



Report of the Chief Planning Officer

Plans Panel North and East

Date: 22nd February 2018

Subject: 16/06951/FU - Demolition of existing buildings and construction of six apartments with associated access, landscaping and car parking at 7 Wakefield Road, Garforth.

APPLICANT

Mrs Michelle Wong

DATE VALID

7th November 2016

TARGET DATE

tbc

Electoral Wards Affected:

Garforth & Swillington

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. Time limit on full permission
2. In accordance with approved plans
3. Submission of a construction method statement (including hours)
4. Details of existing/ proposed ground levels
5. Submission of external walling and roofing materials
6. Submission of details of boundary treatments
7. Area used by vehicles to be laid out
8. Unallocated parking
9. Details of proposed footway crossings
10. Closing off redundant access
11. Maximum access gradient
12. Provision of visibility splays (2.4m x 120m)
13. Details of the bins/ cycle stores
14. Submission of landscape details (to include an investigation for Japanese Knotweed and its subsequent treatment if found).
15. Protection of trees and vegetation
16. Landscape management plan
17. Details of surface water drainage scheme (to accord with drainage strategy)

18. Intrusive site investigation works (relating to coal mining legacy)
19. Submission of contaminated land reports
20. Details of amendments to remediation statement
21. Submission of verification report
22. Testing of any imported soils
23. Provision of Electric Vehicle Charing Points

1.0 INTRODUCTION:

- 1.1 This planning application is brought to Plans Panel North and East at the request of Ward Cllr Mark Dobson who cites reasons of over-saturation of vehicles at a pinch point at Town End (junction located further north along Wakefield Road) and flooding issues.
- 1.2 This application is a resubmission following the refusal of planning permission for a detached house and six self-contained flats with associated gardens and car parking at the site under planning Ref: 14/03717/FU. The applicant appealed against the decision of the City Council and the appeal was dismissed due to design and residential amenity concerns.

2.0 PROPOSAL:

- 2.1 This planning application has been revised significantly since submission and now proposes 6 flats (all two-bedroom flats) with associated landscaping and car parking. Originally 7 flats were proposed.
- 2.2 The flats are contained within a single building that is broadly rectangular in footprint with a lower height projection to the rear with a sunken finished floor level. The proposal provides accommodation across three floors with the upper floor contained within the roofspace (facilitated by pitched roof dormer windows and rooflights). The building occupies the north-western portion of the site and fronts on to Wakefield Road. The access drive runs to the side of the building and leads to a communal car park (9 spaces). Bin and cycle storage facilities are sited adjacent to the car park and communal grounds extend beyond the rear of the building which is to be bordered by existing and proposed planting.
- 2.3 The proposed building utilises a dual pitched roof with gables to the side. The flanking elements of the building are set back and are of lower height. The building is to be constructed of brickwork incorporating head and cill detailing to windows with an open canopy feature above the doorway. A grey tiled roof is proposed over with pitched roof dormer windows inserted in to the front and rear roof plans.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site is L-shaped, narrowing to its southern end. The site currently contains an extended residential property that contains a dwelling, a two bed flat and a one bed flat with garages. The property is two storey with flat roof with single storey elements flanking either side.
- 3.2 The site lies to the north-western edge of Garforth within a predominantly residential location. To the east stand a small number of stone bungalows with a church and two storey terraces beyond. To the west stands a row of mature red brick terrace

properties which elevate to a two storey height with many having a dormer extension within the roof. To the north of the site, beyond the classified Wakefield Road, are agricultural fields. To the south lie private domestic gardens with the town centre public car park situated beyond.

