with the surrounding context was acceptable. The public realm surrounding the building would be enhanced and, given the proposal's impact on the wider area and in response to City Plans Panel comments, a contribution will be provided towards improving the pedestrian environment along Merrion Way.
- 1.3 Subject to the approval of this application the developers have advised that it is their intention to commence demolition of the existing building in the near future with a view to commencing the construction of the building in October 2018 so as to enable occupation of the development in August 2021.

## **2.0 Site and surroundings**

- 2.1 The existing building is a part 2, part 5 storey office building dating from the late 1960's sitting on top of a small basement car park accessed from Tower House Street. Ground floor levels are elevated above street level such that the building does not interact positively with surrounding streets. Footways to the east and west side are narrow whilst the only positive feature of the hard-surfaced space to the south is a tree. The ginnel between the building and the Arena Village student accommodation tower to the north is dark and unwelcoming.
- 2.2 The site is located close to the junction of Merrion Way and Wade Lane to the north-east of the Merrion Centre towards the northern edge of the city centre. Tower House Street is a short street running north from Merrion Way along the western flank of the site. Arena Point (originally known as Tower House), a 19-storey (77m) office building, is situated on the west side of the street. There is a footway on the northern side of Hume House beyond which is the clv Arena Village student accommodation building which is 26 storeys high (90m) at its maximum extent. The First Direct Arena is a large building to the north-west. Beyond the arena, Sky Plaza standing at the junction of Clay Pit Lane and the Inner Ring Road is the tallest building in the area (37 storeys / 106m). The Q One Residence building on the east side of Wade Lane is a seven storey building now used as apartments whereas taller purpose-built student accommodation buildings are presently being constructed for Vita Students and London and Scottish to its south around St Alban's Place. The scale of buildings generally reduces substantially with greater distance from the city centre although there are tower blocks beyond the Inner Ring Road in Little London to the north-east.
- 2.3 Whilst the site is not located in a conservation area there are three conservation areas within 500m of the site comprising Queen Square conservation area, Grand Quarter conservation area and Leeds City Centre conservation area. There are also 78 listed buildings within 500m of the site.



### 3.0 Proposals

- 3.1 It is proposed to demolish the existing building and to construct a 37 storey building in its place. The long axis of the building would align with Wade Lane to the south-east rather than Tower House Street as the present structure. As such, the spine of the predominantly rectangular footprint of the building would run south-west to north east. The slender southern elevation of the building would project approximately 11m forward of the existing building towards Merrion Way albeit the lowest two levels above ground primarily around the southern and western frontage would be set some 3m further inboard. The upper body of the building also oversails areas of the lowest levels on the eastern elevation. At its closest point the northern elevation of the building would be 8.5m from the Arena Village tower and the west corner 11m from Arena Point, albeit the orientation of the building to its neighbours is such that distances markedly increase from these positions.
- 3.2 The building would have two small areas of basement. The ground floor of the student accommodation building would comprise the reception and management offices, a common room including a double-height space around the southern entrance, and other supporting facilities such as the management suite and bicycle storage. Level 1 would contain an additional common room and services including the laundrette, plant room and bin store served by its own lift. Further study rooms are proposed at Level 24 and 35. Excluding the cluster space 546m<sup>2</sup> of internal dedicated amenity space is proposed and an external roof terrace is identified at Level 35 (204m<sup>2</sup>). The student accommodation comprises a mix of studios (22m<sup>2</sup>) and 4, 5 and 6 bedroom clusters (study cluster bedrooms would typically be 14m<sup>2</sup>). Associated kitchen / living areas would be 21-24m<sup>2</sup> for 4 bedroom clusters; 25-27m<sup>2</sup> for 5 bedroom clusters; and 30-35m<sup>2</sup> for 6 bedroom clusters. In total, 96 studios and 135 clusters (656 bedrooms) are proposed, 752 bedspaces overall.
- 3.3 Active areas at the lowest two levels of the building would have double-height glazing with a cantilevered soffit height of approximately 7.5m. Above this point the building extrudes vertically to level 25 above which the component fronting Merrion Way checks back and in and terminates with a roof terrace above level 35. On the Wade Lane elevation a full height recess distinguishes the southern component from the longer northern component which continues up to level 37. The arrangement fronting Tower House Street is different as beyond the recess the central section of the building projects out 5 metres for a length of 15m before stepping back to the northern section of the building. The architectural style would loosely be termed 'stretched classicism'
- 3.4 Above the double height glazed base the main body of the building would be ordered and disciplined, formed of smaller domestic elements of which it would be composed. It is intended that a high-quality off-white artificial stone with a light acid etching is used as the principal building material. Moulded panels may be introduced at the plinth level to add additional texture. Building fenestration and architectural metalwork would contrast with the cladding with a rich anodic bronze coating.
- 3.5 A new layby would be formed on the east side of Tower House Street to be used for deliveries and student drop-off at the beginning and end of years. It is intended to reduce kerb-levels and to enhance the surface to make Tower House Street more pedestrian-friendly. A new paved surface is proposed to the public realm immediately surrounding the development. Raised planters would be introduced

towards the north side of the building, including new street trees, together with totem structures to assist in wind mitigation. Similar totem structures are proposed to the front, southern end, of the building as wind mitigation but also intended to serve the dual purpose of public art. A specimen tree would be planted closer to Merrion Way to replace the existing tree that would need to be removed.

- 3.6 The application is accompanied by an Environmental Statement which considers the impact of the development upon daylight, sunlight and overshadowing; built heritage; townscape and visual impact; and wind microclimate. The application is also supported by an acoustic report; air quality assessment; arboricultural and tree report; archaeological assessment; a design and access statement; an ecology assessment; an energy statement; a flood risk assessment and drainage strategy; a phase I ground conditions report; a lighting impact assessment; a planning statement; a statement of community involvement; a transport statement; a travel plan; a utilities statement; and a waste management strategy.

#### **4.0 Relevant planning history**

- 4.1 The existing building is little changed since its construction in the late 1960's. The Arena Village student building was constructed on the site of the Little Londoner public house in 2007. The arena was completed in summer 2013.

- 4.2 Pre-application proposals for a 40 storey student accommodation building on the site by a different developer and architect were considered by City Plans Panel in October 2016 (PREAPP/16/00428). Members were of the view that the proposed student use was acceptable in principle. Although there were mixed views about scale Members commented that a tall building was acceptable in this location but emphasised the need for a good design and the use of quality materials; that more information was required about the proposed development and its relationship with neighbouring properties (the Arena Village student development in particular); and that the development should deliver public realm improvements beyond the immediate site boundary.

- 4.3 The current proposals were the subject of a pre-application presentation to City Plans Panel on 15<sup>th</sup> February 2018 (PREAPP/17/00619). Members were of the view that the proposed use of the buildings for student accommodation was acceptable in principle; that the majority of Members considered that the living conditions would be acceptable; that the emerging scale and design of the proposed new building and its relationship with the surrounding context was acceptable; and that the development should deliver improvements to the public realm in the area beyond the immediate periphery of the site. A full copy of the minutes of that meeting is attached at Appendix 2.

- 4.4 A separate notification solely for the demolition of the existing building is presently under consideration (18/03187/DEM).

- 4.5 On 31<sup>st</sup> May 2018 City Plans Panel deferred and delegated approval of the redevelopment of the podium building to the west of Arena Point with a 16 storey and 27 storey student accommodation building (18/00458/FU).

- 4.6 An application to construct a part 11, part 18 storey student accommodation building on land immediately north of the Q One Residence to the east of Wade Lane appears on this agenda (18/02139/FU).

#### **5.0 Consultation responses**

- 5.1 LCC Flood Risk Management - As the site is existing brownfield a 50% reduction from the existing runoff rate as proposed in the submitted flood risk assessment is acceptable. Conditions are recommended in respect of the surface water and foul drainage.
- 5.2 LCC Contaminated Land Team - The proposed end use of the development is sensitive. Conditions are recommended in respect of the need for site investigation and in the event that unexpected contamination is found.
- 5.3 LCC Highways - The revised drawings are acceptable. Conditions are recommended with regard to re-provision of the 2 existing disabled parking spaces; provision of cycle parking as per the Parking SPD; off-site highway works around the site and a contribution to the improvement of Merrion Way to assist pedestrian movements to and from the universities; a survey of the condition of surrounding streets prior to the commencement of development, a construction management plan and conditions in respect of servicing, deliveries and student drop-off/pick up.
- 5.4 West Yorkshire Police - Stakeholder Consultation took place with West Yorkshire Police Crime Prevention Officer during the design development period to assess options for the incorporation of active and passive crime prevention measures which reduce opportunity for crime and the fear of crime, creating a safer and more secure environment. To this end a number of recommendations were discussed and have been incorporated into the scheme.
- 5.5 LCC Transport Strategy (transport noise) - the recommendations contained within the submitted Acoustic Report should be implemented such that road traffic noise does not unduly intrude upon this development. As well as a suitable glazing strategy to achieve acceptable internal noise levels, an acoustic ventilation strategy is required such that the habitable rooms can be cooled without the need to open windows.
- 5.6 LCC Transport Policy (air quality) - air quality at the first floor is predicted to be very close to the annual average air quality standard for nitrogen dioxide. The inclusion of a mechanical ventilation system proposed in the air quality assessment as a means of mitigation to protect future residents against potentially poor air quality is supported.
- 5.7 LCC Environment and Housing - There is potential for noise nuisance to future occupants of the development from road traffic, patrons using the outside area of the bar in summer months (until demolished), the comings and goings of vehicles and people from the Arena, existing plant noise, music noise but particularly low frequency base and plant and machinery noise from the proposed development. The development also includes two outside roof terraces which will be effected by noise from road traffic. Conditions are recommended with regard to the submission of a noise and ventilation strategy; acoustic tests to confirm appropriate noise levels are achieved; control of plant and building services noise; and measures during the construction phase to minimise the impact upon occupiers of nearby properties.
- 5.8 LCC Travelwise – full travel plan dated 8<sup>th</sup> June 2018. A travel plan review fee of £3,180 and a contribution towards the Merrion Way highway/public realm scheme should be secured.
- 5.9 LCC Conservation - The heritage statement gives a thorough assessment of the impact of the development on heritage assets. The environmental improvement

from the high quality development could be considered to be public benefit to be weighed against the minor harm, quite apart from other public benefits.

- 5.10 LCC Landscape - a restricted scheme due to the limited external space available. The quality of planting works will need to be high (not least in providing requisite volumes of soil for sustained long-term growth, particularly trees) as will establishment and long-term management. High quality hard surfaces design needs to integrate with the wider site context and not exist in isolation.
- 5.11 LCC Nature Conservation – there should be no significant adverse impact upon nature conservation subject to conditions in respect of the timing of the removal of the tree and the provision of biodiversity enhancements.

## **6.0 Public response**

- 6.1 The application was advertised in the Yorkshire Evening Post in 11<sup>th</sup> April 2018 and site notices were posted on 20<sup>th</sup> April and subsequently on 22<sup>nd</sup> May 2018 following the receipt of revised plans.
- 6.2 Leeds Civic Trust supports the scheme. The Trust consider that the development will contribute a positive addition to the Leeds skyline; will assist in the long term aspiration to reduce student numbers in Headingley, and will add to the vitality of the city centre. The Trust hope that the quality of the materials shown in the plans is maintained in the final building.

## **7.0 Policy**

### **7.1 Development Plan**

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making for this application, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).

### **7.2 Core Strategy (CS)**

- 7.2.1 Relevant Core Strategy policies include:

Spatial Policy 1 prioritises the redevelopment of previously developed land within Main Urban Area, in a way that respects and enhances the local character and identity of places and neighbourhoods.

Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region.

Spatial Policy 8 identifies economic development priorities including (vi) supporting training/skills and job creation.

Spatial Policy 11 includes a priority related to improved facilities for pedestrians to promote safety and accessibility.

Policy CC1 outlines the planned growth within the City Centre for 10,200 new dwellings, supporting services and open spaces. Part (b) encourages residential development, providing that it does not prejudice town centre functions and provides a reasonable level of amenity for occupiers.

Policy CC3 states that development in appropriate locations is required to help and improve routes connecting the City Centre with adjoining neighbourhoods, and improve connections within the City Centre.

Policy H6B refers to proposals for purpose built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.

Policy EC3 safeguards existing employment land.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and that development protects and enhance the district's historic assets in particular, historically and locally important buildings, skylines and views.

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

Policies T1 and T2 identify transport management and accessibility requirements to ensure new development is adequately served by highways and public transport, and with safe and secure access for pedestrians, cyclists and people with impaired mobility.

Policy G9 states that development will need to demonstrate biodiversity improvements.

Policies EN1 and EN2 set targets for CO2 reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.

### **7.3 Saved Unitary Development Plan Review policies (UDPR)**

#### **7.3.1 Relevant Saved Policies include:**

Policy GP5 requires all relevant planning considerations to be resolved.

Policy N19 states that all new buildings within or within the setting of Conservation Areas should preserve or enhance the character and appearance of the Conservation Area.

Policy BD2 states that new buildings should complement and enhance existing skylines, vistas and landmarks.

Policy BD5 requires new buildings to consider both their own amenity and that of their surroundings including usable space, privacy and satisfactory daylight and sunlight.

#### **7.4 Natural Resources and Waste Local Plan 2013 (NRWLP)**

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

LAND 2: Development should conserve trees wherever possible and also introduce new tree planting as part of creating high quality living and working environments and enhancing the public realm. Where removal of existing trees is agreed in order to facilitate approved development, suitable tree replacement should be provided on a minimum three for one replacement to loss.

#### **7.5 National Planning Policy Framework**

7.5.1 The NPPF recognises the presumption in favour of sustainable development. Planning should proactively drive and support sustainable economic development; and seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17). Local Planning Authorities (LPA's) should recognise town centres as the heart of their communities and support their vitality and viability; and recognise that residential development can play an important role in ensuring the vitality of centres (paragraph 23). Housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 49).

Section 7 states that good design is a key aspect of sustainable development. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

#### **7.6 Supplementary guidance**

Tall Buildings Design Guide SPD

Travel Plans SPD

Street Design Guide SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

Parking SPD

Neighbourhoods for Living SPG

#### **7.7 Other material considerations**

7.7.1 The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's

Neighbourhoods for Living guidance. The standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS) which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, during recent years they have been used to help inform decisions on the acceptability of development proposals.

7.7.2 A selective review of the Leeds Core Strategy is presently being undertaken (CSSR). The review includes policies to introduce residential space standards. New policy H9 in the CSSR expressly excludes purpose built student accommodation from the space standard stating:

Development of student accommodation and houses in multiple occupation (HMOs) will not be subject to the space standards as set out in the Table above. Instead such development should reflect the NDSS with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation. Further guidance will be provided through a Supplementary Planning Document.

Paragraph 5.2.46 of the supporting text states that "Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future".

Consultation on the selective review has finished and the policy is afforded limited weight.

7.7.3 Site Allocations Plan Submission Draft (SAP)

The site is not specifically identified in the SAP.

## 8.0 Main issues

- Principle of the development
- Amenity considerations
- Impact upon neighbouring properties
- Townscape and heritage considerations
- Transport and servicing issues
- Public realm
- Wind issues
- Environmental Impact Assessment
- Section 106 obligations and CIL

## 9.0 Appraisal

### 9.1 Principle of the development

9.1.1 The site is located within the designated City Centre. Core Strategy Policy CC1(b) encourages residential development in city centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers.

9.1.2 Policy H6B relates specifically to the provision of student housing. The policy was adopted following the Core Strategy Inspector's rejection of the Council's position that the policy should include a test for need when considering applications for new student housing. Leeds Core Strategy paragraph 5.2.26 states that growth in new purpose built student accommodation is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration. At the pre-application presentation to City Plans Panel on 15<sup>th</sup> February 2018 (PREAPP/17/00619) Members were of the view that the proposed use of the buildings for student accommodation was acceptable in principle.

9.1.3 Notwithstanding the adopted planning policy position, for information, applicants of recent applications have provided commentary with regards to existing provision and need for student living accommodation. It is stated that there are approximately 51,661 students in full time higher education in the city. Discounting those who live in existing purpose built student accommodation and new student bed-spaces in the pipeline, including those at pre-application stage, there is a residual demand of approximately 35,000 students albeit private sector housing, such as, HMOs will remain the choice of some students. Additional provision of purpose-built student accommodation is therefore unlikely to result in an over-supply in the near future.

9.1.4 The proposal is considered against the criteria set out within the adopted policy H6B (identified below in italics):

*(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.*

The development of 656 bed-spaces (comprising 96 studio flats and 135 cluster flats) would help to take pressure off the need to use private housing for student accommodation.

*(ii) To avoid the loss of existing housing suitable for family accommodation.*

The site is currently occupied by a vacant office building. The development would therefore avoid the loss of residential family accommodation.

*(iv) To avoid locations which are not easily accessible to the universities.*

The site is located towards the north-eastern edge of the city centre and is well-placed with regard to access to both the University of Leeds and Leeds Beckett University via Wade Lane, Merrion Way and Woodhouse Lane. Proposed improvements to the public realm around the site, including to Tower House Street and Merrion Way, would improve accessibility to the universities further and would accord with Core Strategy policies CC3 and T2.

The development would therefore accord with parts i, ii and iv of Core Strategy policy H6B. Criteria (iii) and (v) of the policy are considered in the amenity section, paragraph 9.2.

9.1.5 The existing building, Hume House, provides 5 storeys of B1 office space. Core Strategy Policy EC3 seeks to retain such a use unless the development (i) would not result in the loss of a deliverable employment site; or (ii) existing buildings are considered to be non-viable in terms of market attractiveness, business operations, age, condition and or compatibility with adjacent uses; or (iii) the proposal will deliver a mixed use development which continues to provide for a range of local



employment opportunities and would not undermine the viability of the remaining employment site.

