



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

University Of Leeds

DATE VALID

19 April 2018

TARGET DATE

19 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 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 Clobbery 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

WARD	Little London & Woodhouse	Application	18/02523/FU
Address	Site on the campus of the University of Leeds, Cloberry Street, Woodhouse. Leeds.	Applicant	University Of Leeds
Proposals	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 31st 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);

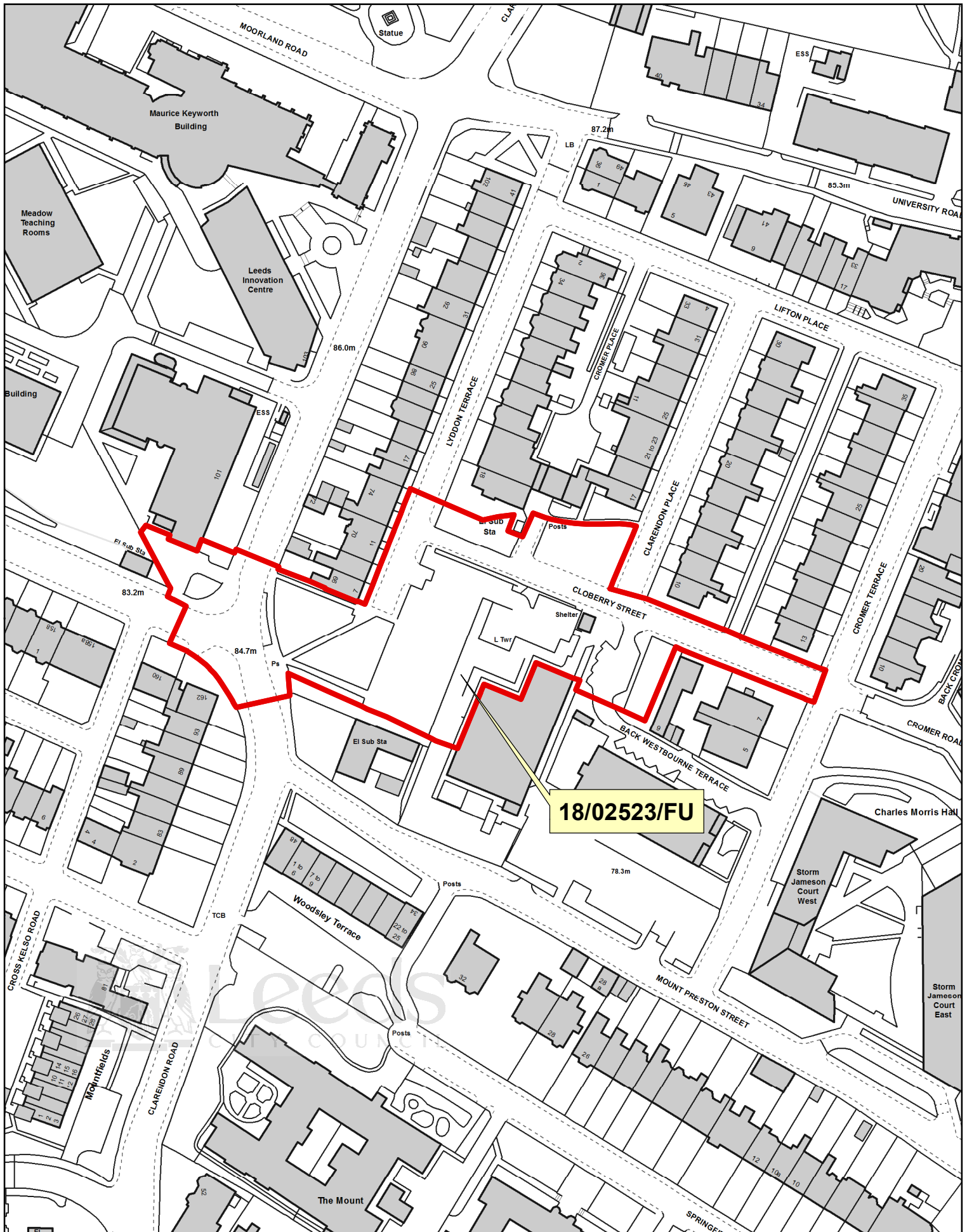
(ii) a Site Waste Management Plan (SWMP),

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.



18/02523/FU

CITY PLANS PANEL





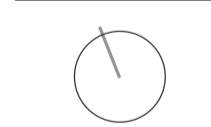
PR-UG-FFL - UPPER GROUND FLOOR GA
1 : 100

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
TOTAL AREA		407 m²

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	DLA	ZZ	UG	DR	A		0012
STATUS	S4						
REVISION	P5						
	SUITABILITY DESCRIPTION FOR PLANNING						
	REVISION DESCRIPTION						