- 3.3 The site slopes gently down to the south level and contains mature vegetation to its perimeter with established tree planting to its eastern edge.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 14/03717/FU - One detached dwelling and block of 6 flats with associated landscaping and parking- Refused (01/07/15) on grounds of overdevelopment (extent of hardstanding, the position and scale of flat block leading to visual harm and the layout, design, building footprint and off-street parking requirements failed to provide future occupants with adequate amenity space and outlook leading to residential amenity harm). The applicant lodged an appeal but the appeal was dismissed by the Inspector who concluded, in summary, that the flat block with its larger gable elevation and its incongruous nature would be detrimental to the character of its surroundings; in terms of both quantity and quality the occupiers would not be provided with adequate levels of usable outdoor space or provide adequate living conditions with regard to outlook.
- 4.2 07/07467/OT - Outline application to erect 9 flats to existing dwelling site - Approved (12/03/08): The scale and appearance of the building and the landscaping of the site were reserved for future consideration.
- 4.3 07/04047/FU - Demolition of terraced houses and new first floor to existing bungalow to form 4 bedroom dwelling house - Refused (20/08/07) on grounds of overlooking to existing occupiers.
- 4.4 33/455/05/FU - 5 bedroom detached dwelling house with integral double garage - Approved (30/11/05)
- 4.5 33/214/02/FU - Change of use of granny flat annexe to 2 bedroom dwelling house - Refused (08/07/02) on grounds relating to overlooking to adj. neighbours and insufficient amenity space. Appeal dismissed (lack of light harmful to occupier living conditions; amenity space adverse impact on surrounding character).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Following the 2015 appeal decision the applicant had limited dialogue with Planning Services prior to the submission of this application scheme. However, amendments to the site layout, the extent of development proposed and the building appearance have been undertaken during the application negotiations. The amendments have amounted to a re-configuration of the site layout, a reduction in the number of flats proposed, scaling back of the footprint of the building and its mass, reductions in areas of hardstanding and increased scope to retain existing landscaping/ planting.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application was advertised by 3 site notices posted adjacent to the site dated 25th November 2016 and 13 neighbour notification letters were sent out dated 11th

November 2016. Revisions to the application proposal were re-notified by letter dated 31st January 2017.

- 6.2 1 email from ward Cllr Mark Dobson requesting the application be determined at Plans Panel citing reasons of the over saturation of vehicles at a pinch point (Town End- further north along Wakefield Road) and flooding issues.
- 6.3 9 letters of representation have been received raising objection to the application proposal via the public notification process. The grounds of these objections are summarised below:
- Adding further homes into existing drainage infrastructure lead to flooding - existing drains unable to cope and properties downhill of site experience flooding to gardens/ outbuildings/ basements; proposal remove large area of ground that allows water to drain away; submitted drainage information outdated;
 - Concern that requirements to undertake intrusive site investigation works may lead to subsidence incidents (as occurred along Barleyhill Road).
 - Limited parking spaces available, forcing parking on-street; on-street parking blocks existing accesses; vehicular access would exacerbate this congested Wakefield Rd, near to traffic lights;
 - Proposed car park located close to residences, in a peaceful area, causing unnecessary noise and disturbance throughout day/night;
 - Communal bins attract rats/ smells/ flies if not fully maintained;
 - Height of buildings will enable occupiers to overlook No.5a causing limited privacy; car park will also affect privacy of summer house/ garden to rear.
 - Disruption during construction; compromise existing access to No.5a; deliveries by lorries impede road safety; reported car accidents along Wakefield Road and lead to more on-street parking and further accidents.
 - Design of buildings out of character- adjacent houses stone built with Victorian terraces to other side- application is unneeded and detrimental to surrounding area.
 - Reported growth of Japanese knotweed spreading from lower garden.
 - Removal of family dwellings with flats change atmosphere of the area.
 - Detrimental impact on property values.
- 6.4 In view of the extent of the amendments made during the application negotiations the application was re-advertised by 3 site notice displays on 29th November 2017 with letters sent out to those who had already made representations (dated 23rd November 2017).
- 6.5 2 letters of representation were received following the re-notification process and these raised objection to the revised application proposal on the following summarised grounds:
- A householder re-stating their previous objections (included in the above summary).
 - Proposal not to affect access to neighbour property.
 - Lack of privacy/ overlooking property (No.5a Wakefield Rd).
 - Blocking natural light
 - Parking is already an issue on Wakefield Rd- proposal does not consider is some flats have 2 or 3 cars.