- 9.1.6 The building has been vacant for some time and has been bought and sold by a series of developers with a view to redevelopment. This is largely a result of the scale and appearance of the building itself and also the surrounding area becoming less attractive for employment uses and more attractive to residential and leisure uses. The site is not in an area of the city with a shortfall of employment land whereas there has been a shift in the focus of new office accommodation towards the west side of the city centre to areas such as Wellington Place. There remains a significant amount of committed or newly completed office floorspace in more attractive locations within the city centre, together with older office stock nearby, and consequently the development would accord with Core Strategy policies EC3 and CC1b.

## 9.2 Amenity considerations

- 9.2.1 Criteria (iii) of Core Strategy policy H6B considers the impact of student accommodation on existing communities:

*(iii) To avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*

Largely due to its proximity to the universities and the city centre the area is a focus for new purpose-built student accommodation in addition to that existing nearby at Arena Village, located immediately to the north of the site, and Sky Plaza, on the west side of Clay Pit Lane. The Unite development on the north side of Merrion Way will provide 928 student bed-spaces; the St Alban's Place scheme presently being constructed on Belgrave Street will deliver 376 studios; the Symons House, Belgrave Street development will provide 349 student bedspaces in a mixture of clusters and studios; and the "Walkabout" development on Cookridge Street will provide 96 studios later this year. There are also current applications for 312 studios on the Portland Crescent site (18/01711/FU); and 98 studios on land north of the Q One Residence, Wade Lane (18/02139/FU). Consequently, if all proposed developments were to be constructed, there would be approximately 4,121 student bed-spaces within a radius of 250 metres of the site (an area of 19.6 hectares).

- 9.2.2 There are pockets of residential accommodation located primarily to the east side of Wade Lane and more extensive established residential communities to the north east in Lovell Park. However, it is not considered that these and other existing residents in the city centre would be adversely affected by purpose-built student accommodation in the proposed location given the way in which the area is currently used. Routes from the development towards both the university campuses and the heart of the city centre would be through predominantly commercial areas such that residential communities would be unlikely to be adversely affected by the student use.

- 9.2.3 The immediate area supports a wide mix of uses, including the arena, retail and offices and a range of commercial uses within the Merrion Centre, together with existing residential and student accommodation. However, it is not considered that these and other existing residents in the city centre would be adversely affected by purpose-built student accommodation in the proposed location given the way in which the area is currently used. Similarly, it is not considered that the number of students proposed would result in an excessive concentration of students that would undermine the wellbeing of the area within the context of a busy, mixed use, city

centre environment. It is more likely that the students would help to support existing businesses within the area.

9.2.4 Criteria (v) of policy H6B considers the amenities of students:

*(v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*

9.2.5 The spine of the building would run south-west to north-east parallel to Wade Lane with access corridors within the building following this alignment. Student bedrooms located off these corridors would consequently face in a south-easterly or north-westerly direction. Those facing south-east would have a largely open outlook across Wade Lane towards the Q One Residence some 31m away whilst those situated in the upper parts of the building would enjoy long distance views over the eastern part of the city.

9.2.6 Those on the north-western side of the building would have a more constrained outlook than those facing south-east primarily by reason of their juxtaposition with Arena Point offices and, to a lesser extent, the arena itself. Cluster bedrooms on this side of the building would be 11.2m from Arena Point at the south-west corner of the building, increasing to 25m in the north-west corner. The tighter dimension is not an uncommon relationship within the city centre and occupants would also have the benefit of full height windows to maximise daylighting. Additionally, kitchen lounges for those clusters in that part of the building closest to Arena Point would be situated on the south-western end of the building and benefit from open views across Merrion Way and the city centre beyond. All rooms above Level 23 would enjoy long-distance open aspects in all directions. Consequently, daylighting and outlook for all occupiers of the development would be acceptable. The separation and orientation of the building to Arena Point is also such that unacceptable levels of overlooking would not arise.

9.2.7 The Leeds Standard sets a minimum target of 37m<sup>2</sup> for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS) which seeks to promote a good standard of internal amenity for all housing types and tenures. No distinction is drawn within these documents between open market and student accommodation. Whilst neither of these documents has been adopted as formal planning policy in Leeds, since 2015 they have been used to help inform decisions on the acceptability of development proposals given their evidence base in determining the minimum space requirements.

9.2.8 As a result purpose-built student housing developers have continued to make the case that due to the bespoke nature of purpose built student accommodation the application of the Government's minimum housing space standards is not appropriate. A qualitative approach to assessing internal amenity and encouraging a more communal lifestyle has been advocated. Notwithstanding, the Core Strategy Selective Review which now carries some weight states that "Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future" and that "such development should reflect the NDSS with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation."

- 9.2.9 Officers and Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22m<sup>2</sup>; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22m<sup>2</sup>; Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20m<sup>2</sup>; and in March 2018 Unite's development at Angel Lane, Stratford where Members viewed a 10 bedroom cluster flat where the cluster bedrooms of 11m<sup>2</sup> were supported by 23m<sup>2</sup> kitchen/living spaces, together with other internal and external amenity space located around the building.
- 9.2.10 Planning permission for Vita's scheme at St Alban's Place, in which the smallest 78% of studios would be just over 20m<sup>2</sup>, was granted April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising, but that each studio would benefit from a good outlook, natural daylighting and a suitable noise environment. More recently, in December 2017, City Plans Panel approved the redevelopment of Symons House, Belgrave Street where the proposed smallest studio would be 21.3m<sup>2</sup>. 2 to 5 bedroom clusters in that development would have 14m<sup>2</sup> bedrooms with kitchen/living spaces increasing in size from 21m<sup>2</sup> for the two-bed clusters to 43m<sup>2</sup> for the five-bed clusters, all supported by areas of dedicated amenity space. Most recently, City Plans Panel considered the Unite proposals on Merrion Way where 4, 5 and 7 bedroom clusters with 23-40m<sup>2</sup> kitchen/amenity space, and 30m<sup>2</sup> studios were proposed. In each of these purpose-built student schemes the dedicated additional amenity spaces within the building, were considered critical in providing acceptable levels of amenity for the occupiers of the development.
- 9.2.11 The proposed internal arrangement of the student accommodation identifies a mix of studios and cluster flats. The studios would be 22m<sup>2</sup> and being of a regular, rectangular, shape with full width windows would provide a usable and unrestricted space for occupants. In conjunction with the internal amenity space (546m<sup>2</sup>) located elsewhere within the building which would provide facilities such as common rooms and study rooms, together with a roof terrace (204m<sup>2</sup>), occupiers of the studios would experience good levels of amenity.
- 9.2.12 4, 5 and 6 bedroom clusters are proposed. Cluster bedrooms would range from 14-17m<sup>2</sup> although one bedroom on each floor would be 13m<sup>2</sup>. Associated kitchen / living areas would be 21-24m<sup>2</sup> for 4 bedroom clusters; 25-27m<sup>2</sup> for 5 bedroom clusters; and 30-35m<sup>2</sup> for 6 bedroom clusters. In total, 96 studios and 135 clusters (656 bedrooms) are proposed, 752 bedspaces overall.
- 9.2.13 Although student cluster accommodation is not specifically identified within the NDSS the standards suggest that a 4 bedroom, 4 person apartment should have a minimum area of 81m<sup>2</sup> whereas the current proposal identifies an area of 99m<sup>2</sup>. Similarly, the NDSS standards imply that a 5 bedroom, 5 person apartment should have a minimum area of 96m<sup>2</sup> whereas the 5 bed clusters proposed would be 121m<sup>2</sup>. Further, the NDSS standards imply that a 6 bedroom, 6 person apartment should have a minimum area of 109m<sup>2</sup>, the proposed 6 bedroom clusters would be 147m<sup>2</sup>. Occupiers of the clusters would also have access to the shared amenity space located elsewhere within the building. Consequently, in combination with the facilities elsewhere within the building it is considered that the amenities for students living in cluster rooms would, on balance, be acceptable.

9.2.14 As a result, the development would accord with parts (iii) and (v) of Core Strategy policy H6B and saved policies GP5 and BD5 of the Unitary Development Plan Review, together with emerging policy in the Core Strategy Selective Review.

### 9.3 Impact on neighbouring properties

9.3.1 Hume House is a part two and part five storey building constructed at a similar time to Arena Point. The Arena Village student accommodation tower was constructed 6.5m to the north of Hume House, with student living room and bedroom windows located directly facing the gable end of Hume House, albeit given the relative heights only 3 levels in the south-west corner are directly affected. Proposals by a previous developer considered by City Plans Panel in October 2016 identified the northern elevation of the proposed building an almost identical distance from the Arena Village to the existing Hume House. Concerns were raised at that time regarding the juxtaposition of the two buildings, the impact upon living conditions and the quality of the intervening space.

9.3.2 The building now proposed would be sited a minimum of 8.5m from the Arena Village student accommodation to the north. Additionally, unlike the previous scheme, the proposed building has been intentionally rotated in order that the new building would be increasingly distant from the Arena Village building such that the north-east corner of the building would be 14m from Arena Village.

9.3.3 By virtue of its footprint and orientation the impact of the new building upon the amenities of occupiers of the Arena Village building to the north is significantly reduced. The Daylight and Sunlight Study submitted with the application reviews this matter in detail noting a high level of compliance with BRE Guidelines. However, it is recognised that the scale and proximity of the new building would result in a reduction in the daylighting and sun-lighting of rooms in the southern elevation of Arena Village, in particular in the south-western corner of that building. This is primarily a result of the Arena Village development locating windows so close to the southern boundary of the site. Notwithstanding, the proposed development has sought to minimise the impact by pulling the proposed building further away than the existing and by rotating its position. The proposed building will have a light-coloured external finish thereby reducing its dominant effect and introducing the potential for reflexion of light. Bedroom windows facing Arena Village would be obscurely glazed so as to remove direct overlooking. On balance, given the wider benefits of the scheme, it is considered that the impact upon the amenities of occupiers of the Arena Village building would not be unacceptable.

9.3.4 The Q One building across Wade Lane was converted to residential accommodation in 2016. The buildings would be a minimum of 30m apart at the closest point. Overlooking is not considered to be an issue at this distance although the new building to the north-west would result in a small amount of overshadowing.

9.3.5 The relationship of the proposed building to Arena Point was considered at paragraph 9.2.6 above where it was concluded that that building would not have an unacceptable impact upon the amenities of students occupying the building. As a corollary, whilst the new building would result in a reduction in daylighting experienced within Arena Point given its use as offices the impact is not unacceptable.

9.3.6 The Merrion Centre is located to the south-west of the building beyond Merrion Way. Given the use of the building, the distances involved and the orientation of the

proposed development to the Merrion Centre there would not be any adverse impact.

9.3.7 In conclusion, it is considered that the proposed development would not have an unacceptable impact upon the uses within the existing buildings surrounding the site and the proposals would accord with Core Strategy policy P10 and saved Unitary Development Plan Review policy BD5.

#### 9.4 Townscape and heritage considerations

9.4.1 The scale of the proposed building is such that it would be visible from a number of vantage points around the city including from conservation areas and in the setting of listed buildings. The Planning (Listed Building and Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting and/or the character or appearance of a conservation area, the local planning authority shall have special regard to the desirability of preserving the building or its setting. As a consequence the desirability of preservation must be given considerable importance and weight in the decision making process. Paragraph 132 of the National Planning Policy Framework ("NPPF") provides that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

9.4.2 Any new development must provide good design that is appropriate to its location, scale and function (Core Strategy Policy P10). Part (i) of the policy states that the size, scale, design and layout should be appropriate to its context and the development should protect and enhance skylines and views (ii). These policies accord with guidance in the National Planning Policy Framework which requires that development establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; to respond to local character and history; and to reflect the identity of local surroundings.

9.4.3 The existing building and its immediate curtilage does not contribute positively to the character of the area and due to its scale it has no impact upon any heritage assets. Therefore, the demolition and redevelopment of the site is acceptable in principle. Demolition also provides the opportunity to bring forward a more efficient use of the land responding to the existing and emerging context around the site.

9.4.4 The area is characterised by a number of large, modern, buildings. The Tall Buildings Design Guide, which pre-dated the construction of the arena but recognised the recent Sky Plaza and Arena Village towers, identified that there could be the opportunity for a cluster of tall buildings in the area to the north of the Merrion Centre which includes the site. This opportunity overlaps with a potential string of tall buildings following the Inner Ring Road and also the potential for tall buildings to announce a northern gateway to the city centre. Members will be aware of recently agreed proposals for 16 storey and 27 storey tower buildings on the north side of Merrion Way, and the ongoing construction of two new tall buildings around St Alban's Place (maximum 18 storeys) and Symons House, Belgrave Street (maximum 23 storeys) which have also been considered when reviewing the current proposals.

9.4.5 The pre-application proposals considered by City Plans Panel in February 2018 identified a 36 storey building. City Plans Panel commenting that the emerging scale

and design of the building and its relationship with the surrounding context was acceptable. Following changes to the basement of the building the current proposals identify a 37 storey building which would have a comparable, transformative effect upon the site and the context. Chapter 7 of the Environmental Statement considers the impact of the development upon built heritage. The statement concludes that the development would have an overall neutral impact upon the significance of heritage assets.

- 9.4.6 Given the building's scale and the topography of the city it would typically be seen in longer distance city views as the taller element of a cluster of tall buildings grouped around the arena. This would be apparent in views such as those from Scott Hall Road / Scott Hall playing fields and along York Road. Whilst reinforcing the developing cluster of taller buildings longer distance views would not affect the setting of listed buildings or conservation areas. Similarly, in views from North Street to the east of the Inner Ring Road the building would be seen in the context of the emerging cluster of taller buildings including St Alban's Place such that the impact upon the setting of listed buildings in this area would be negligible.
- 9.4.7 Due to its scale and position the building would appear as a more dominant element than the existing Arena Village tower when viewed north up Briggate. Whilst views change along the corridor the Arena Village tower would not be entirely concealed but, it is considered, that the form and appearance of the proposed building would have a moderately beneficial impact upon views from this part of the City Centre conservation area. Ultimately, should the Unite development also be constructed it would result in a greater mass of taller buildings to the west of the axial view northwards up Briggate but it is not considered that such an impact would be harmful to heritage assets.
- 9.4.8 The building would be barely visible from Park Square to the south-west such that it would have no impact upon the setting of listed buildings around the square, the tower of the Town Hall or the conservation area.
- 9.4.9 In local views from Queen Square conservation area, although the tallest structure, the building would be seen as a background building and Merrion House would remain the most prominent structure in the foreground. As such, the building would have a negligible impact. In the event of the Unite development being constructed it would effectively screen the development from view from this location.
- 9.4.10 The top half of the building would be readily visible above the City Museum when viewed from the west side of Millennium Square and it would have a minor adverse impact on the setting of that listed building. However, the impact is mitigated by the use of light-coloured materials such that it would appear as a less dominant, background building.
- 9.4.11 The building would be visible in views along Mark Lane and in the curtilage of St John's Church. Given the presence of other buildings such as Fairfax House, the greater apparent scale of St John's Church, and the materiality of the proposed building the impact would be less than substantial. Following the completion of the redevelopment of Symons House on Belgrave Street this view of the site would be entirely obscured.
- 9.4.12 The lower scale of existing buildings along Lovell Park Road is such that the building would appear as a significant skyline feature although much of the mass would be situated behind the Arena Village tower when viewed from the north. The

development would have no impact upon heritage assets when observed from these directions

- 9.4.13 As a result it is considered that the development would give rise to some minor adverse, negligible and also minor beneficial impacts on heritage assets around the city, such that the development could be classified as having a less than substantial adverse impact. This impact should be weighed against the public benefit of the proposal.
- 9.4.14 As noted, the existing building and its immediate curtilage does not contribute positively to the character of the area and, in many ways, adversely affects it. The proposed building would fundamentally change this situation.
- 9.4.15 The southern elevation of the building would project forward of the existing building line on the north side of Merrion Way. The front elevation would be aligned to respond to the eastern end of Merrion Way and the Merrion Centre as it turns the corner into Wade Lane. The lowest two levels of the building would comprise extensive glazing so as to animate and activate the pedestrian level thereby significantly improving the pedestrian level environment around the junction of Merrion Way and Wade Lane.
- 9.4.16 The proposed building employs basic architectural principles, based upon both modernism and classicism. The approach is based on using the visual elements of base, middle and top which control the large scale elements. The proposed façade is ordered and disciplined with the articulation of the facades emphasising its verticality and creating a building of slender proportions. The verticality is emphasised and expressed by the set back and step down of the Merrion Way top floors. Windows are treated as continuous vertical elements separated by metal panels at floor levels to avoid potential staining from window cills. A limited, high quality, material palette is proposed to complement the form. The building is akin to many of the American models which could loosely be called 'stretched classicism'.
- 9.4.17 Within the overall body of the building, the primary massing elements have manipulation which provide the building with visual interest and relief. The secondary elements also have detailing to form interest with reveals and shadow lines. The building would present a controlled, calm design, enabling the large scale of the building to have a visual gravitas whilst not being visually obtrusive. From the majority of locations the development would be a beneficial addition to the skyline of the city. As a consequence, in itself, the high quality of the building could be considered to be public benefit to be weighed against the minor harm, quite apart from other public benefits such as the provision of student housing, further vitalising the city centre and the creation of job opportunities in construction and operation of the development. These public benefits clearly outweigh the less than substantial harm identified to designated heritage assets.