7.0 CONSULTATIONS RESPONSES:

- 7.1 Coal Authority: No objection, subject to imposition of condition.

- 7.2 Highways: No objection, suggested conditions.
- 7.3 Flood Risk Management: No objection, condition recommended.
- 7.4 Contaminated Land: No objection, suggested conditions.
- 7.5 SDU (Landscape): Submitted revisions are positive and provide more of a sense of a garden setting, suggested conditions.

8.0 PLANNING POLICIES:

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy, saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013), the Aire Valley Leeds Area Action Plan (2017) and any made Neighbourhood Plan.

Local Planning Policy

- 8.2 The Core Strategy is the development plan for the whole of the Leeds district. The following core strategy policies are considered to be relevant:

- SP1: Location of development
- H2: New housing on non-allocated sites.
- H4: Housing Mix.
- P10: Seeks to ensure that new development is well designed and respect its context.
- P12: Seeks to conserve and enhance the character, quality and biodiversity of Leeds townscapes and landscapes.
- EN5: Seeks to manage and mitigate flood risk.
- T2: Seeks to ensure that new development does not harm highway safety.

- 8.3 The application site is not specifically designated within the saved UDP Review (2006). Nevertheless, the following policies are also considered to be relevant:

- GP5: Ensure that development proposals resolve detailed planning considerations, including amenity.
- N25: Boundaries of sites to be designed in a positive manner using walls, hedged or railings where appropriate to the character of the area.
- BD5: Ensure new development protects amenity.
- LD1: Landscape schemes to complement and where possible enhance the quality of the existing environment.

- 8.4 The following Natural Resources and Waste policies are also considered to be relevant:

- WATER 7: All developments are required to ensure no increase in the rate of surface water run-off to the existing formal drainage system and development expected to incorporate sustainable drainage techniques.

- LAND1: Supports principle of development on previously developed land and requires submission of information regarding the status of the site in term of contamination.
- AIR1: Relates to air quality initiatives/considerations.

Supplementary Planning Guidance:

- 8.5 Neighbourhoods for Living (SPG13, adopted).
Sustainable Urban Drainage (SPG22, adopted)
Street Design Guide (SPD, adopted)
Leeds Parking Policy (SPD, adopted)

National Planning Policy

- 8.6 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 8.7 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.
- 8.8 The NPPF gives a presumption in favour of sustainable development and has a strong emphasis on achieving high quality design. Of particular relevance, the national planning guidance attaches great importance to the design of the built environment and is indivisible from good planning (para.56, NPPF) and seeks development proposals to add to the overall quality of the area, create attractive and comfortable places to live and respond to local character (para.58, NPPF).

DCLG - Technical Housing Standards 2015

- 8.9 This document sets internal space standards within new dwellings and is suitable for application across all tenures. The housing standards are a material consideration in dealing with planning applications. The government's Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in the local plan to the nationally described space standard. With this in mind the city council is currently progressing to adopt the national standard, building on work already done in developing the Leeds Standard which is applied to all Council schemes and which seeks to influence private sector development to achieve better quality housing. This work is being progressed as part of the Core Strategy Selective Review which the Executive Board recently endorsed at its meeting on 8th February 2018. Accordingly some weight can now be attached to these requirements.
- 8.10 The proposal comprises an arrangement of two bedroom flats with all offering 4 bedspaces. The housing standards require such a property type to provide 70sqm of gross internal floorspace. It is calculated that the flats 1, 2, 4 and 5 have a floorspace of 62.5sqm each, falling short of the standards by 7.5sqm. Flats 3 and 6 have a

floorspace of 71.5 and 78sqm respectively exceeding the space standards by 1.5sqm and 8sqm. The implications of this are discussed within the residential amenity section (para. 10.14) of the appraisal.

9.0 MAIN ISSUES

1. Principle of development
2. Impact on design, visual amenity and character
3. Impact on residential amenity
4. Highway implications
5. Other matters

10.0 APPRAISAL

Principle of development:

- 10.1 National and local planning guidance encourages the effective re-use of previously developed land before greenfield sites are released. This redevelopment proposal occupies the northern portion of the site where the existing buildings stand and is considered 'brownfield' in nature according with the current approach. This proposal will deliver residential accommodation in a location offering a good range of community facilities and with good access to public transport infrastructure. The application site is currently in use for residential purposes and therefore given the predominantly residential surroundings the continued residential re-use is considered compatible. As such, the general principle for the residential re-development of this site accords with national and local plan policy.
- 10.2 Overall, it is considered that planning support could be given, in principle, to the residential development of this urban site although its overall acceptability is subject to other material considerations being satisfactorily resolved.

Impact on design, visual amenity and character:

- 10.3 The application proposal has been subject to significant revision during the course of the planning application, resulting in a substantial re-configuration of the development layout, amendments to the position, footprint and appearance of the proposed flat building allied to changes to the parking arrangements, siting of ancillary facilities such as bins/cycle stores and the retention of the rear garden area and existing soft landscaping that borders the rear portion of the site.
- 10.4 The proposed flat building is to be sited towards the north-western portion of the site, facing out towards Wakefield Road. The building will be set back from the position of the existing buildings on site but will stand forward of the adjacent terrace properties lying to the south-west. These mature terrace properties form a strong building line to this side of Wakefield Road which is reflected in the building form and position of this resubmitted proposal. The building has a comparable side gable depth and building height and given its position away from the side boundaries of the site will ensure that the building would not appear unduly imposing within the streetscene. The building has a centrally positioned lower two storey height projection at the rear that incorporates a sunken floor level. This element will be largely hidden from view from Wakefield Road by the bulk of the main building and as a result have limited impact on the wider streetview. Turning to the front elevation, amendments have simplified the building's appearance through the removal of a number of dormer windows,

centralising the building entrance and introducing a hierarchy to the fenestration to provide a better balanced and less visually cluttered appearance.

- 10.5 The proposed layout is now considered to offer suitable space for landscaping and communal garden area for the occupiers of the flats and is considered to represent a marked improvement to the previously refused scheme and the scheme originally submitted. The re-configured layout retains the siting of the building to the front, to ensure it addresses the site frontage to Wakefield Road, and achieves a better segregation of the communal parking and garden areas. The revised proposal involves a more compact building footprint with appropriate separation to the western side boundary to create opportunities for the retention of existing vegetation and for supplementary planting which will help assimilate the development in to its surroundings. The parking area is located to the eastern side of the proposed building, towards the front of the plot and adjacent to an access road (leading to 5a and 5b Wakefield Road) and this will be partially screened from street view by a combination of boundary fencing and landscaping. The re-development works comprising the construction of building and laying out of hard surfacing will be concentrated to the northern portion of the site, adjacent to existing buildings and roads. The rear of the site is to be largely unaltered and used as an area of communal amenity space for occupiers, compatible with the domestic gardens of adjoining plots. Therefore, it is considered that this revised development layout can be accepted and conditions are recommended to detail the landscaping scheme involving the retention of existing vegetation and new planting.
- 10.6 The proposal includes communal storage facilities for bins and cycles for the occupiers of the flats. These facilities are provided are shown to be sited adjacent to the parking area. Given the ancillary nature of these facilities it is considered these could be suitably integrated within the site without detriment to the site appearance and full design details are to be secured by planning condition.
- 10.7 Overall, this resubmitted proposal involves a building that is of an appropriate scale, height and appearance which is visually compatible with its surroundings. The re-configured layout with the building and parking to the front and communal amenity space to the rear responds appropriately to the character and appearance of this part of Wakefield Road.