## 9.5 Transport and servicing issues

- 9.5.1 The site is located in a highly sustainable location close to the many amenities offered by the City Centre. It is also located in a position constrained by the proximity to the arena, the servicing requirements of neighbouring buildings including the arena, Arena Point and Arena Village, and by its relationship to the junction of Merrion Way, Wade Lane and Tower House Street.
- 9.5.2 A servicing strategy has been formulated based upon the development being effectively car-free and the introduction of sustainable transport measures. At the

same time the proposals have been developed recognising emerging proposals for the enhancement of Merrion Way to reduce traffic domination whilst improving pedestrian facilities.

- 9.5.3 A new loading bay would be formed on the east side of Tower House Street. The loading bay would be used by refuse vehicles when collecting refuse twice a week and also by delivery vehicles. All servicing arrangements would be managed and scheduled away from peak times to minimise any potential conflicts. The lay-by would also be used to accommodate three spaces for student drop-off and pick up from the site at the start and end of academic terms with each student provided with a specific time slot to arrive and depart. Conditions are proposed to secure detailed management plans for both of these functions and their subsequent implementation. The two existing disabled spaces to the north-west of the building will be retained and incorporated into the public realm.
- 9.5.4 The application is supported by a Travel Plan which has been refined to respond to comments from LCC Travelwise. The primary aims of the plan are to encourage students to travel by means other than the private car; to promote walking, cycling and the use of public transport by students as a practicable and viable alternative to dependency on the private car; and to promote non-car alternative modes of transport to visitors.
- 9.5.5 The principal measures contained within the Travel Plan are the appointment of a Travel Plan Coordinator prior to occupation of the development; and the provision of information to help resident students, staff and visitors make informed decisions about journeys and to encourage use of the sustainable transport options that are available. This would include on-site promotion and marketing, provision of a travel information pack with a personalised travel plan provided when moving in and regular updates via social media.
- 9.5.6 150 long-stay cycle spaces would be provided at ground floor of the building, accessed from Tower House Street. 20 cycle parking spaces would also be provided within the public realm around the building for short-stay use. To encourage residents, staff and visitors to cycle to and from the site information on the local cycle network routes will be made available in the Welcome Packs; a puncture repair kit will be provided; local cycle clubs/forums will be invited to take part in Travel Plan promotional events to raise awareness; employees will be registered to the Cycle2Work scheme; and a residential Bicycle User Group will be established.
- 9.5.7 Travel surveys will be distributed to all residents and employees within 3 months of occupation. The initial Travel Plan targets are that 100 per cent of students would travel to their place of study by sustainable modes of travel. The Travel Plan would be monitored, reviewed and revised in response to annual monitoring reports and comments from LCC Travelwise. Monitoring would cease once the survey results demonstrate that the targets are being met.
- 9.5.8 The development will improve pedestrian movement around the site through the provision of wider footways and improved surfaces. Additionally, the works to Tower House Street will make that space a more pedestrian friendly environment. In addition, a contribution of £430,000 will be provided as a contribution to the further enhancement of pedestrian routes on Merrion Way so as to improve access to the universities.



9.5.9 Consequently, subject to conditions requiring agreement of detailed management plans for the construction of the development; for servicing and deliveries; and for the management of students at the start and end of academic terms the development would have an acceptable impact upon highway and pedestrian safety, provide sustainable transport choices and would accord with Core Strategy policies T2 and CC3 and the Travel Plan SPD.

## 9.6 Public realm

9.6.1 The existing environment around the periphery of the site is of limited quality with those footways to the north and west of the building narrow and uninviting. Open space to the south of the building is hard surfaced and surrounded by bollards, its only positive feature a semi-mature Norway Maple tree located close to the southern boundary. Construction of the building is likely to result in the loss of the tree. Eight standard new trees are proposed to mitigate for its loss, comprising *Quercus palustris*, *Carpinus franz fontaine*, *Magnolia grandiflora* and *Carpinus betulus*, chosen for their small leaf size and the visual interest they would provide throughout the seasons. Consequently, the proposals would accord with NRWLP policy Land 2.

9.6.2 The southern end of the new building would project forward into part of the existing hard-surfaced area between Hume House and Merrion Way. The area outside the building would be reconfigured to accommodate features to be used for wind mitigation, public art and a replacement tree. The space beyond these features would remain open and be landscaped as part of the wider hard-landscaping works.

9.6.3 The new alignment of the building would be such that it opens up space at the northern end of the site, providing opportunities for enhancement of the current, unwelcoming, route and the area around the access to the Arena Village accommodation. A new, large planter would be formed at a midpoint between the two buildings containing three trees, porous screens and shrub beds containing evergreen specimens. A footway would be formed between the planter and the building.

9.6.4 A new layby would be formed on the east side of Tower House Street, providing a facility for servicing and deliveries and also the parking of vehicles at the start and end of the academic year. A further planter would be provided behind the new footway that would run to the rear of the new loading bay. It is also intended to improve the character of Tower House Street by enhancing surfacing and reducing kerb height to make it a more pedestrian friendly environment. The footway on the east side of the building behind the existing coach-parking area fronting Wade Lane would be a minimum width of 3m.

9.6.5 The scale and prominent position of the development is such that it would have a significant visual impact and influence upon the surrounding area. Further, the student accommodation use would result in additional, primarily pedestrian, journeys around the site, in particular along Merrion Way to and from the universities. These impacts would be mitigated by a developer contribution of £430,000 towards the improvement of the pedestrian environment in the area beyond the site boundary to accord with Core Strategy policies P10, T2 and CC3.

## 9.7 Wind

9.7.1 Due to the height of the proposed building a comprehensive assessment of existing and likely pedestrian level wind conditions upon completion of the development has been undertaken by Urban Microclimate utilising wind tunnel testing and the industry

standard Lawson criteria. The testing involved the development of building design and landscape features to respond to the wind effects. Resulting features include a chamfered southern corner; porous screens 2.4m high x 0.8m wide to the south-west, north-west and north-east of the building, planters and 4, semi-mature trees.

- 9.7.2 The assessment factored in the potential impacts of the proposed redevelopment of the Unite, Merrion Way scheme and other ongoing developments in the area. The interaction with the proposed Q One Residence development has also been considered as part of an experienced based review. Since the wind tunnel study was completed, a set of minor design changes have been made to the development, the main one being some alterations to the profile and layout of the roof of the building (less than 3m height change) which are not expected to affect the conclusions of the assessment. The outcomes of the studies have been reviewed and verified by Atkins on behalf of the Council.
- 9.7.3 As elsewhere in the city centre winds from the west to south-west are prevalent with the most frequent strong winds blowing from these directions. The existing building is substantially sheltered by surrounding buildings. Downdraughts from Arena Point and Arena Village reach pedestrian level before channelling around and between buildings, though the severity of pedestrian level winds is limited by the scale and close spacing of the buildings. Existing conditions in and around the site are safe for all users. Comfort conditions around the site are suitable for at least leisurely strolling other than for the roadway between the site and the arena during wintertime when conditions are marginally windy but remain tolerable for pedestrian passage.
- 9.7.4 The removal of the existing building is not expected to significantly increase the exposure of surrounding thoroughfares to prevailing winds but has the potential to effect the flow of winds from neighbouring buildings. However, this potential effect would be short-term and is likely to be mitigated by hoardings around the site.
- 9.7.5 At the completion of the development the upper levels of the building would be exposed to the most frequent strong winds. As a result, there is potential for downdraughts to reach pedestrian level before channelling around the southern end of the building. The tight spacing of the cluster of the proposed building, Arena Point and Arena Village would also exacerbate the combined downdraughts and subsequent channelling of westerly and west-north-westerly winds within the passage between the Arena Village and the arena. However, the resulting back pressure would help alleviate the channelling of westerly winds between Arena Point and the arena. Notwithstanding these detrimental and beneficial effects, the resulting conditions are considered to have a negligible effect with respect to pedestrian safety and the area would be safe for all users.
- 9.7.6 In terms of pedestrian comfort wind conditions would be suitable for at least leisurely strolling and are therefore considered suitable for pedestrian access to and past the site. The principal access into the building would be from its south-west corner with access to the cycle store closer to the north-west corner. Both these locations are sheltered by upper parts of the building and would be suitable for pedestrian use. Benches incorporated into the planters proposed to the north and west of the building would enjoy suitable conditions for at least short periods of outdoor sitting. Consequently, the wind conditions immediately around the building with regards to comfort would be acceptable.
- 9.7.7 The wind comfort conditions would improve between Arena Point and the arena such that they would be suitable for leisurely strolling. Conversely, conditions at the east end of the passage between the Arena Village building and the arena would

deteriorate slightly but would remain suitable for fast or business walking during wintertime. Such wind conditions would be acceptable for this space. Entrances to buildings surrounding the site would remain suitable for pedestrian use throughout the year.

- 9.7.8 The introduction of the Unite, Merrion Way development would help to shelter the development and its neighbours from the most frequent strong winds. However, this would have a negligible effect upon pedestrian safety and resulting conditions in and around the site are rated as being safe for all users. Comfort conditions in the middle of Wade Lane to the east would be marginally windy for leisure strolling in winter but these conditions are considered to be appropriate for the middle of a busy road where people are not expected to linger. The results of the wind study tests suggest that the accelerated winds would largely have dissipated before reaching the Q One site to the east. As a result, neither of these developments would appear to have any significant adverse effect on the other and the Hume House development is likely to provide the Q One development with increased shelter from the strongest winds. Otherwise, the suitability of wind conditions in and around the site are not materially changed when future developments in the area are added.
- 9.7.9 In summary, the results indicate that the wind environment at pedestrian level within and outside the site in the developed condition and also when future developments are included would be within the recommended criteria for safety and comfort and would remain suitable for pedestrians using the area.
- 9.7.10 Following the wind tunnel tests a roof-top terrace was introduced at Level 35 of the development. The terrace would be protected by a substantial perimeter barrier but could potentially remain susceptible to some high level winds. These effects may require development of the terrace-level landscaping to create additional localised shelter for users, albeit any potential residual safety concerns would be addressed by managed access for residents during storms.

## 9.8 Environmental impact assessment

- 9.8.1 The planning application is accompanied by an Environmental Statement (ES) which set out the findings of an Environmental Impact Assessment (EIA) of the proposal. The scope of the assessment was agreed with the Council. The EIA considers the environmental effects of the development during its construction and operational phases. The ES includes a suite of technical reports comprising townscape and visual impact; heritage impacts; daylight/sunlight assessment; and a wind assessment. The ES along with other technical reports and information, demonstrate that the scheme would not result in any significant adverse impacts once mitigation measures are in place.
- 9.8.2 As required by the Regulations, the ES also considered an alternative scenario where the development does not proceed and the site remains in its current condition. The “do nothing” scenario was discounted due to the need for the regeneration of the site and the benefits it will bring whereas alternative designs were considered through an iterative design process, described in the Design and Access Statement, resulting in the submitted proposals.

## 9.9 Section 106 and Community Infrastructure Levy (CIL)

- 9.9.1 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that 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.

The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- Occupation of the residential accommodation only by full-time students in higher education as use as standard C3 accommodation would give rise to other requirements such as affordable housing;
- Implementation of the travel plan and a travel plan monitoring fee of £3,180 so as to accord with the Travel Plan SPD;
- Contribution of £430,000 towards Merrion Way highway improvements to accord with Core Strategy policies, SP11, T2 and CC3;
- Local employment and training initiatives so as to accord with Core Strategy Spatial Policy 8;
- Section 106 management fee (£1,500).

9.9.2 This proposal is likely to generate a CIL requirement of £113,197.41. This is presented for information only and should not influence consideration of the application. The infrastructure requirements for this development are likely to relate to public transport and public space provision. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

## 9.10 Conclusion

9.10.1 Following the recent approval of the redevelopment of the Stick or Twist podium site for Unite Students this development would complete the regeneration of the north side of Merrion Way envisaged when the decision was taken to locate the arena on the northern fringe of the city centre. The high quality, contemporary, architecture of the proposed development would provide a landmark building for Leeds and would provide a significant addition to the skyline of the city in an area of the city centre identified with a potential for tall buildings.

9.10.2 The development of this sustainably-located site would have an acceptable impact upon highway and pedestrian safety, and provide sustainable transport choices. The public realm around the site would be improved and the development would also provide a contribution to enhance the pedestrian environment on Merrion Way.

9.10.3 The development for use as student accommodation is acceptable in principle. By virtue of the combination of the facilities within the student bedrooms and the additional facilities provided within and around the building the living conditions provided for the occupiers would, on balance, be acceptable. The development would have an acceptable impact upon its neighbours and also provide opportunities for local employment during its construction and subsequent use.

9.10.4 As a result, the development would accord with Core Strategy policies SP11, CC3, H6B, T2, P10 and P11, saved Unitary Development Plan Review policies GP5, BD2 and BD5, and the NPPF. Accordingly, it is recommended that the scheme should be approved subject to the conditions specified in Appendix 1 and the completion of a Section 106 agreement.

## Appendix 1 – draft conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

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

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

- 4) Documentation demonstrating the absence or total removal of asbestos from Hume House shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Should documentation be unavailable or insufficient, post-demolition surface soil sampling of future landscaped areas shall be carried out and the results shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any post-demolition development.

Where surface soil sampling indicates remediation to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

To ensure that the site is safe and suitable for use.

- 5) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use'.

- 6) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use.

- 7) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

- 8) The development shall not be commenced until a Statement of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway;
- b) the measures to control the emissions of dust and dirt during demolition and construction;
- c) the means of access;
- d) the measures to ensure that the arena can continue to operate safely throughout the demolition and construction process;
- e) a traffic management plan to minimise any delay for road users on the local road network;
- f) the location of the site access, site compound and construction workers parking, loading and unloading of all contractors' plant, equipment and materials;
- g) control of construction workers parking in the surrounding area;
- h) details of any cranes; and
- i) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of demolition work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of highway safety and amenity.

- 9) No operation of demolition or construction works shall take place before 08:00 hours on weekdays and 09:00 hours on Saturday's or after 18:00 hours on weekdays and

13:00 hours on Saturdays. With no such operations taking place on Sundays and Bank Holidays.

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

- 10) The development, including demolition, shall not commence until a survey of the condition of the existing vehicular highways for 100m around the application site has been submitted to and approved in writing by the Local Planning Authority. Following completion of the development a survey of those highways shall be submitted identifying their condition, with any necessary mitigation works. The approved mitigation works shall be fully implemented prior to occupation of the development.

To ensure the free and safe use of the highway.

- 11) Development shall not commence until a drainage scheme (i.e. drainage drawings, summary calculations and investigations) detailing the surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The maximum rate of discharge, off-site, shall not exceed 10L/s, unless otherwise agreed with the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention.

- 12) There shall be no discharges of foul water from the development until a foul drainage scheme including details of provision for its future maintenance (e.g. adoption by the Water Company) has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure satisfactory drainage and pollution prevention.

- 13) Details of a noise and ventilation strategy shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the superstructure of the building. The development shall be constructed and thereafter maintained in accordance with the details thereby agreed.

In the interests of the amenities of the occupiers of the development.

- 14) Prior to occupation, details of acoustic tests within habitable rooms shall be submitted and approved. The test shall demonstrate that environmental noise in habitable rooms does not exceed 35dB LAeq, 1Hr between the hours of 07:00 and 23:00; and 30 dB LAeq, 1hr between the hours of 23:00 and 07:00 with mechanical ventilation units in operation. In the event that sound levels exceed the specified limits, the applicant shall undertake corrective action and re-test.

In the interests of residential amenity.

- 15) The plant and building services required for the development shall not be operated until a scheme to control noise emitted from it has been approved in writing by the Local Planning Authority and installed as approved. The scheme shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:2014. The approved scheme shall be retained thereafter.

In the interests of residential amenity.

*Details of a mechanical ventilation system, to protect future residents against potentially poor air quality, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the superstructure of the building. The development shall be constructed and thereafter maintained in accordance with the details thereby agreed. ???*

*In the interests of the amenities of the occupiers of the development.*

- 17) Notwithstanding the approved details, full details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety.

- 18) The development shall not be occupied until a Servicing and Delivery Management Plan (including timescales) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway

- 19) The development shall not be occupied until a Student Management Plan for the beginning and end of terms has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved details for the lifetime of the development.

To ensure the free and safe use of the highway

- 20) The development shall not be occupied until the disabled parking spaces have been re-provided in accordance with details shown on Curtin's drawing 66930-CUR-00-XX-DR-TP-75002-P02. The approved spaces shall thereafter be retained and maintained for the lifetime of the development.

In the interests of accessibility.

- 21) The superstructure of the development shall not commence until details of on and off-site highway works, including the lay-by to Tower House Street, shown illustratively on re-form drawing RFM-XX-00-DR-L-0001 PL04, together with a road safety audit, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be fully implemented prior to occupation of the development.

To ensure the free and safe use of the highway.

- 22) The development shall not be occupied until the bin store has been provided in accordance with details shown on OEA drawing 1754\_PL\_20\_002A. For the avoidance of doubt refuse bins shall not be stored outside the building at any time except for collection.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place



23) Development of the building superstructure shall not commence until typical detailed 1:20 scale (or other appropriate scale) working drawings of the following features have been submitted to and approved in writing by the Local Planning Authority:

- (a) windows, glazing and curtain walling;
- (b) entrances and external doors;
- (c) soffits;
- (d) parapet detail and rooftop equipment.

The works shall be constructed in accordance with the approved details.

In the interests of visual amenity.

24) Details and samples of all external facing building materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The samples shall include the erection of a full-size mock-up panel on site or in agreed location nearby. The external surfaces of the building shall be constructed in accordance with the details thereby agreed.