Impact on residential amenity:

- 10.8 The proposed residential development is, in use terms, compatible with the nearby residential properties, abutting several domestic plots. In view of the irregular shape of the site careful regard is given to any dominance, overbearing, overshadowing or overlooking issues to adjacent neighbours.
- 10.9 The proposed building will stand alongside a bungalow which lies to the north-east of the site (No.5 Wakefield Road) however given the presence of the parking area and the intervening access road there exists ample space to ensure that the proposed building will not unduly dominant to that neighbour. The proposed building is positioned to the north-western side of the plot and this is influenced by the shallow site depth to its eastern side, with the bungalow of No.5b Wakefield Road set behind. That property stands on a slightly lower ground level but is oriented at a 90 degree angle to the rear aspect of the proposed building. The northern portion of the neighbour's dwelling (nearest to the proposed flats) accommodates a garage. In view of these factors and the available separation distance between properties, the neighbour window aspects and the lower height nature of the rear projection of the proposed building it is not considered to be unreasonably harmful to the amenity of

this neighbour in terms of dominance or overshadowing. Nevertheless, to ensure the finished floor levels and proposed ground levels are appropriate a levels planning condition is proposed.

- 10.10 The proposed building will stand adjacent to but beyond the front wall of No.9 Wakefield Road. The side wall of the main building will stand 3.6m away from the common side boundary with the shorter flanking section standing approximately 1.5m away. Taking account of the comparable building depth and height, its relative position and orientation within the plot and the building is not considered to be unduly dominant, overbearing or overshadow to this neighbour.
- 10.11 In addition to the above, the main aspect windows of the proposed building are to be inserted to the front and rear elevations which face either towards Wakefield Road or down the length of the communal garden area. Two windows are to be inserted into the side elevation but these serve a bathroom and stairwell and are to be obscure glazed to prevent overlooking to neighbours. A further window and door access is to be inserted into the lower ground floor level of the rear projection, to its west facing elevation, however the existing boundary screen fencing will be effective in ensuring no adverse overlooking concerns arise.
- 10.12 The original proposal showed the parking area to extend into the rear portion of the site. In view of officer and neighbour concerns that this would lead to increased undue levels of activity (e.g. car movements, occupier comings and goings etc) in close proximity to neighbouring garden plots the site layout was re-visited. This revised proposal shows that the area of the site is to be used for communal garden purposes, reflecting its current use and resulting in the retention of existing landscaping that extends around the perimeter of the site. The car parking area is sited towards the north-eastern portion of the site, focusing pedestrian and vehicular movements in a part of the site already subject to such activity being adjacent to existing roads. Moreover, the nearest dwellings are oriented side-on to this area and it is considered that subject to the erection of effective boundary treatments, of which details are to be secured by planning condition, the re-configured site layout would not unduly impact on neighbour amenity.
- 10.13 Having regard to the amenity of future occupants of the flats this resubmitted proposal affords much greater communal amenity space that is conveniently arranged around the building. This arrangement represents a shift from the previous refusal and original scheme where a significant proportion of the site was given over to individual dwelling plot and parking provision. As a flat development this resubmission provides a greater area of communal space and is not considered to be detrimental to the living conditions of future occupants.
- 10.14 In addition to the provision of reasonable level of outdoor space and outlook there is also the need to ensure the internal accommodation being offered is adequate. On this issue, the government introduced optional national technical housing standards which state the minimum quantum of accommodation for dwellings as well as room heights and sizes. The guidance which accompanies this document makes it clear local authorities are only permitted to refer to the national standards through the introduction of an appropriate local plan policy. As specified in para. 8.9 and 8.10, the national space standards do not currently form part of the adopted development plan but the Council is moving towards this position. With this in mind, the affected flats share the same layout. They have two double bedrooms, an open plan kitchen/living area and two bathrooms, one of which is an en-suite. The rooms all appear to be of reasonable proportions and each is accessed off the hallway. Each room are served by windows that will allow for reasonable outlook and daylight penetration. It is noted

that two of the proposed flats exceed the internal space standards with four falling short of the national standard by 7.5sqm each. Given the improvements achieved in the provision of amenity space and window outlooks the small quantitative shortfalls identified within some of the flats are not considered to be unduly prejudicial to the amenity of future occupants and are not considered in themselves to amount to a reason to refuse the proposal.

- 10.15 Overall, this resubmitted proposal is not considered to unreasonably impact on the residential amenity of nearby residences and would provide an adequate level of accommodation for future occupiers in terms of outlook, receipt of daylight and amenity space.

Highways implications:

- 10.16 The application site is located within an established residential area and future occupiers would have good access to the shopping and community facilities situated nearby as well as access to existing bus services. It is considered the proposal includes a suitable vehicular access off Wakefield Road and a planning condition is recommended to ensure adequate visibility is provided at the site's access. The access leads to a communal parking area to the side of the building and although objectors raise concern about the level of parking provided it is considered that the 9 spaces detailed represent an adequate provision when assessed against the requirements as set out in the Parking SPD.
- 10.17 Overall, it is considered that the proposal will provide an adequate level of off-street parking and is not considered to adversely impact on the operation of the highway or road safety.

Other matters:

Drainage

- 10.18 It is recognised that this part of Garforth has experienced drainage and flooding issues and residents are sensitive to new developments and the impacts these may have on existing drainage infrastructure and the ground water conditions. However, the application site does not lie within an identified flood risk zone and an on-site survey has identified existing drainage infrastructure to which the proposed development could suitably connect to. The Flood Risk Management team are satisfied with the contents of the submitted surface water drainage strategy which sets out proposed maximum discharge rates from the site and attenuation options for excess run-off. A maximum discharge rate of 3.4L/s is proposed which represents a 30% reduction relative to the existing situation. A discharge rate of 3.4L/s is also the minimum that can practically be achieved within making the outflow so small it would be prone to blockage. Accordingly this level of restriction is considered to be acceptable and satisfies the Council's adopted drainage related policies.
- 1019 With respect to foul discharge, based on the total number of flats proposed and when assessed against the guidance within 'Sewers for Adoption', a peak rate of discharge, post development would be 0.3L/s. As such, a combined discharge rate of 3.7L/s is proposed whereas the existing, uncontrolled rate of discharge is assessed as being in the region of 4.85L/s. The proposed development will therefore help reduce flood risk in the Garforth area despite the creation of additional units at the site. The detailed proposals are to be secured by planning condition but the point of connection will be into the same combined water sewer which the site currently drains into.

Land Contamination

10.20 In respect of land contamination matters, the submitted phase 1 desk study report accompanying the application recommends that a phase 2 site investigation is carried out and Contaminated Land officers are content for this additional work to be secured through an appropriately worded planning condition.

Coal Legacy

10.21 The application site lies within a defined development high risk area where coal mining legacy potential poses a risk to the proposed development and therefore intrusive site investigation works should be undertaken prior to development. Again an appropriately worded planning condition can adequately cover this work and forms part of the officer recommendation.

CIL

10.22 CIL was adopted by Full Council on the 12th November 2014 and was implemented on the 6th April 2015. The application site is located within Zone 2b, where the liability for residential development is set at the rate of £45 per square metre (plus the yearly BCIS index). Based upon the floorspace involved a contribution of £8,899 is generated. This information is not material to the planning decision and is provided for Panel Member's information only.