In the interests of visual amenity.

25) Prior to the commencement of the superstructure of the development, details shall be submitted to and approved in writing by the Local Planning Authority of integral bat roosting features within the building; and bird nesting features (for species such as House Sparrow and Starling) to be provided within the building. The approved details shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a commitment to being installed under the supervision of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the building and retained for the lifetime of the development.

To maintain and enhance biodiversity.

26) The following hard and soft landscape works shall not take place until full details have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours; (b) walls and retaining walls including to proposed planters; (c) other pedestrian access and circulation areas; (d) hard surfacing areas; (e) minor artefacts and structures (e.g., street furniture including seating and bicycle anchor points, balustrades, bollards, directional signs, external lighting and bins including recycling bins); (f) totems in the landscape; (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes etc.). Soft landscape works shall include (h) planting plans; (i) written specifications (including cultivation and other operations associated with plant and grass establishment); (j) tree pit and planter details; (k) schedules of plants noting species, planting sizes and proposed numbers/densities; and (l) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

27) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed in accordance with the agreed implementation programme. The

landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 28) The development shall not be occupied until a plan, schedule and specification for landscape management during the establishment period has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, seating and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas.

To ensure successful establishment and aftercare of the completed landscape scheme.

- 29) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 30) No external lighting shall be installed unless a scheme has previously been approved in writing by the Local Planning Authority. The scheme shall be installed and retained thereafter in accordance with the approved details.

In the interests of amenity and highway safety.

- 31) Any soil or soil forming materials brought to site for use in soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use.

- 32) The development shall not be occupied until the dedicated communal student space identified on the drawings xxxx has been provided for the use of students residing in the building. The space shall thereafter be retained and maintained solely for use by students residing in the building for the lifetime of the development.

To ensure that students are provided with satisfactory amenity space within the building.

33) The development shall be implemented in accordance with the details set out within the Vitec Energy and Environmental Standards Statement 16<sup>th</sup> March 2018.

(i) Within 6 months of the first occupation of the building a post-construction review statement shall be submitted and approved in writing by the Local Planning Authority demonstrating compliance with Core Strategy policies EN1, EN2 and EN4.

The development shall thereafter be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the inclusion of appropriate sustainable design measures.

## Minutes of the meeting of City Plans Panel 15<sup>th</sup> February 2018

The Chief Planning Officer submitted a report which sets out details of a pre-application for the proposed redevelopment of Hume House, Wade Lane, Merrion Way and Tower House Street, Leeds 2 to form a 36 storey student accommodation building.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- It was proposed to demolish the existing building and to construct a 36 storey building in its place. The axis of the building would rotate to align with Wade Lane to the south-east rather than Tower House Street as with the current structure. The southern elevation of the building would project approximately 11m forward of the existing building towards Merrion Way, the lowest two levels above ground primarily around the frontage would be set some 3m further back. The upper body of the building also oversails areas of the lowest levels on the eastern and western elevations. At its closest point the northern elevation of the building would be 8.45m from the Arena Village tower.
- The ground floor of the student accommodation building would comprise the reception and management offices, a common room including a double-height space around the southern entrance, and other supporting facilities such as laundrette and bin store. A plant room and bike store would be provided at Level -1. Level 1 would contain additional common room and study area facilities and the first level of student accommodation. Further study rooms are proposed at Level 24. Excluding the cluster space 563m<sup>2</sup> of student amenity space is proposed. The accommodation comprises a mix of studios (22m<sup>2</sup>) and 4, 5 and 6 bedroom clusters (study bedrooms typically 14m<sup>2</sup>) with associated kitchen / living areas. In total, 102 studios and 652 cluster bedrooms are proposed, 754 bedspaces overall.
- Active spaces at the lowest two levels of the building would have double-height glazing with a cantilevered soffit height of 7m. The upper levels of the building would be ordered and disciplined, formed of smaller domestic elements of which it would be composed. The architectural style would loosely be termed 'stretched classicism'. It is intended that a high-quality artificial stone is used as the principal building material.
- A new layby would be formed on Tower House Street to be used for deliveries and student drop-off at the beginning and end of years. It is intended to reduce kerb levels and to enhance the surface to make Tower House Street more pedestrian friendly. A new paved surface is proposed to the public realm immediately surrounding the development. Raised planters would be introduced towards the north side of the building, including new street trees, together with totem structures to assist in wind mitigation. Similar totem structures are proposed to the front, southern end, of the building as wind mitigation but also intended to serve the dual purpose of public art. A specimen tree would be planted closer to Merrion Way to replace the existing tree that would need to be removed.

Members raised the following questions:

- Possible wind implications due to the proposed height of the building, had any testing been undertaken
- Could further details about the security of the building be provided: how would residents gain access to the building, how would residents access the lifts and what security measures were proposed for the top floor.

- Was the proposed external material cleanable
- Could further details be provided about the proposals for the communal areas
- Could further details be provided about the landscape and lighting proposals
- What was the timescale for the completion of the building
- Had any analysis been undertaken about the demand for student accommodation in this area

In responding to the issues raised, the applicant's representatives said:

- It was confirmed that wind testing had been undertaken
- Entry to the building would be by the use of a key fob, the same key fob would allow access to the lifts. The building would be managed and would incorporate a CCTV scheme throughout. A suitable height balustrade would be developed for the top floor along with CCTV monitoring.
- It was confirmed that the external materials could be cleaned
- The communal areas were still being developed but it was envisaged that study rooms, a cinema, fitness rooms and lounges would be incorporated within this area.
- New street trees would be located and planters would be incorporated throughout the ground floor area, a lighting scheme would be developed for the public realm areas and would also be included within the wind baffles/ totem structures
- In terms of timescales, it was anticipated that work would begin on site summer 2018 with delivery 2021/22
- In terms of demand for student accommodation within the city centre, it was reported that the student population had seen a year on year increase over the past 4 years, with a 5% increase in the last year alone. It was therefore anticipated that there was a demand with further growth expected

In offering comments Members raised the following issues:

- Impressive design, nice to see quality materials being used
- Very attractive design
- "Pinch point" at the extreme north end of the development could lead to possible wind funnelling
- A small number of Members considered the room sizes to be too small
- The design and quality of this building would set the standard for other tall buildings to follow.
- Welcome proposals for tall buildings but the skyscape needs to be managed and the proposals need to be shown in the context of other committed development

- Leeds has a vibrant, diverse city centre which welcomes people of all ages to live in, but there is a need for the Council to lead on a strategic vision.

In drawing the discussion to a conclusion Members provided the following feedback;

- Members considered the proposed student use was acceptable in principle

The majority of Members considered the living conditions within the student accommodation to be acceptable

- Members were of the view that the emerging scale and design of the proposed new building and its relationship with the surrounding context was acceptable

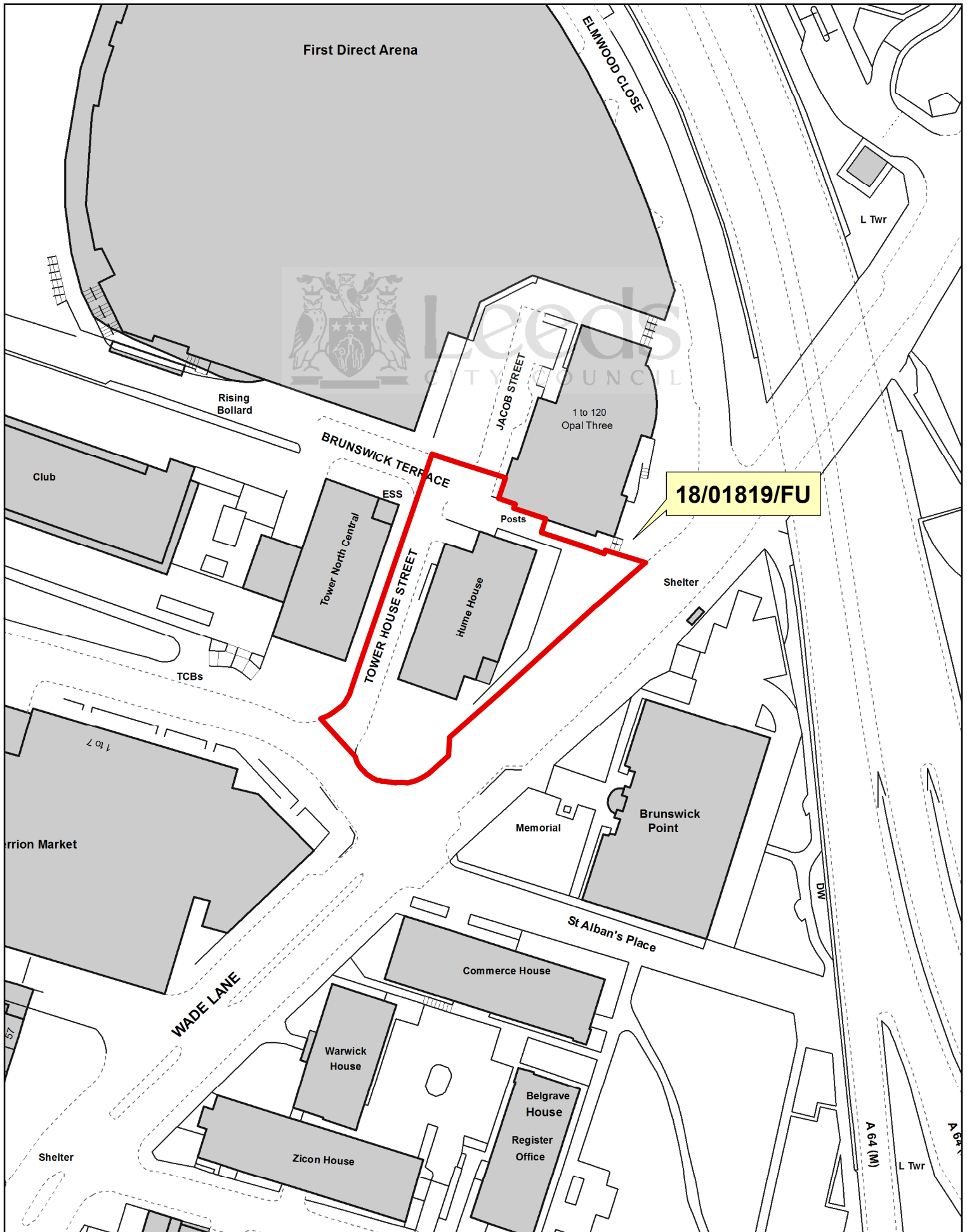
- Members were of the view that the development should deliver improvements to the public realm in the area beyond the immediate periphery of the site.

In summing up the Chair said it was heartening to see a design at such an early stage which all Members appeared to like. Members looked forward to the submission of a formal application

(Under the provisions of Council Procedure Rule 16.5 Councillors: C Campbell and G Latty required it to be recorded that they considered the living conditions within the student accommodation to be unacceptable)

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation



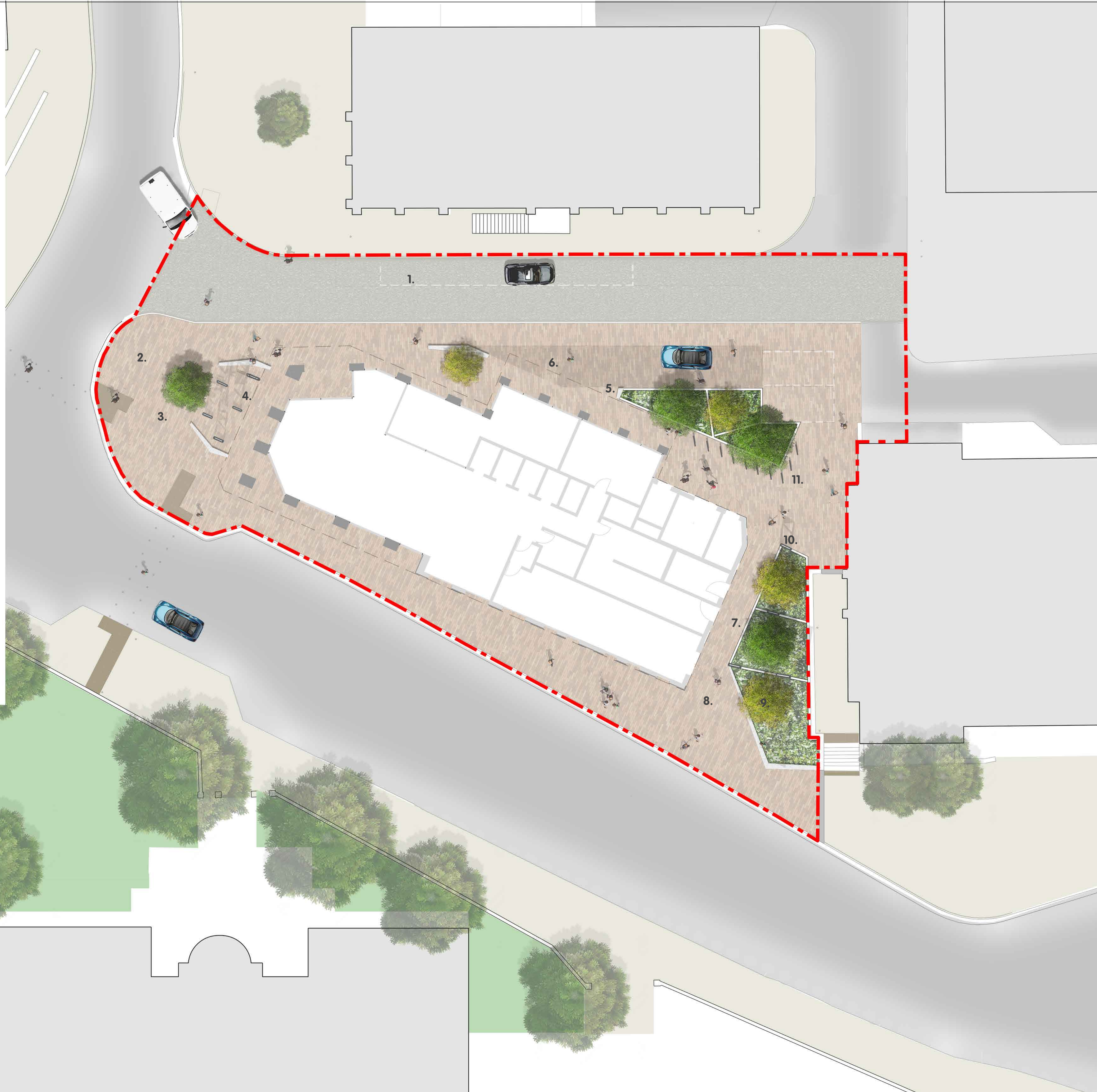
18/01819/FU

# CITY PLANS PANEL





1. Improvements to Tower House Street, reduced kerb levels- 40mm upstand, promote the space as more pedestrian friendly. Adoptable materials with enhanced surfacing
2. New paved surface to the public realm surrounding the development. Paving to be to an adoptable standard and to reference nearby public realm schemes to help unify Merrion Way
3. New specimen tree planting replacing the existing tree that is proposed to be removed
4. Feature totems/ wind baffles with lighting positioned within a central planter. The cluster mark the end of Merrion Way and act as a focus to the public realm.
5. Raised planters allow a softening to the western edge of the development and draw the greener character of Merrion Way into the site
6. Deliveries and drop off area to service the building access off Tower House Street Disabled bays retained but disguised within the public realm
7. Terraced planters create separation between Hume House and Arena Village and create the opportunity to introduce tree planting. Raised edges create opportunity for seating and perching points
8. Step free pedestrian route linking from Wade Lane through to Brunswick Terrace and to the Arena
9. New street tree planting to the north running between Arena Village and Hume House
10. Feature totems/ wind baffles with lighting wrap around the development creating a structure and continuity through the landscape
11. Cycle parking for visitors



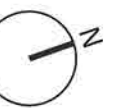
**Notes**  
All dimensions in mm, unless otherwise stated.

**Notes**  
This drawing is to be read in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of re-form landscape architecture limited in writing before commencing on site.

Date	Drawn	IR	Description of revision
12.03.2018	IR		Issued for Planning
02.03.2018	IR		Issued for information

PL01	DL
P01	DL
Revision	Checked

**re-form**  
landscape architecture



Beehive Mill, Jersey Street  
Manchester, M4 6JG  
T: +44 (0)161 397 4953  
E: info@re-formlandscape.com  
W: re-formlandscape.com

**Project**  
HUME HOUSE, LEEDS  
RF17-486

**Document title**  
ILLUSTRATIVE LANDSCAPE PROPOSALS

**Client**  
OLYMPIAN HOMES

Drawing scale	Drawn by	Drawn date
1:200	IR	12.03.2018
Paper size	Checked by	Checked date
A1	DL	12.03.2018

Drawing number	Status	Revision
RFM-XX-00-DR-L-0003	S1	PL01

© re-form landscape architecture





Originator: Sarah McMahon

## Report of the Chief Planning Officer

### CITY PLANS PANEL

Date: 12 July 2018

**Subject: Planning Application 18/02139/FU for the erection of a part 11, part 18 storey building for student accommodation including facilities, comprising 98 studios, and the provision of communal facilities in the basement of the adjacent building, a landscaping scheme and all associated works at the site of the Q1 Residence, Wade Lane, Leeds.**

APPLICANT	DATE VALID	TARGET DATE
Q Property Ltd	3 April 2018	17 July 2018

**Electoral Wards Affected:**

Little London & Woodhouse

Yes Ward Members consulted (referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: Defer and Delegate to the Chief Planning Officer for approval, subject to the resolution of highways and wind issues and the conditions in the Appendix and any others which the Chief Planning Officer considers appropriate and subject to the completion of a Section 106 agreement to secure the following:**

1. Occupation of the units by students only
2. Employment and training of local people
3. A monitoring and evaluation fee for the Travel Plan of £2500.00
4. Tree loss mitigation
5. A management fee – dependent on the number of obligations

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

### Conditions

A list of draft Conditions is provided in the Appendix to this report.

## **1.0 INTRODUCTION:**

- 1.1 The proposal is put before City Plans Panel as the development involves the creation of a significant number of new student dwellings, the re-use of brownfield land and a major investment in a gateway site within Leeds City Centre.

## **2.0 PROPOSAL:**

- 2.1 The proposed development seeks to provide 98 studio dwellings, for occupation by students. These units would be set out such that floors 1 to 10 would each contain 7 studios and floors 11 to 17 would each contain 4 studios.
- 2.2 The units would be laid out in the following range with regard to the range of internal floorspace:
- 10 studios of 21 sq metres
  - 17 studios of 22 sq metres
  - 37 studios of 23 sq metres
  - 17 studios of 29 sq metres
  - 17 studios of 31 sq metres
- 2.3 The proposal would include a range of high quality communal facilities within some 200 sq. metres at the ground floor of the proposed building, comprising a lounge, reception area, a breakfast room and study rooms/pods. In addition, a plant room and bin store room will be located at the lower ground floor level.
- 2.4 Further to this the Applicant states that occupiers would also be able to make use of the lower ground floor of the existing Q One building, which will provide a cinema room (c. 30 – 40sqm), a games room (c.80sqm), a storage area for students (c. 30-40sqm) and additional cycle stands. In addition the Developer also states that student occupiers would be given free annual membership of the nearby Pure Gym at the Merrion Centre.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is some 0.36 hectares in area and is currently in use as a car park for the adjacent Q One building. The adjacent Q One building is a seven storey building comprising 84 apartments that is also owned by the Developer and is managed on their behalf by YPP.
- 3.2 The site is located in the north of the city centre and is accessible from the main arterial route of Wade Lane / Lovell Park Road. The site sits above Leeds Inner Ring Road (A64) in a prominent gateway location which is visible from the surrounding area when approaching the city centre. As well as hard standing for parking, the site also includes existing soft/green landscaping, including trees, along its perimeters, two of which are protected by Tree Preservation Orders. Further trees in the grounds of the adjacent Q One are also subject to Tree Preservation Orders. A Public Right of Way runs along the eastern edge of the site, outside its boundary.
- 3.3 The wider area is characterised by a wide variety of retail, entertainment, commercial and residential buildings that are characterised by a dense urban grain and vary in terms of scale and era.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 Consent was granted and implemented for a Prior Approval determination application for the conversion of B1 (offices) to C3 (dwellings) at the adjacent Q One, Brunswick Point on 18 July 2014, planning reference 14/03303/DPD.
- 4.2 Consent was granted and implemented for a Prior Approval determination application for the change of use from offices (B1) to form 65 flats (C3) at the nearby Zicon House on 17 March 2016, planning reference 16/00767/DPD.
- 4.3 Planning permission was granted for the erection of a part 7, part 11 and part 18 storey student accommodation building comprising 376 studios at St Albans Place to the south east of the application site on 21 April 2017, planning reference 16/07741/FU. Work has commenced on site.
- 4.4 Planning permission was granted for the demolition of an existing building and erection of a part 8, part 23 storey 349 bed space student accommodation building, with ancillary areas including reception and amenity spaces at the nearby Symons House site on 22 December 2017, planning reference 17/06605/FU.
- 4.5 A planning application reference 18/0045/FU has been submitted for the demolition of a public house and casino and erection of 2 towers comprising of 16 storeys and 27 storeys linked at first floor level comprising student accommodation and 990.4 m<sup>2</sup> of use class A2, A3 or A4, associated landscaping, public realm, servicing area and basement car park at Podium Buildings, Merrion Way. This was considered and agreed by Members at City Plans Panel on 31 May 2018.
- 4.6 A planning application has been submitted and is under consideration for the erection of a part 6No. / part 16No. storey student accommodation building and two commercial units (Use Class A1, A2, A3, A4, B1 and D2) and associated landscaping works at land at Portland Crescent, planning reference 18/01711/FU.
- 4.7 A planning application has been submitted and is under consideration at today's Plans Panel for the demolition of existing building and erection of a 37 storey purpose built Student Accommodation building with associated residents' amenity space, access, landscaping and associated highways works at Hume House, planning reference 18/01819/FU.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 The proposals have been the subject of pre-application discussions between the Developers, their Architects, and Local Authority Officers since April 2017. These discussions have focused on scale massing and design, existing and new trees, loss of surface car parking and room space size standards.
- 5.2 The preapplication details of the scheme were presented to Members at City Panel on 8 March 2018. Members made the following comments:
- The communal space would be located in two different buildings, had consideration been given to the provision of an extension to link the two buildings together.
  - Could further details about the security of the building be provided?
  - A number of Members expressed the view that the design / proposals was an improvement on the earlier scheme.
  - A number of Members expressed concern about the size of some of the studio apartments.
  - Had cluster apartments been considered
  - Further details of the landscaping proposals were required

- There was concern that some of the communal facilities were to be located in the neighbouring property, could consideration be given to linking the two buildings

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 Ward Members were consulted on 29 May 2018.

## **7.0 CONSULTATIONS RESPONSES**

7.1 **Yorkshire Water** state that the development shall be carried out in accordance with the details shown on the submitted NPPF Flood Risk & Drainage Assessment prepared by Curtins (Report 066810-CUR-00-XX-RP-C-001 dated 29/03/2018).

7.2 **Coal Authority** state that the site does not fall within the defined Development High Risk Area and is in a low risk area in respect of unclaimed or unexpected coal seams.

7.3 **Flood Risk Management** state that the proposed surface water discharge rate of 5l/s is acceptable and that full details of the drainage scheme should be provided under a planning condition.

7.4 **Air Quality Management Team** state that the submitted air quality assessment indicates that air quality at this site is not at risk of falling below the relevant UK standards and that no air quality objectives will be breached as a direct result of traffic arising from the development.

7.5 **Environmental Studies Transport Strategy Team** state that mechanical ventilation should be utilised rather than acoustic trickle vents to address noise reduction on the basis that in their experience mechanical vents have proved to be more effective.  
Response: such a condition will be applied.

7.6 **Nature Conservation Team** state that conditions should be applied to prevent removal of trees and shrubs in the bird nesting season unless the said works are subject to appraisal by an Ecologist and are agreed with the Local Planning Authority and for bat and bird roosts to be provided.

7.7 **Highways Team** state that there are no objection in principle subject to a conditions being applied with regard to the measures to be taken to protect the Inner Ring Road (IRR) retaining wall and cycle storage details.

## **8.0 RELEVANT PLANNING POLICIES:**

8.1 National Planning Policy Framework (NPPF)

8.2 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and paragraph 14 goes on to state that there should be a presumption in favour of sustainable development.

8.3 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 8.4 The 6th principle listed states that planning should support the transition to a low carbon future and encourage the use of renewable resources, including the development of renewable energy.
- 8.5 The 8th principle listed states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 8.6 The Government statement on Energy Efficiency in Buildings of 25 March 2015 states that the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4.
- 8.7 The Development Plan for Leeds currently comprises the following documents:
1. The Leeds Core Strategy (Adopted November 2014)
  2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
  3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
  4. Aire Valley Leeds Area Action Plan (Adopted November 2017)
  5. Any Neighbourhood Plan, once made.
- 8.8 Core Strategy
- 8.9 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The most relevant policies are:
- 8.10 Spatial Policy 1: Location of Development states that;
- (i) The majority of new development should be concentrated within urban areas taking advantage of existing services, high levels of accessibility and priorities for urban regeneration and an appropriate balance of brownfield and greenfield land
- 8.11 Policy CC1: City Centre Development  
The City Centre will be planned to accommodate at least the following:
- (iii) 10,200 dwellings.
  - b) Encouraging residential development including new buildings and changes of use of existing providing that it does not prejudice the town centre
- 8.12 Policy EN1: Climate Change – Carbon Dioxide Reduction states that all developments of over 1,000 square metres of floorspace, (including conversion where feasible) whether new-build or conversion, will be required to:
- (i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should be zero carbon; and,
  - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.13 Policy EN2: Sustainable Design and Construction requires developments of 1,000 or more square metres or 10 or more dwellings (including conversion where feasible) to meet at least the standard set by BREEAM or Code for Sustainable Homes Level 4. A post construction review certificate will be required prior to occupation.

- 8.14 Policy H4: Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location.
- 8.15 Policy H6B refers to proposals for purpose built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.
- 8.16 Policy P10: Design states that:  
New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.  
New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.
- 8.17 Policy T1: Transport Management states that support will be given to the following management priorities:  
c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.
- 8.18 Policy T2: Accessibility Requirements and New Development states that new development should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility.
- 8.19 Leeds Unitary Development Plan Review Retained Policies  
Policy BD2 (Design and siting of new buildings)  
Policy BD5 (All new buildings and amenity)  
Policy GP5 (All planning considerations)  
Policy LD1 (landscaping schemes)  
Policy N23 (Space around new buildings)
- 8.20 Leeds Natural Resources and Waste DPD 2013  
  
The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way as well as looking at tree loss and replacement via its specific Policy LAND2.
- 8.21 Supplementary Planning Guidance  
Tall Buildings Design Guide (Spring 2010)  
Parking (January 2016)  
Supplementary Planning Document 'Travel Plans' (February 2015)  
Street Design Guide (August 2009)

## 8.22 Other Material Considerations

- 8.23 The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's Neighbourhoods for Living guidance. The standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS) which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, during recent years they have been used to help inform decisions on the acceptability of development proposals.
- 8.24 A selective review of the Leeds Core Strategy is presently being undertaken (CSSR). The review includes policies to introduce residential space standards. New policy H9 in the CSSR expressly excludes purpose built student accommodation from the space standard stating:
- 8.25 Development of student accommodation and houses in multiple occupation (HMOs) will not be subject to the space standards as set out in the Table above. Instead such development should reflect the NDSS with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation. Further guidance will be provided through a Supplementary Planning Document.
- 8.26 The CSSR publication draft was considered and endorsed at the Council's Executive Board meeting on 7th February 2018. Therefore, draft policy H9 can be afforded some weight.

## 9.0 **MAIN ISSUES**

1. Principle of the proposed mix of uses
2. The impact on the character and visual amenity of the host site and surrounding area
3. Residential Amenity
4. Vehicle Parking, Sustainable Transport and Travel Planning
5. Landscape Proposals
6. Sustainability Measures
7. Wind Study
8. Section 106 Legal Agreement

## 10.0 **APPRAISAL**

### 10.1 Principle of the proposed use

- 10.2 The provision of student housing is specifically considered under Core Strategy Policy H6B. This policy was adopted following the Core Strategy Inspector's rejection of the Council's position that the policy should include a test for need when considering applications for new student housing. Core Strategy paragraph 5.2.26 states that growth in purpose built student accommodation is to be welcomed in order to meet need and to deflect pressure away from private rental houses in areas

of over-concentration. Evidence submitted on other recent planning applications indicates that there are 35,000 university students in the city presently without access to purpose-built student accommodation suggesting that additional provision is unlikely to result in an over-supply of purpose-built student accommodation in the near future.

10.3 There are number of existing and approved student housing developments in the wider area. The Arena Village student building to the north east contains approximately 560 existing bedspaces. Beyond Clay Pit Lane, the Plaza and Sky Plaza developments contain in the region of 650 existing student bedspaces. The St Alban's Place scheme is presently under constructed on Belgrave Street with 376 studios and the nearby Symons House scheme will provide 349 student bedspaces in a mixture of clusters and studios. The Walkabout development on Cookridge Street will provide 96 studios. There are also proposals for 312 studios on the Portland Crescent site (18/01711/FU), 752 bed spaces at Hume House, Merrion Way (18/01819/FU) and 928 student bed-spaces in Unite Podium Buildings Merrion Way (18/00458/FU). In the instance that all proposed developments were to be constructed, there would be approximately 4,121 student bed-spaces within a radius of some 250 metres of the site.

10.4 The proposal is therefore considered against the criteria set out within the adopted policy H6B of the Core Strategy (identified below in italics – criteria (iii) and (v) are considered in the amenity section below.

(i) *To help extend the supply of student accommodation taking pressure off the need for private housing to be used.*

The provision of 98 student studios would help to take pressure off the need to use private housing for student accommodation.

(ii) *To avoid the loss of existing housing suitable for family accommodation.*

The site is currently a surface car park. The development would therefore not result in the loss of any existing housing that would be suitable for families to live in.

(iv) To avoid locations which are not easily accessible to the universities.

10.5 The site is located towards the northern edge of the city centre and is well placed with regard to access to Leeds Beckett University, Leeds Arts University and the University of Leeds.

10.6 The principle of the use is therefore supported by planning policy.

10.7 The impact on the character and visual amenity of the host site and surrounding area

10.8 The proposal is for a building on a prominent site set above the Inner Ring Road, which would be seen in a number of views both at close quarters and from a number of distance vistas. The building is positioned to the northern most end of the site such that it would fill the corner triangular point of the plot. Here the new block would be seen against a backdrop of other existing buildings in the area, of mixed height, massing and materiality. The building is stepped between 11 and 18 storeys. This stepping gives the scheme the ability to respond to this surrounding massing and context and reflect positively against the lower level of the adjacent Q One and



the St Albans Place buildings. The scheme rises to its maximum height where it is positioned closer to taller blocks such as the nearby Arena Village development.

- 10.9 The proposal would respond to the context of the area in the choice of materials and their ratios on the facades. It is proposed to utilise a simple palette of red brick, with black staircore panels and large glazed windows. The brickwork would be visually textured in areas by the use of a hit and miss pattern of bricks as well as the creation of vertical channels in the bricks. The level of solid to glazing would reflect the character of the intended use and would give the building visual gravitas and solidity. In addition windows would be set into deep reveals furthering the appearance of solidity to the structure. At the base of the building the aim is still to place communal spaces, within the ground floor and lower ground floor levels. Therefore these areas would have a much higher proportion of glazing to create active frontages at street level.
- 10.10 The ground and lower ground floor of the development would be allocated for shared amenity space, including a communal lounge, a reception area, a breakfast room and study rooms/pods for the student residents. These uses would allow the ground and lower ground floors to have active frontages.
- 10.11 The proposed building would help to emphasis this gateway to the City Centre in conjunction with existing and proposed tall buildings in the immediate vicinity, including the proposed development at Hume House.
- 10.12 The overall design is of a high quality, contemporary, suitability scaled and positioned scheme that would be appropriate for this site and would make a positive aesthetically appropriate contribution to the context of the wider area.
- 10.13 Residential Amenity
- 10.14 Criteria (iii) of Core Strategy policy H6B aims to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.
- 10.15 The proposed student accommodation would provide 98 studio dwellings. The area comprises a broad mix of residential, commercial, leisure and retail uses. Part of this residential presence provides existing student accommodation and more is planned including the proposal. However it is considered that the existing amenity of the area would not be adversely affected by the proposed student accommodation given the mixed way in which the area is currently used. The area comprises dense accommodation generating significant leisure, office and retail activity. In many cases new student accommodation has replaced existing office space maintaining vitality and vibrancy in the area. As such the proposal would not undermine the wellbeing and successful functioning of the different types of use in the area, within the context of a busy city centre environment.
- 10.16 Criteria (v) of policy H6B requires that the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.
- 10.17 During recent years the Leeds Standard and the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS) have been used to help inform decisions on the acceptability of development proposals. As noted in this report above, a selective review of the Leeds Core Strategy is presently being undertaken (CSSR). New policy H9 in the CSSR requires development of student

accommodation to reflect the Nationally Described Space Standard with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation. As the CSSR publication draft is now out for public consultation draft policy H9 can be afforded some weight.