11.0 CONCLUSION

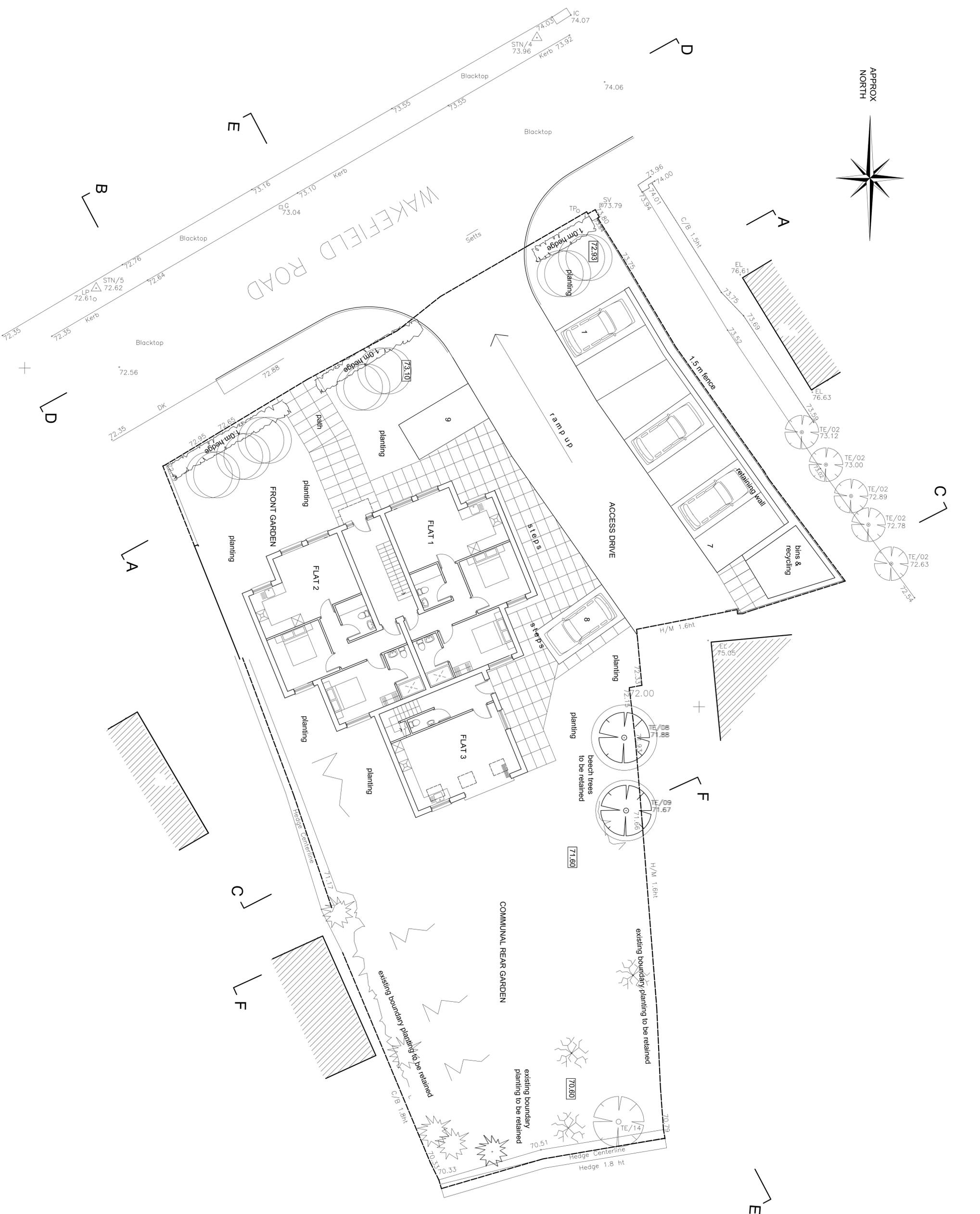
11.1 The principle of re-developing this site for residential purposes is considered acceptable in this location and the substantial amendments undertaken to the layout, siting, design and appearance of the proposed development are considered to have been adequately resolved previous planning concerns. Accordingly, this proposal is recommended for approval.

Background Papers:

Application and history files.

Certificate of Ownership signed by the appointed planning agent on behalf of the applicant dated 7th November 2016.

APPROX
NORTH



JOB TITLE	REDEVELOPMENT OF 7 WAKEFIELD ROAD GARFORTH
DRAWING TITLE	PROPOSED SITE PLAN

Rev. C 02/01/18. Car parking layout altered to allow space 8 to be perpendicular to the access drive.

Rev. B 21/11/17. Plan stepped to avoid side windows, moved forward in the plot and Flat 3 lowered to match site levels.