- 10.18 Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include the Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22sqm; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22sqm; and Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20sqm, supported by a large area of dedicated, internal, amenity space.
- 10.19 Planning permission for Vita's Leeds scheme at St Alban's Place in which the smallest 78% of studios would be just over 20sqm was granted in April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising, but that each studio would benefit from a good outlook, natural daylighting and suitable noise environment. Critically, the additional "hub" facilities providing dedicated amenity spaces within the building, together with opportunities to use the neighbouring public space was on balance considered to provide acceptable levels of amenity for the occupiers of the development. In addition the recent approval for the Symons House scheme indicated a minimum studio size of 21.3 sq. metres. As with other similar approved student residential schemes Symons House would have large areas of dedicated communal space.
- 10.20 The current proposal has similarities with some of these other developments that Members have viewed and considered. In this current scheme the studio sizes would range from 21 sq. metres to 31 sq. metres which is comparable with the Fresh Student Living at Darley Bank, the Downing's Cityside and Symons House developments noted above. In addition, the ground floor would be given over to approximately 200 sq. meters of dedicated amenity space to provide the student residents with a range of communal facilities.
- 10.21 Generously sized windows would be provided to the principal elevations, giving the studio dwellings good levels of outlook and natural light. The proposed building is angled (some 30 degrees) away from the line of the adjacent Q One occupied building. This means that one corner of the new building would be some 5.47 metres from this existing adjacent building, but the main mass of the new block would be at least 9.85 metres away. The angle of the new block to the existing building, plus the positioning of windows to the eastern edge of the facing elevation means that there would be no direct overlooking between the existing and future dwelling.
- 10.22 The submitted daylight and sunlight assessment indicates that 6 rooms in the existing Q One student residential block would experience below target levels of daylight. All of these rooms are in current use as bedrooms. All spaces used as communal amenity areas are in accordance with or exceed target levels laid out in the industry standard Average Daylight Factor. As such due to the rooms affected being bedrooms that would be more likely to be occupied during evenings and night hours, the proposed levels of light are considered to be acceptable.
- 10.23 Vehicle Parking, Sustainable Transport and Travel Planning

- 10.24 The proposal site is within walking distance of the City Centre and transport links within it. As such the proposal will aim to promote sustainable transport. There is a bus stop directly outside the site that the Applicant wishes to have relocated. This is a matter which is outside the remit of this Planning Application. However separate discussions are being undertaken between the Applicant, Highways and West Yorkshire Combined Authority to consider this matter.
- 10.25 The proposals include the retention of 4 of the existing 26 car parking spaces (of which 12 are internal to the existing Q One building and 14 are external surface spaces), with the aim being that the scheme is largely car free. The 4 retained spaces are to be positioned between the existing and proposed buildings. The Applicant has advised that these parking spaces would also be used as disabled bays, servicing areas and as a drop off and pick up area. For the latter 20 minute drop off slots on Saturdays and Sundays would be established utilising these car parking spaces. Bin collections will operate in the current manner that is established for the existing Q One building.
- 10.26 The scheme includes 27 secure cycle parking spaces with 20 of these being long stay and the remaining 7 being short stay spaces. The submitted plans for the existing Q One building also show a provision of 98 cycle spaces at the lower ground floor. As cycle storage details are indicative at this stage the full details of the provision will be required under a Planning Condition.
- 10.27 A Travel Plan has been submitted which includes the following aims:
- Joining the West Yorkshire Travel Plan Network;
  - Providing occupants with an induction Pack;
  - Encouraging cycling;
  - Encouraging public transport use;
  - Encouraging car sharing;
  - Encouraging walking; and
  - Encouraging sustainable travel in general.
- 10.28 Landscape Proposals
- 10.29 The placement of a new building on the site would result in the loss of and replacement of the majority, if not all, of the soft/green landscape features, including 9 existing trees. The Developer has confirmed that they will comply with the requirements of Policy LAND2 of the Natural Resources and Waste Local Plan. As such there will be a requirement to provide a mixture of on-site and off-site replacement trees, the latter to be in the grounds of other nearby buildings in their ownership to achieve the required 3 for 1 replacement tree ratio. If the full 3 for 1 physical tree replacement cannot be provided on the Applicant's land, any short fall will require a financial contribution via a Section 106 legal agreement for off-site planting in the local area.
- 10.30 The position of the proposed building means that an area is freed to the site frontage allowing for the creation of a cohesive landscape and planting scheme. This would include tree planting and a more appropriate species and mix of plants. The landscape scheme would therefore be able to create a new green edge to the site as it fronts Lovell Park Road and help to mitigate the impact of the scale of the development at the site frontage.
- 10.31 Hard surface areas within the site would be laid out in high quality pavers and the Applicant has stated that, as part of their proposals, they would like to enhance the existing public footway to the eastern edge of the site (above the Inner Ring Road)

to continue the works that will come forward as part of the nearby Vita scheme. This element would be addressed via a Planning Condition to ensure a consistence of treatment and materials.

#### 10.32 Sustainability Measures

- 10.33 The proposal incorporates a variety of sustainability measures including;
1. A target Carbon Dioxide Emission Rate (TER) of 4.1 kgCO<sub>2</sub>/m<sup>2</sup>.annum
  2. A building Carbon Dioxide Emission Rate (BER) of 9.43 kgCO<sub>2</sub>/m<sup>2</sup>.annum
  3. The use of high performance glazing to reduce solar and transmission gains.
  4. Low Energy use, high efficiency Heat recovery air plant to common areas
  5. High efficiency gas fired hot water generation
  6. Low building air leakage rate (4 m<sup>3</sup>/h/m<sup>2</sup> at a pressure differential of 50 Pa).
  7. Low energy LED lighting.
  8. Low flow aerated showerheads and basin tap inserts to reduce domestic water consumption.
  9. Automatic lighting control system with occupancy and daylight dimming controls in common areas.

#### 10.34 Wind Study

- 10.35 A wind study was submitted as part of the application documents. This states its aims to be an assessment of the wind environment at locations around the proposed development in terms of pedestrian comfort, based on the London Docklands Development Corporations (LDDC) variant of the Lawson criteria, which is an accepted industry standard. The LDDC variant of the Lawson criteria applies a single percentage probability of exceedance of a range of wind speeds, and associates different wind speeds to different types of usage.

- 10.36 The wind analysis assessed wind conditions in 76 locations to establish the existing and proposed wind environment for the site. The study concluded that wind conditions in and around the existing site are generally suitable in terms of both pedestrian safety and comfort, with existing exceptions occurring in the wider surrounding area to the west and northwest of the proposed development, where conditions are rated as unsuitable for some members of the general public, but are suitable for the able bodied.

- 10.37 With the introduction of the proposed development wind conditions will remain largely suitable, in terms of pedestrian safety and comfort with there being one predicted area of concern to the new proposed building's entrance. Here wind comfort conditions are marginally exceeded and are suitable for strolling only. As a result a 1.2 metre recess has been designed into the entrance which the Applicant asserts will address this issue effectively ensuring this area is comfortable for access and egress.

- 10.38 The submitted wind study has been peer reviewed and the review concludes that the report has been found to be consistent with the presented results from a programme of model-scale wind tunnel modelling. Whilst the wind study has considered built and committed development, it has not taken into account more recent planning applications for the Unite scheme, planning application reference 18/0045/FU Hume House, planning reference 18/01819/FU. Therefore, further commentary on these has been provided and is currently being peer reviewed. The outcome will be reported at Plans Panel verbal.

#### 10.39 Section 106 Legal Agreement

- 10.40 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that 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.
- 10.41 There is a requirement for the following obligations that sit outside the Community Infrastructure Levy regime:
- 1. Occupation of the units by students only.
  - 2. Employment and training of local people
  - 3. A monitoring and evaluation fee for the Travel Plan of £2500.00
  - 4. Tree loss mitigation to be either on the site and on nearby sites in the ownership of the Applicant, or if this is not possible then as a financial contribution.
  - 5. A management fee – dependent on the number of obligations
- 10.42 The proposed obligations have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly this can be taken into account in any decision to grant planning permission for the proposals.
- 10.43 The development is Community Infrastructure Levy (CIL) liable and is estimated to be in the region of £22720.98. CIL is generally payable on the commencement of development. The payment of CIL is not material to the determination of the planning application. Accordingly, this information is presented simply for Members information.

## **11.0 CONCLUSION**

- 11.1 In conclusion it is considered that the proposal would result in a high quality, appropriate development. The scheme would bring student housing as well as adding to the vibrancy and vitality to the area and furthering its regeneration to the benefit of both the existing and emerging community in the wider area. Therefore the proposal is in accordance with the Development Plan and is considered to be acceptable and is recommended for approval, subject to the conditions set out in Appendix 1 and the planning obligations set out at the head of this report.

### **Background Papers:**

PREAPP/17/00288

18/02139/FU

## **Appendix – Draft Conditions List**

<b>WARD</b>	Little London & Woodhouse	<b>Application</b>	18/02139/FU
<b>Address</b>	Site of the Q1 Residence, Wade Lane, Leeds.	<b>Applicant</b>	Q Property Ltd
<b>Proposals</b>	The erection of a part 11, part 18 storey building for student accommodation comprising 98 studios, and the provision of communal facilities in the basement of the adjacent building, a landscaping scheme and all associated works		

### **RECOMMENDATION:**

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3) Prior to the commencement of development a report incorporating or comprise a formal Approval in Principal document and appropriate certification as determined by the Highway Authority and demonstrating the measures which will be undertaken to ensure the development will not impose any additional loading on to the adjacent existing Inner Ring Road retaining wall, shall be submitted to and approved in writing by the Local Planning Authority. The approval in principal process shall be initiated as soon as practicable in order to allow time for its development, review and approved and the development works undertaken shall be carried out in accordance with the approved details.

In the interest of safety and amenity.

4) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

5) No building works shall take place until details and samples of all surfacing materials to the landscaped areas have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be constructed from the approved materials.

In the interests of visual amenity.

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

To protect nesting birds in vegetation in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

7) Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the LPA of: integral bat roosting and bird nesting features (for species such as House Sparrow and Starling) within buildings. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

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

8) The development shall be carried out in accordance with the details shown on the submitted NPPF Flood Risk & Drainage Assessment prepared by Curtins (Report 066810-CUR-00-XX-RP-C-001 dated 29/03/2018), unless otherwise agreed in writing with the Local Planning Authority .

In the interest of satisfactory and sustainable drainage

9) Development shall not commence until a drainage scheme (ie drainage drawings, summary calculations and investigations) detailing the surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The maximum rate of discharge, off-site, shall not exceed 5L/s. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention.

10) No development shall take place until a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a

description of the facilities to be provided including, where appropriate, lockable containers, details of recyclable materials and details on collection, including timescales. The approved scheme shall be implemented before the development is brought into use and no waste or litter shall be stored or disposed other than in accordance with the approved scheme.

In the interests of residential amenity and to promote recycling.

11) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Plant and machinery operated from any commercial premises shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:1997.

In the interests of amenity and visual amenity, in accordance with Saved Unitary Development Plan Policies GP5, BD2 and BD4, Leeds Core Strategy policy P10 and the NPPF.

12) Prior to the commencement of development a Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1 and EN2 and comprising:

(i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit);

(ii) a Site Waste Management Plan (SWMP) for the demolition and construction phases.

Within 6 months of the first occupation of the residential blocks a post-construction review statement shall be submitted to and approved in writing by the Local Planning Authority; The development shall be maintained and any repairs shall be carried out in accordance with the approved detailed scheme and post-completion review statement.

To ensure the adoption of appropriate sustainable design principles in accordance with Core Strategy Policies EN1 and EN2, Leeds Sustainable Design and Construction SPD and the NPPF

13) Notwithstanding the details on the hereby approved plans and to avoid doubt, deliveries, collections and servicing shall not take place Monday to Friday between 7.00am and 10.00am or between 4.00pm and 7.00pm with no deliveries or collections on Saturdays, Sundays and Bank Holidays.

In accordance with the loading restrictions in the area and in the interests of amenity and highway safety, saved UDPR policy GP5, Core Strategy policy T2 and advice within the NPPF.

14) Surface water run-off from hardstanding (equal to or greater than 800 square metres)



must pass through an oil, petrol and grit interceptor/separator prior to any discharge to an existing or prospectively adoptable sewer.

To prevent pollution of the aquatic environment and protect the public sewer network

15) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use'.

16) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

17) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use.

18) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use.

19) Notwithstanding the details on the hereby approved plans, hard and soft landscape works shall not take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

Hard landscaping works shall include

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

Soft landscape works shall include

- (h) planting plans,
- (i) written specifications (including cultivation and other operations associated with plant and grass establishment),
- (j) schedules of plants noting species, planting sizes and proposed numbers/densities,
- (k) soil volumes for tree pits and planted beds
- (l) implementation programme.

Hard and soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of British Standard BS 4428:1989 Code of Practice for General Landscape Operations or other recognised codes of good practice.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

20) No hard or soft landscape works shall take place until a plan, schedule and specification for long term landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the

## National Planning Policy Framework.

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

To ensure maintenance of a healthy landscape scheme, in accordance with adopted Leeds Core Strategy Policy P12, retained Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, the Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

22) Full construction details of any tree pits and any raised planted areas to be provided in paved areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of hard and soft landscaping works. Such details shall include:

- a) the depth and area of growing media;
- b) specification of topsoils including additives and conditioners;
- c) proprietary structures to support paving over extended sub-surface rooting areas
- d) tree grilles and guards and means of anchoring root balls;
- e) passive irrigation including directed use of grey water / roofwater or surface water;
- f) active temporary irrigation systems, using mains water or filtered, re-cycled greywater, its application rate, distribution system and controls;
- g) means of positive piped drainage of pits.

To ensure that the cultural requirements for viable landscape and tree establishment are integrated into the development scheme design and to accord with Core Strategy Policy P10.

23) Notwithstanding the approved details, before development is commenced full details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety.

24) No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage; and
- d) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and

shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of residential amenity.

25) Construction activities shall be restricted to 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays with no construction activities on Sundays and Bank Holidays.

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

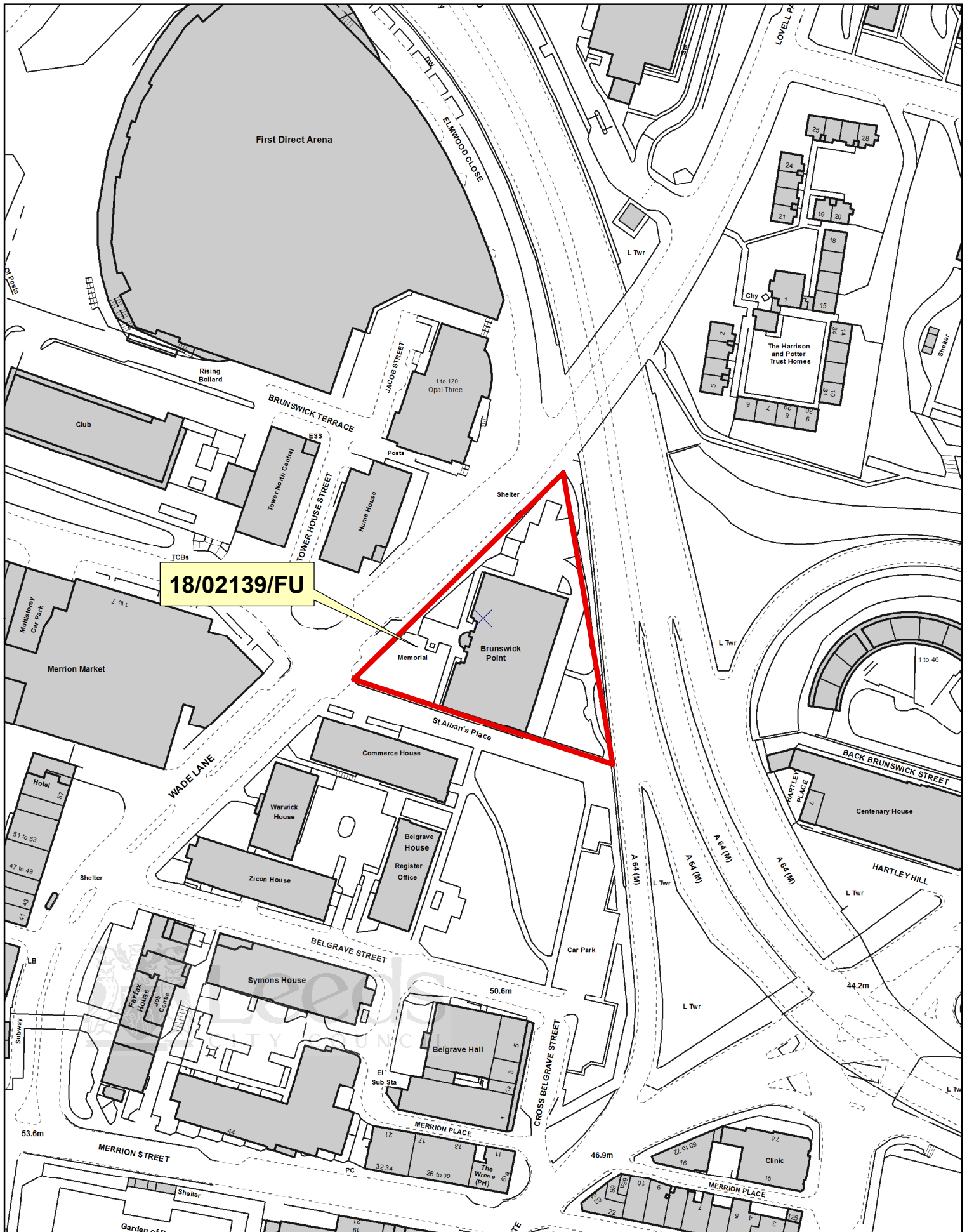
Page 6:

26) Development shall not be occupied until a Car Park and Servicing Management Plan (including timescales) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

27) Details of off-site highway works to the public right of way footpath shown indicatively on drawing Landscape Site Plan LL01, including materials, shall be submitted and approved in writing by the Local Planning Authority and the approved details shall be implemented before first occupation of the development.

In the interests of footpath safety and amenity.



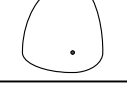
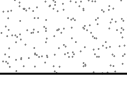


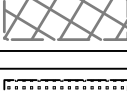

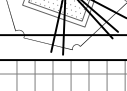
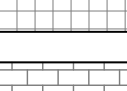
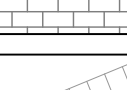


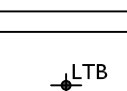

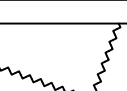
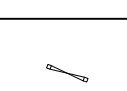
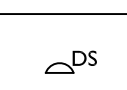
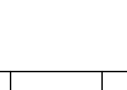


# CITY PLANS PANEL

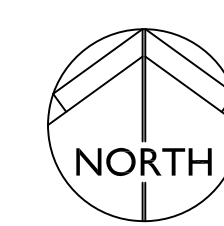




Key

-  Planning Application Boundary
-  Site Boundary
-  Existing trees to be retained
-  Existing grass to be retained
-  Proposed grass
-  Existing shrubs to be retained
-  Proposed low shrub planting
-  Proposed hedge
-  Specimen tree in tree pit
-  High quality sett paving
-  High quality paved finish to amenity area
-  Granite band to delineate boundary with Lovell Park Road
-  Steps 300mm tread 150mm riser and retaining wall
-  Proposed bench
-  Proposed lighting bollard
-  Proposed inground lighting
-  Proposed sculptural railings
-  Gate
-  Lighting - Domed Spreadlight

Rev.	Date	Description	Drawn	Checked
A	07.06.18	1.8m clear width and 5m easement from IRR added	DG	DG



**Project** QOne, Leeds  
**Title** Landscape Site Plan  
**Scale** 1:200 @A1 Drawn by TM  
**Date** 13.02.18 **Checked** DG  
**Project No.** SF 2642 **Drawing No.** LL01 **Rev** A  
 Landscape Architects - Urban Designers  
 Ecologists - Arboriculturists  
 Somerset House, Low Moor Lane, Scotton,  
 Knaresborough, N. Yorks HG5 9JB  
 Tel: 01423 863369  
 Email: office@smeedenforeman.co.uk  
 www.smeedenforeman.co.uk

This drawing is the property of the Landscape Architects. Copyright reserved.







Originator: Sarah McMahon
---------------------------

## Report of the Chief Planning Officer

### CITY PLANS PANEL

Date: 12 July 2018

**Subject: Planning Application 18/02523/FU for the construction of a new teaching block including landscaping, access improvements and other associated works at the University of Leeds campus, Cloberry Street, Woodhouse, Leeds.**

APPLICANT	DATE VALID	TARGET DATE
University Of Leeds	19 April 2018	19 July 2018

<p><b>Electoral Wards Affected:</b></p> <p><b>Little London &amp; Woodhouse</b></p> <div style="border: 1px solid black; display: inline-block; padding: 2px 5px;">Yes</div> Ward Members consulted (referred to in report)	<p><b>Specific Implications For:</b></p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
---	--

**RECOMMENDATION: Defer and Delegate to the Chief Planning Officer for approval, subject to the resolution of highways and wind issues and the conditions at Appendix 1 and any others which the Chief Planning Officer considers appropriate and subject to the completion of a Section 106 agreement to secure the following:**

1. Employment and training of local people
2. Travel Plan review fee of £2,500.00
3. Traffic Regulation Order for the sum of £20,000.00 addressing the needs of car parking for residents and businesses on the streets immediately surrounding the site
4. A management fee – dependent on the number of obligations

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

#### Conditions

A list of draft Conditions is provided in the Appendix to this report.

### 1.0 INTRODUCTION:

1.1 The proposal is brought to City Plans Panel as major investment for the University of Leeds

## **2.0 PROPOSAL:**

- 2.1 The proposed development seeks to build a 6 storey teaching building as part of an expansion of facilities to meet the growing demand of the University's Business School. The building would house lecture, tutorial and other teaching spaces as well as a ground floor ancillary A3 cafe space. This A3 café would face out on to an existing landscaped area, which is to be retained and enhanced. In addition, the proposal seeks to improve pedestrian connectivity through and around the site, with better linkages to the nearby Western campus, and along Clobberly Street back into the main campus. The scheme also aims to improve the setting of the adjacent substation, which cannot be relocated by creating more greenery to effectively screen more of the structure from public view.

## **3.0 SITE AND SURROUNDINGS:**

- 3.1 The site is an existing surface car park and landscaped green area to the north west of the University's Estates Services and nursery buildings and is set within the Woodhouse Conservation Area and more specifically the character area within this wider definition of the Woodhouse Lane-University Precinct Conservation Area. There are a number of listed buildings in close proximity to the site, these being at: Fairbairn House, Clarendon Road and Boundary Wall, properties on Lyddon Terrace, 1-8 Woodsley Terrace and Boundary Wall, Leeds Grammar School and Leeds Grammar School Chapel.
- 3.2 The wider area is characterised by an eclectic mix of red brick former Victorian terrace houses, and a wide variety of university teaching, support services and halls of residence buildings of different architectural eras, heights and massing.

## **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 Consent was granted on a site to the south east for a first phase Business School two storey teaching block with basement area on 16 January 2018, planning reference 17/06581/FU.
- 4.2 Consent was granted for a temporary two storey modular building to house the Estates Services to the south east of the site on 17 April 2015, planning reference 15/00400/FU.
- 4.3 Consent was granted for the adjacent two storey detached day nursery unit on 2 February 2009, planning reference 08/04487/FU.

## **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 The proposals have been the subject of pre-application discussions between the Developers, their Architects, and Local Authority Officers since December 2017. These discussions have focused on scale, massing and design, the landscape scheme, flood risk, parking levels and access and highways matters.

## **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 Ward Members were consulted on 31 May 2018.
- 6.2 One letter of objection received on 2 May 2018 stating as follows:



“The submitted site layout plan (2017-135) does not show provision of parking spaces to serve the development. Such development size (6,374 sq.m.) with its' high occupancy of staff (48) and students (1,665) would create severe impact in terms of parking. ..This would increase the parking pressure on Lyndon Terrace, Cloberry Street, Clarendon Place, Cromer Street and Cromer Terrace.

Although the Transport Statement suggest that staff would be using Leeds University's Multi-Storey Car Park (MSCP) and committed parking schemes (Nexus and Mount Preston Street teaching block), it is not possible to force staff and students to park on these premises. In addition, the MSCP and the committed parking schemes are not located within walking distance to the proposed development...Should this development be approved, a residential permit parking scheme must be introduced on the surrounding roads in order to prevent further impact on local residents.

The tracking drawing included in the Transport Statement does not take into consideration presence of parked cars on both sides of the road.

No details have been provided on the bin storage and how/where refuse collection would be undertaken

No details have been provided on the logistical arrangements of construction traffic. It appears that the pedestrian crossing to the south of Clarendon Road / Woodsley Road will be relocated to the north of the junction. It is unclear why this is required or indeed necessary.”

A further letter received on 13 June 2018, responding to further information provided by the Applicant is summarised as follows:

“The impact of the proposed development would be primarily on parking, and should it remain a parking-free development, I do believe that a residential parking permit scheme should be introduced for Lyddon Terrace and the back roads. Once the parking issue is resolved, on-balance I would support this planning application. However as it stands, my object still remains.”

6.3 One letter of objection received on 21 May 2018 stating as follows:

“As a resident on Clarendon Road, in a flat which backs onto Lyddon Terrace, I am concerned by the lack of provision for car parking in this development. Parking is currently at more than capacity, and as residents we cannot always park because of the use by University staff and students. This development will surely increase the demand for car parking, making it an impossible task, as well as vastly increasing noise (which is already very noisy) and being a risk to road safety. I ask you to review plans to ensure proper and realistic consideration is made for parking provision and the provision for residents of Clarendon Road is prioritised.”

6.4 One letter of objection received on 6 June 2018 stating as follows:

“I object to this planning application for the following reasons:

(a) The proposed building plan will have a major impact on parking and access to the area.

(b) The building is too high and imposing for the surroundings

(c) There is lack of clarity in the University's site plan as how the proposed building will fit with the future of the temporary Facilities Directorate building

(d) There is a danger to students by splitting the Business School across a busy road

(e) This application is an intrusion by the University onto public space

(f) The construction of the building will impact detrimentally on local residents.”

## 7.0 CONSULTATIONS RESPONSES:

7.1 **Little Woodhouse Neighbourhood Forum** stating that “It is gratifying to note that our comments have been compiled and included in this application and, as a result,

the developers is relooking at moving the road crossing. However, we still feel that the overall development is too high. We recognise the designer's attempts to ameliorate this with a surface design that complements the surrounding Victorian Terraces, but the colour is wrong - could not the building be constructed in brick-red concrete to further soften its impact - the proposed white is too dazzling and will not weather well. Other minor design features we commented on; the main external entrance to the building is not very obvious, this could be more of a feature, on the ground floor there is internally a large auditorium with no external windows - this makes for a large blank facing external wall, which would be ideal for some public art - a frieze of some sort, finally, there is also a café on the ground floor, this to be designed so that it can be accessed both from inside the building and directly from the outside so that it becomes an amenity the wider community could use, not just students and staff members."

- 7.2 **Flood Risk Management** require a Planning Condition for the submission of a fully detailed drainage scheme.
- 7.3 **Contaminated Land Team** state that they have no objections provided the decision is conditioned to address imported soils and unexpected contamination.
- 7.4 **Highways** state that the proposed crossing relocation will be subject to further consultation, however Highways are satisfied that an acceptable scheme can be agreed either through signalisation of the adjacent junction Woodsley Road/Clarendon Road or through provision or relocation of toucan crossings on Clarendon Road. A Condition is required to address the following details:
- a) An improved crossing arrangement at the junction of Woodsley Road/Clarendon Road
  - b) Permit and time limited parking restrictions
  - c) A one-way system
  - d) Resurfacing works
  - e) All associated civils works including (inter-alia) signs, lighting, road markings and drainage;
  - f) Any statutory undertakers works resulting from the works
- The indicative traffic scheme seeks to address existing car parking issues and the wider implications of the proposed loss of car parking from the site on the local network. The scheme will need to ensure that the proposed closure of the vehicular link between Lyddon Terrace and Cloberry Street is kept clear of car parking to allow for safe turning manoeuvres at the head of each road whilst also accommodating the needs of permanent residents and any businesses that rely on the streets for parking and deliveries. The detailed design of this scheme will again be subject to consultation but could be dealt with through condition of any approval.
- 7.5 **Historic England state** that they have no comments to make and that advice should be sought from the Local Authority's Conservation experts.
- 7.6 **Conservation Team** state that the site is located within Woodhouse Conservation Area and directly within the setting of a number of listed buildings. As such it is important that any development respects this positive setting by being sympathetic to the townscape, the setting of the listed buildings and the character of the wider area.
- The conservation area is typical of the University area and presents a mixed development with buildings of various styles and languages. I feel the proposed approach of a modern building with inventive design queues will help enhance this varied character.

Whilst the proposed building is significantly larger than the adjacent Georgian terraces the materials and design should ensure that it is read separately and will form little direct competition, potentially enhancing the setting by reinforcing the former townscape of the terraces directly addressing buildings opposite, rather than addressing open space.

One concern raised is the potential loss of the existing flagged paving and setts which play a positive role within the conservation area and the setting of the listed buildings. The existing surfacing should in the first instance be retained and re-laid if necessary. Its entire loss will adversely affect the character of the area and will affect the special interest of the listed buildings,

Response: The Applicant has stated that it is their intention to, wherever possible, retain and relay the cobbles and Yorkstone flags and add to them with further flat cobbles.

7.7 **Environmental Studies Team** state that they have no adverse comments to make.

7.8 **Leeds Civic Trust** no response received.

7.9 **Travelwise** state that a Travel Plan review fee of £2,500.00 is required.

## 8.0 **RELEVANT PLANNING POLICIES:**

### 8.1 **National Planning Policy Framework (NPPF)**

8.2 The National Planning Policy Framework 2012 (NPPF) was adopted in March 2012 and sets out the Government's planning policies and how they expect them to be applied.

8.3 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and paragraph 14 goes on to state that there should be a presumption in favour of sustainable development.

8.4 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

8.5 The 6th principle listed states that planning should support the transition to a low carbon future and encourage the use of renewable resources, including the development of renewable energy.

8.6 The 8th principle listed states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

8.7 The Development Plan for Leeds currently comprises the following documents:

1. The Leeds Core Strategy (Adopted November 2014)
2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
4. Aire Valley Leeds Area Action Plan (Adopted November 2017)
5. Any Neighbourhood Plan, once made.

## 8.8 **Leeds Core Strategy**

- 8.9 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The most relevant policies are:
- 8.10 Spatial Policy 8: Economic Development Priorities states that a competitive local economy will be supported through:  
(iii) Job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities.  
(vi) Supporting training / skills and job creation initiatives via planning agreements linked to the implementation of appropriate developments given planning permission.
- 8.11 Policy CC1: City Centre Development  
(iv) Supporting services and open spaces and improvements to the public realm  
This will be achieved through implementation of outstanding permissions, decision making on planning applications, master-planning, and identification of appropriate sites and mixed use allocations through LDF allocations documents, according to the following criteria:  
c) Hospital, university, college, and cultural facilities to be retained in the City Centre.
- 8.12 Policy EN1: Climate Change – Carbon Dioxide Reduction states that all developments of over 1,000 square metres of floorspace, (including conversion where feasible) whether new-build or conversion, will be required to:  
(i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should be zero carbon; and,  
(ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.13 Policy EN2: Sustainable Design and Construction states that to require developments of 1,000 or more square metres or 10 or more dwellings (including conversion) where feasible) to meet at least the standard set by BREEAM or Code for Sustainable Homes. In line with the Government's guidance the standard is for Code for Sustainable Homes Level 4 or equivalent.
- 8.14 Policy P10: Design states that: New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.  
New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.
- 8.15 Policy P11: Conservation states that development proposals will be expected to demonstrate a full understanding of historic assets affected. Heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals.

- 8.16 Policy T1: Transport Management states that support will be given to the following management priorities:  
c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.
- 8.17 Policy T2: Accessibility Requirements and New Development states that new development should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility:  
(i) In locations where development is otherwise considered acceptable new infrastructure may be required on/off site to ensure that there is adequate provision for access from the highway network, by public transport and for cyclists, pedestrians and people with impaired mobility, which will not create or materially add to problems of safety, environment or efficiency on the highway network.
- 8.18 **Leeds Unitary Development Plan Review 2006 - Retained Policies**  
Policy BD2 (Design and siting of new buildings)  
Policy BD4 (All mechanical plant)  
Policy BD5 (All new buildings and amenity)  
Policy GP5 (All planning considerations)  
Policy LD1 (landscaping schemes)  
Policy N19 (New buildings and extensions within or adjacent to a conservation area)  
Policy N23 (Space around new buildings)
- 8.19 **Leeds Natural Resources and Waste DPD 2013 including revised policies Minerals 13 and 14 (Adopted September 2015).**
- 8.20 The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies regarding land use, energy, coal recovery, drainage and waste will be relevant to this proposal.
- 8.21 **Supplementary Planning Guidance**
- 8.22 Parking (January 2016)
- 8.23 Street Design Guide (August 2009)
- 8.24 Supplementary Planning Document 'Travel Plans' (February 2015)
- 9.0 MAIN ISSUES**
1. The Principle of the Proposed Development
  2. The Design, Massing and Scale and the Impact of the Proposal on the Conservation Area and Nearby Listed Buildings
  3. Vehicle parking, Sustainable Transport and Servicing
  4. Connectivity and Landscape Details
  5. Sustainability measures
  6. Section 106 Legal Agreement
- 10.0 APPRAISAL**
- 10.1 The Principle of the Proposed Development

- 10.2 The proposal is for a 4 to 6 storey building including a basement, split ground floor and mezzanine levels. All levels would accommodate a total of 6,374 sq metres of teaching and ancillary spaces to allow the expansion of the University's Business School. The principle of the use of the propose building as educational plus support space is considered to be appropriate for this location, within the campus, and accords with the Development Plan in respect of the type of uses encouraged in this location. The proposed use would enrich and support the mix of uses within the University's campus and would add to the variety and vibrancy of the campus and wider area.
- 10.3 The Design, Massing and Scale and the Impact of the Proposal on the Conservation Area and Nearby Listed Buildings
- 10.4 The proposal is for a 6 storey university building on an open plot that has been in use as a surface car park. This forms one of the development plots identified in the University's masterplan for their campus. The campus and the wider Woodhouse Lane-University Precinct Conservation Area have a broad mix of buildings of differing architectural eras and massing. As such it is not uncommon for buildings of differing scales to be seated adjacent each other within the campus. The positioning and form of the building has been carefully considered to reflect the geometry of other contemporary buildings that sit along the Mount Preston Street edge of the campus. In addition the scale of the block has been revised, reducing its height by some 3 metres, taking into account it's positioning and how it responds to the sloping topography of the site. Therefore it is considered that whilst the scheme is larger than nearby Georgian terraces, the addition of this building would add to the varied character already prevalent in this area.
- 10.5 Reference for the materiality of the building is picked up from other large scale stone built university buildings within the campus. As such the aim is to create facades that are visually robust, with solidity and longevity. Therefore the palette is to be light toned stone, smooth glass reinforced concrete or ceramic panels, set in a strong vertical rhythm along the facades, with masonry infills and bronze toned window and curtain wall framing. The grid created within the facades is given further definition by the use of inset chamfered horizontals to the frame, allow for a subtle weaving affect within the stone elements of the façade.
- 10.6 At the top floor the proportions in the façade grid are enlarged with the glazing set further back behind the building's frame. The roof levels also set below the level of the framing with the intent being that these differences in plane will assist the building to be visually lighter at the upper level. To the ground floor level the building would have a defined plinth with large double height ground floor clear glazed openings. To the north west facing façade the building will step out incrementally, allowing it to be visible from Lyddon Street without domination or closing of the vista.
- 10.7 The overall design of the building would be of a crisp, high quality, contemporary addition that would sit comfortably within the context of the existing nearby listed and non-listed buildings, and the Woodhouse Lane - University Precinct Conservation Area, and would create a development which would be appropriate to its location. Therefore although of a different scale to the terraces, the contemporary high quality design and detailing of the scheme would ensure that it would complement rather than compete with the historic architecture of the said terraces, allowing them to retain their integrity.
- 10.8 Vehicle parking, Sustainable Transport and Servicing

- 10.9 The proposals involves the removal of the existing 58 space surface car parking and 10 parking bays on Lyddon Terrace (4 spaces) and Clobbery Street (6 spaces). With the exception of 3 disabled parking bays no replacement car parking is to be provided. There are currently a total of 1,217 parking spaces across the campus. The Applicant has stated that the University's intent is to direct existing users of the removed car parking areas to relocate to the existing on campus, multi storey car park, which was built for such future changes resulting from the development of the University's masterplan As such the reduction in parking in this location is in accordance with the University's aims to reduce reliance on single car occupancy journeys and to promote sustainable transport modes. However, objections have been raised that this could create additional pressure for parking in the vicinity of the site. As such there may be a need for additional Traffic Regulation Orders in the surrounding area, to prevent an unduly adverse impact on highway amenity. These would need to be informed by a details capacity assessment and as such would be addressed via the S106 legal agreement.
- 10.10 100 covered cycle parking stands are to be provided around the proposed building. In addition a shower and changing facilities are to be provided within the building.
- 10.11 Servicing and deliveries will take place from an access point on Mount Preston Street that is utilised by other existing university buildings. Whilst the waste and recycling bins will be stored internally, and the university will factor these into their existing waste management arrangements, full details of how bins will be collected and emptied will be subject to a Planning Condition.
- 10.12 The proposals aim to improve the pedestrian experience through the site and across Clarendon Road to create a better linkage with the Western Campus. As such the Applicant wishes to work with Highways to look at how the existing crossing arrangement can be enhanced and how a better direct crossing point between the main and the western campus areas can be achieved. Whilst the principle of improved crossing points over Clarendon Road is agreed with Highways the full details need to be designed and must be based on a safety audit and a capacity assessment. As such these off site highways works would be addressed by a Section 278 Highways legal agreement and an associated Planning Condition.
- 10.13 A Travel Plan has been submitted as part of this application which outlines the following key targets;
- Reduce carbon emissions from travel including both business and commuter journeys in order to reduce the environmental impact of transportation related to University operations.
  - Continue to improve accessibility, road safety and personal security.
  - Increasing the uptake of sustainable transport including active modes of travel such as walking and cycling within the staff and student body.
  - Support the reduction of travel-related particulate emissions and supporting the region in meeting its cleaner air targets
  - Reduce the number of cars arriving at the University campus. To reduce the impact that university related travel has upon local and regional road networks. To achieve these targets the University aims to achieve the following:
    - Increase current levels of cycling to 12% for staff and 10% for students
    - Increase current levels of walking/ jogging above 65% for students and 15% for staff
    - Increase levels of overall sustainable travel from 60% for staff.
    - Maintain levels of overall sustainable travel at 93% for students
    - Reduce staff single occupancy car use to 22% by 2018 with promotion of alternative transport modes.