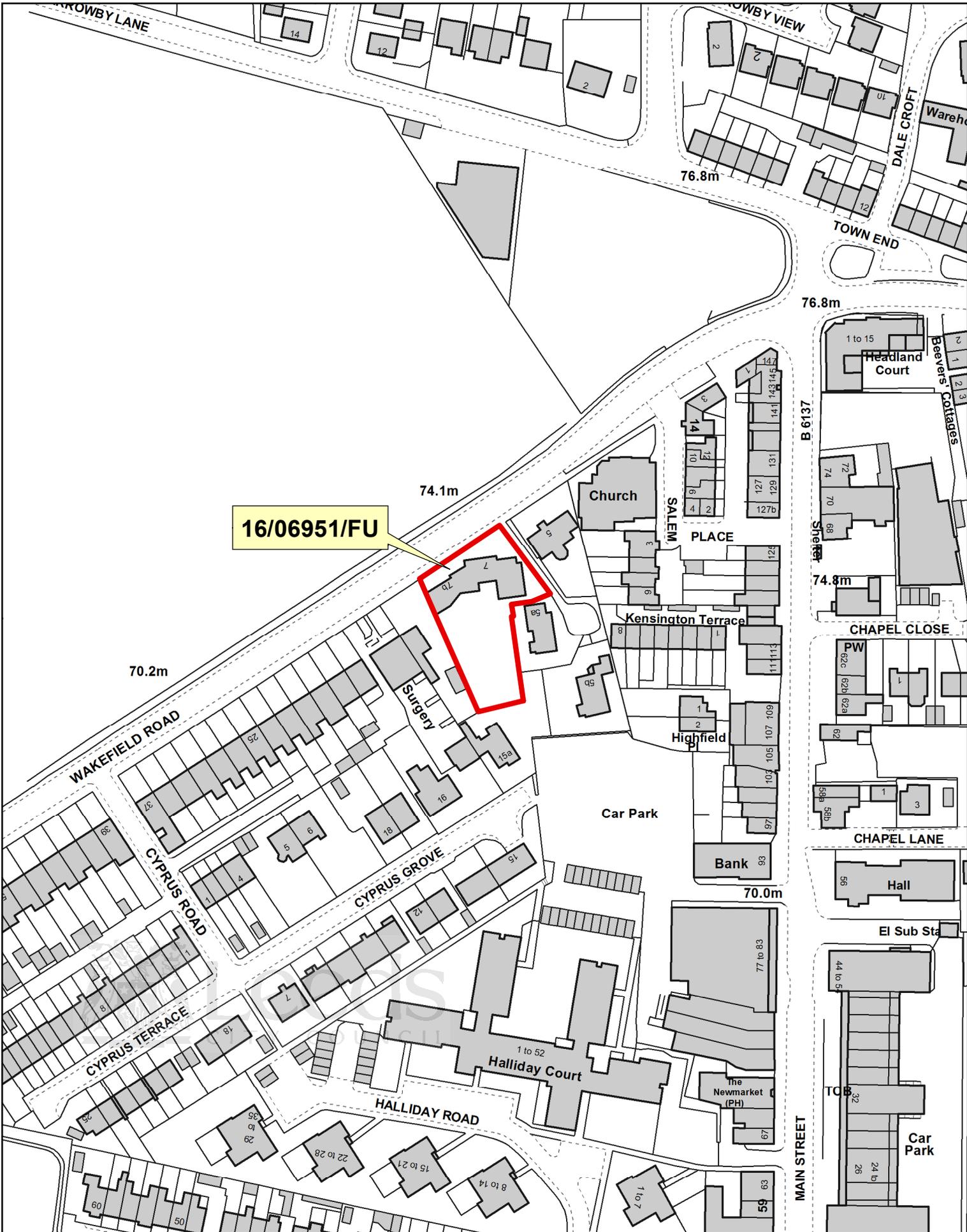
Rev. A 30/08/17. Flat 3 is now a duplex and its length has been reduced. Building set back into the site, rotated clockwise and car parking spaces 8 & 9 moved to suit.

McNicholas
ARCHITECTS

4, Cliff Road, Harrogate, HG2 8PH, UK
9, Waverley Way, Skipton, G8 1X, Wetherby, LS23 7DX

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NORTH AND EAST PLANS PANEL

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