- Increase levels of staff car sharing at the University beyond the total current figure of 4%.

#### 10.14 Connectivity and Landscape Details

10.15 The proposed landscape scheme to the public realm areas around the building aims to create a soft and hard landscaped, gateway to the University of Leeds campus that improves an existing route between the main site and the western campus. The majority of the existing green/soft landscape features, including the existing trees, are to be retained and enhanced.

10.16 A new courtyard area is to be created in front of the new building to the end of Lyddon Terrace. Here the A3 café use in the building will be able to spill out providing a visual link between the space and the building. To break up this space and add visual interest planters will be positioned in alignment along this end of Lyddon Terrace.

10.17 Opportunities to enhance the ecology and biodiversity of the site will be included in the landscape scheme with measures such as the appropriate introduction of insect and bird attracting planting, insect boxes and bee hotels, as well as bird and bat boxes and bird feeding stations.

#### 10.18 Sustainability measures

10.19 The scheme as proposed aims to achieve a very high standard of sustainability and to obtain a BREEAM Excellent rating. This will be done by a wide variety of measures including;

- The reuse of a brownfield site
- The possible use of photovoltaic panels
- Connection to the University's district heating system
- Flexible spaces inside the building allow it to adapt to future change
- High insulating glazing and thermal breaks within the framing system
- The use of low emissivity coatings on building surfaces
- Passive Infrared sensor lighting to ensure lighting is not left on in vacated rooms

#### 10.20 Section 106 Legal Agreement

10.21 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that 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.

10.22 There is a requirement for the following planning obligations;

1. Employment and training of local people
2. Travel Plan review fee of £2,500.00
3. Traffic Regulation Order for the sum of £20,000.00 addressing the needs of car parking for residents and businesses on the streets immediately surrounding the site
4. A management fee – dependent on the number of obligations

10.23 The proposed obligations have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably



related in scale and kind to the development. Accordingly this can be taken into account in any decision to grant planning permission for the proposals.

- 10.24 The development is not Community Infrastructure Levy (CIL) liable. This because the University is classed as a publicly funded non-profit making organisation with Charity status. As such they are exempt from being CIL liable.
- 10.25 Other material considerations
- 10.26 Paragraphs 10.1 to 10.7, 10.9, 10.11, 10.12 and 10.15 address the objections on design, height and massing, off site highways works including safer crossings for students and others over Clarendon Road, on and off site parking, servicing and bin collection and the impact on the existing public space,
- 10.27 With regards to the remaining objections raised the responses are as follows:
1. The impact of construction traffic – this will be addressed via a Planning Condition requiring the submission of a statement of Construction Practice including details of;
    - a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
    - b) measures to control the emissions of dust and dirt during construction;
    - c) location of site compound and plant equipment/storage; and
    - d) how this Statement of Construction Practice will be made publicly available by the developer.
  2. Details of bin storage - this will be addressed via a Planning Condition requiring the submission of a full details of all waste and recycling bin storage.
  3. The future for the temporary Estates Building - The Applicant has stated that whilst this is indicated in their masterplan, they are not currently in a position to share any details for the future development of this area.
  4. Detriment to local residents due to construction - this will be addressed via Planning Conditions requiring the submission of the required statement of Construction Practice, and the control of the hours of construction work.
  5. That the existing multi storey car park is not within walking distance - this purpose built campus car park is some 570 metres (0.35 miles) from the site with the most direct walking route being some 610 metres (0.37 miles) in distance. Both sites are within the same campus and are considered to be walkable for the majority of people. Disabled parking (3 spaces) will be provided at the proposed site.

## 11.0 CONCLUSION

- 11.1 In conclusion it's considered that the proposal is an appropriate use, scale and design for this site. The scheme would be of strategic importance providing additional accommodation for the University's growing Business School. The design of the building would be a high quality, contemporary addition which would sit comfortably within the context of the surrounding heritage rich area. Therefore, the proposal is recommended for approval

**Background Papers:**  
PREAPP/17/00732  
18//02523/FU

## **Appendix – Draft Conditions List**

<b>WARD</b>	Little London & Woodhouse	<b>Application</b>	18/02523/FU
<b>Address</b>	Site on the campus of the University of Leeds, Cloberry Street, Woodhouse. Leeds.	<b>Applicant</b>	University Of Leeds
<b>Proposals</b>	The construction of a new teaching block including landscaping, access improvements and other associated works		

### **RECOMMENDATION:**

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3) 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.

4) Prior to the commencement of development shall begin on the relevant phase of development until a Statement of Construction Practice for that phase of development shall be has been submitted to and approved in writing by the Local Planning Authority.

The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage; and

d) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of residential amenity of occupants of nearby property in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

5) 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.

6) No above ground building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

7) No above ground building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

8) No above ground building works shall take place until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of roof line treatments and ground floor
- (ii) 1 to 20 scale section drawings of each type of window detail and the depths of the reveals
- (iii) 1 to 20 scale section drawings of all new external doors and entrances
- (iv) 1 to 20 scale section drawings of the junctions of different materials

The works shall be carried out in accordance with the details thereby approved.

In the interests of visual amenity.

9) No works to or removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before (within 24 hours) the works

commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the LPA within 3 days of such works commencing.

To protect nesting birds in vegetation in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:201

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

To protect nesting birds in vegetation in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

11) Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the LPA of: integral bat roosting and bird nesting features (for species such as House Sparrow, Starling, Swift, Swallow and House Martin) within buildings. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

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

12) The disabled parking shown on the approved plans shall be laid out prior to occupation of the development and retained for the life of the development.

In accordance with Core Strategy policy T2 and the Leeds Parking Policy.

13) Development shall not commence until details of cycle/motorcycle parking and facilities have been submitted to and approved in writing by the Local Planning Authority. Details shall include the method of securing the cycles and their location, provision of showers and storage lockers. The approved cycle/motorcycle parking and facilities shall be provided prior to occupation of the development and thereafter be retained for the lifetime of the development.

In the interests of highway safety.

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

In the interests of highway safety.

15) Development shall not commence until details of works comprising a traffic scheme indicatively shown on plan 258099-01-SK-02 Rev B have been submitted to and approved in writing by the Local Planning Authority. The works shall include:-

- a) an improved crossing arrangement at the junction of Woodsley Road/Cardigan Road
- b) permit and time limited parking restrictions
- c) a one-way system
- d) resurfacing works
- e) all associated civils works including (inter-alia) signs, lighting, road markings and drainage;
- f) any statutory undertakers works resulting from the works

The approved works shall be fully implemented prior to occupation.

16) Details of any air conditioning system including any excrescences shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the system shall be installed and maintained in accordance with the approved details.

In the interests of visual and nearby residential amenity.

17) The local planning authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease.

Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information. Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority.

To enable the local planning authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will be suitable for use.

18) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use.

19) Notwithstanding the indicative landscaped details submitted, landscaping works shall not commence until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include

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

Soft landscape works shall include

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

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

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds UDP Review (2006) policies GP5, N23, N25 and LD1.

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

To ensure maintenance of a healthy landscape scheme.

21) a) No works shall commence (including any demolition, site clearance, groundworks or drainage etc.) until all existing trees, hedges and vegetation shown to be retained on the approved plans are fully safeguarded by protective fencing and ground protection in accordance with approved plans and specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority. Such measures shall be retained for the full duration of any demolition and/or approved works.

b) Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition/ approved works commencing, to allow inspection and approval of the protection measures as implemented on site.

c) No works or development shall commence until a written Arboricultural Method

Statement AMS in accordance with BS5837 for a tree care plan has been submitted to and approved in writing by the local planning authority. This should include details of access, scaffolding, storage, contractors parking, service runs and changes in levels. Works or development shall then be carried out in accordance with the approved method statement. The AMS shall include for on-site monitoring including site visits at key stages and on-site supervision of specific operations that relate to trees. Proposals shall include for reporting back to the LPA at each intervention.

Evidence shall be submitted, such as a written appointment (including site specifics), that confirms that a qualified Arboriculturist/competent person has been appointed to carry out this Arboricultural monitoring/supervision

d) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services, without the prior written approval of the Local Planning Authority.

22) Full construction details of any tree pits and any raised planted areas to be provided in paved areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of hard and soft landscaping works. Such details shall include:

a) the depth and area of growing media;

b) specification of topsoils including additives and conditioners;

c) proprietary load bearing cell system to support paving over extended sub-surface rooting areas. Target soil requirements shall be based on the projected mature size of tree species. The source method of calculating soil volumes is Lindsey and Bassuk, (1991) and Urban (1992).

d) tree grilles and guards and means of anchoring root balls;

e) passive irrigation including directed use of grey water / roofwater or surface water;

f) active temporary irrigation systems, using mains water or filtered, re-cycled greywater, its application rate, distribution system and controls;

g) ) Root aeration system

h) means of positive piped drainage from tree pits to prevent waterlogging.

To ensure that the cultural requirements for viable landscape and tree establishment are integrated into the development scheme design and to accord with Core Strategy Policy P10.

23) Development shall not commence until a drainage scheme (i.e drainage drawings, summary calculations and investigations) detailing the surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention.

24) Any external lighting shall be designed and installed as to control glare and overspill onto nearby residential premises. If when the lighting units are illuminated they cause undue glare or light spillage to the detriment of adjoining and nearby residential properties baffles and/or cut offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

In the interests of residential amenity and highway safety and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework

25) Prior to the commencement of development an updated Sustainability Statement shall be submitted which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1 and EN2 and comprising:

(i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit);

(ii) a Site Waste Management Plan (SWMP),

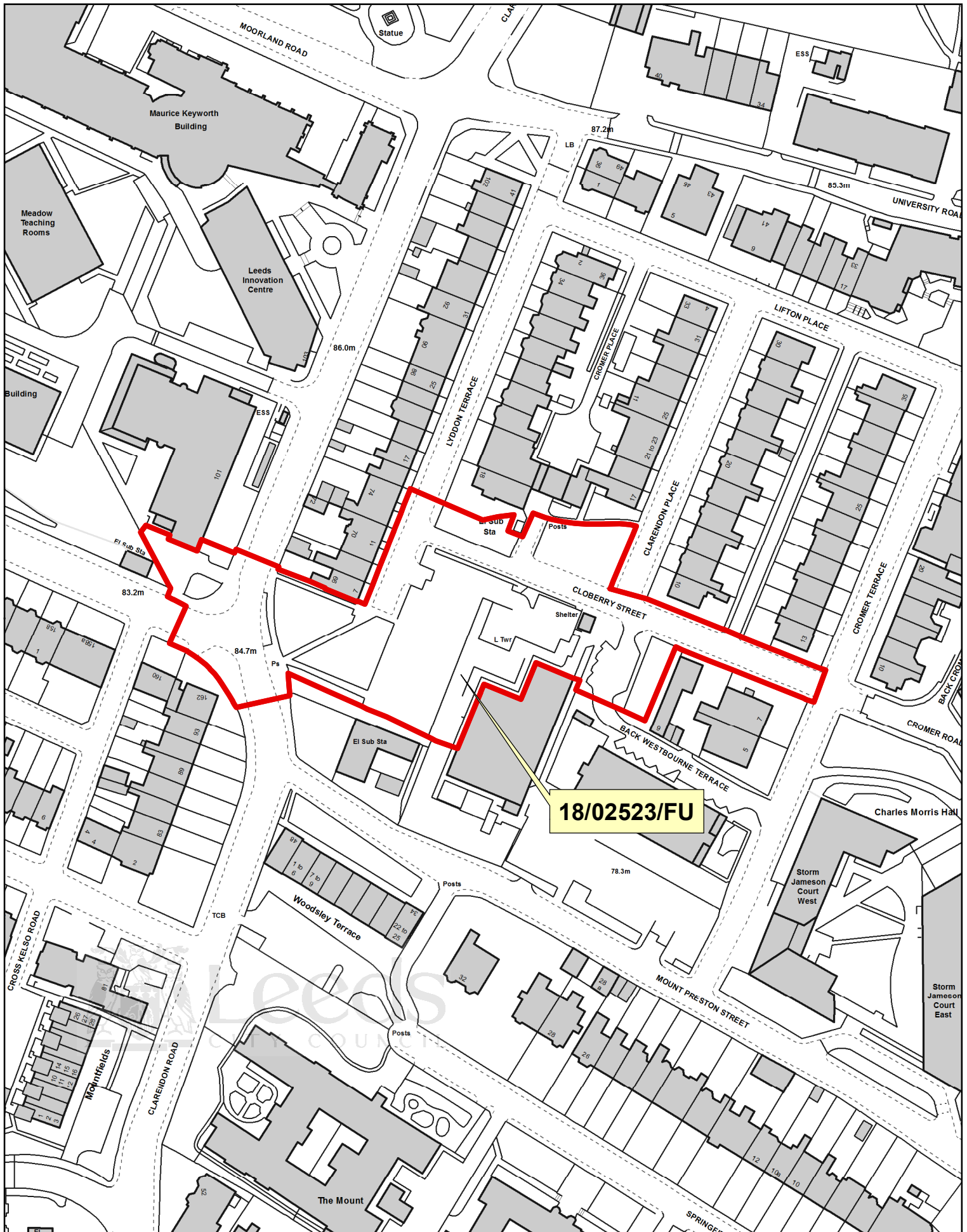
Within 6 months of the first occupation of each phase a post-construction review statement for that phase shall be submitted and approved in writing by the Local Planning Authority;

To ensure the adoption of appropriate sustainable design principles in accordance with Core Strategy Policies EN1 and EN2, Leeds Sustainable Design and Construction SPD and the NPPF.

26) Prior to the development being brought into use, details for the provision of bin stores (including siting, materials and means of enclosure) and (where applicable) storage of wastes and access for their collection shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full before the use commences and shall be retained thereafter for the lifetime of the development.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.





# CITY PLANS PANEL





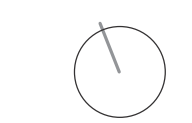
Page 84

DEPARTMENT COLOUR KEY

- 1.0 General Teaching
- 7.0 Communal
- Circulation
- Service

NET INTERNAL AREAS - UPPER GROUND FLOOR		
DEPARTMENT	SPACE	AREA
7.0 Communal	Cafe Servery	24 m²
7.0 Communal	Cafe & Lobby Space	359 m²
7.0 Communal	Cafe Store	24 m²
<b>TOTAL AREA</b>		<b>407 m²</b>

NORTH



ARCHITECTURE

No. 55 | St Paul's Street | Leeds | LS1 2TE  
0113 887 3100 www.dla-design.co.uk

PROJECT  
LUBS\_PURPLE\_ZONE\_CTS  
LYDDON TERRACE, LS2 9LA

TITLE  
UPPER GROUND GA PLAN

SCALE  
1 : 100 @ A1

DATE  
17/08/17

DLA REF  
2017-135

DRAWN  
TA

REVIEWED  
MA

DRAWING NAME	PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
PR-UG-FFL - UPPER GROUND FLOOR GA	DLA	ZZ	UG	DR	A		0012
STATUS S4	SUITABILITY DESCRIPTION FOR PLANNING						
REVISION P5	REVISION DESCRIPTION						

PR-UG-FFL - UPPER GROUND FLOOR GA

1 : 100

