



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 13th August 2020

Subject: 20/01844/OT - Outline Planning Application for the demolition of existing buildings to provide a new Pathology Facility including partial basement, new external waste compound, associated hard landscaping and access arrangements, at St James University Hospital, Beckett Street, Burmantofts, Leeds.

APPLICANT

Leeds Teaching Hospitals NHS Trust

DATE VALID

14 April 2020

TARGET DATE

TBA

Electoral Wards Affected:

**Burmantofts & Richmond Hill
Gipton & Harehills**

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 conditions at 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. Employment and training of local people**
- 2. The provision of a travel plan fee of £3,857.00**
- 3. A management fee of £750.00**

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

1. Reserved matters required for : Layout, Scale, Appearance and Landscaping
2. 5 year time limit
3. Approved plans
4. Statement of demolition and construction practice to be agreed
5. Construction working hours (08.00 to 18.00 Mon to Fri, 08.00 to 13,00 Sat)
6. Impact of coal mining legacy to be addressed

7. Tree removal restriction out site of bird nesting session unless ecologist present
8. Ecological (bird/bat boxes) measures to be agreed
9. Levels condition
10. Landscaping condition
11. Replacement tree planting
12. Landscape protection
13. Landscape maintenance
14. External lighting to be agreed
15. Surface water drainage to be agreed
16. Foul water drainage to be agreed
17. Temporary drainage to be agreed during construction
18. Cycle and motorcycle parking to be agreed
19. Eclectic vehicle charging points to be provided
20. Parking areas (including disabled spaces) to be provided
21. Sound insulation scheme to be agreed
22. Extraction equipment to be agreed
23. Phase II site investigation report to be provided
24. Ground works in accordance with agreed strategy
25. Report any unexpected contamination
26. Imported soil to be clean
27. Verification report
28. Asbestos removal if present
29. Bin storage details to be agreed
30. Sustainability measures to be agreed

INTRODUCTION:

- 1 This application is presented to the North and East Plans Panel following an earlier pre-application presentation to Members at the meeting held in November last year. In making a number of comments regarding the proposals at that time, Members also confirmed that consideration of the formal planning application was to be via the North and East Plans Panel.
- 2 The development involves the demolition of a small grouping of existing 20th century buildings within the site and the construction of a new Pathology facility building in their place, as part of the wider, comprehensive redevelopment and regeneration of the NHS Trust's Leeds estate. The St James University Hospital (SJUH) forms part of the NHS Trust's Building the Leeds Way Investment Programme which seeks to enhance health services in Leeds and thereby assist the Trust in continuing to provide the best in terms of integrated and specialist health care in the city.
- 3 In addition to the above request from Members, the proposal is also brought to North and East Plans Panel as the development involves strategic development and represents major investment at the SJUH site, which is an important provider of health care within Leeds.

PROPOSAL:

- 4 The scheme is submitted in outline and seeks the demolition of existing vacant buildings to provide a new Pathology Facility. Whilst only the means of access has formally been applied for at this stage, indicative plans have nonetheless been provided which suggest the likely accommodation needs will include a partial basement with two floors above providing circa 5661sqm of floorspace. Other

requirements are a new external waste compound, associated hard landscaping and access arrangements. The following elements are Reserved Matters which will require further application/s and control by appropriate Planning Conditions;

- Appearance
- Landscaping
- Layout
- Scale

The application is seeking a 5 Year period for the submission of all Reserved Matters.

- 5 The new building would house all the Trust's Leeds Pathology requirements, allowing for a consolidation of Pathology services from both SJUH and Leeds General Infirmary (LGI), bringing together Biochemistry, Haematology, Immunology, Microbiology and Cytology.

SITE AND SURROUNDINGS:

- 6 The SJUH site is located approximately 2 kilometres to the north east of Leeds City Centre. To the north of the site there is a mainly residential area, where the housing is arranged in compact terraces. There is some high-rise residential accommodation and the Co-operative Academy of Leeds to the south of the site and the Beckett Street Cemetery to the east of the hospital campus.

- 7 The SJUH estate is made up from a broad mixture of buildings of different form and architectural era. The Grade II Listed Hospital Northside Building, Hospital Chapel, Block Hospital North West of the Chapel and Hospital Southside Building, are set within the demise of the hospital's estate but away from the proposals site. The location of the proposal is close to the non-designated heritage assets of the Casual Wards building, the former stables and coach house and the hospital boundary walls.

- 8 The area that is the subject of this application proposal covers some 0.75 hectares and currently has a small number of 20th century buildings, of heights up to 4 storeys, set in soft landscaping. There are a number of mature trees at the site.

RELEVANT PLANNING HISTORY:

- 9 None

HISTORY OF NEGOTIATIONS:

- 10 The proposals have been the subject of significant pre-application discussions between the NHS Trust, their Architects, and officers since September 2018. These discussions have focused on the position, scale and massing of the new building, the demolitions, heritage matters, the concepts for design, connectivity and routes, parking and transport links, and the landscape scheme including the removal of existing trees and their replacement.

- 11 In addition, Members of the North and East Plans Panel also received a pre-application presentation at its meeting on 28 November 2019. Members made the following main comments:
- Existing car parking issues in surrounding streets associated with the hospital;

- The construction of additional decks above existing surface level parking areas to increase parking capacity;
- Clarification on the number of additional staff on site at any time;
- Travel plans for staff working at the facility. Members proposed a number of options which included; staff permits, park and ride and shuttle buses including options for local people to use the service
- Request for the area for staff to have natural daylight;
- Future maintenance of trees.
- Feasibility of using District Heating system which it was noted does serve properties in the area
- A green wall located on the wall to be retained close to neighbouring houses
- Any use of cladding should be of an acceptable standard
- Members expressed the view that this would be good for Leeds and the local area with the procurement of work and jobs.

PUBLIC/LOCAL RESPONSE:

- 12 Ward Members (both Burmantofts & Richmond Hill and Gipton & Harehills) were consulted by Officers on 1st and 4th May 2020. Councillor Grahame responded stating that local residents needed to be notified of the proposals and air quality issues need to be considered.
- 13 Statutory site notices were displayed in the area on 27th May 2020. No formal representations have been received.
- 14 In addition to the statutory publicity, the applicant team is understood to have held a community engagement event and completed two leaflet door-drops prior to the formal submission to provide further details about the proposed development. Further engagement is also being offered as part of the proposal throughout the development to ensure that the local community are informed about key milestones and activities.

CONSULTATIONS RESPONSES

- 15 **Coal Authority** state that the site falls within the defined Development High Risk Area and therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered. As such Conditions are required to address site investigation and mitigation measures to deal with any resulting coal mining legacies found.
Response: Such Planning Conditions will be applied.
- 16 **Highway's** state that 51 parking spaces are currently allocated to LGI staff who park in SJUH and travel to LGI. The permits for these staff are going to be swapped with those working at the Pathology facility which raises no concern. This would leave the main carpark at capacity whilst not accommodating all the Pathology staff. The remaining 26 members of staff would have to park in SJUH carparks. From the information provided SJUH carparks are 97% full which equates to 54 unoccupied parking spaces including those from the Cytology block. This shows there is capacity to cater for the development although little spare capacity. Therefore, it is important that measures to manage demand continue to be implemented through the site specific and Trust wide travel plans. As such conditions are required to cover the submission of a Travel Plan, cycle parking, the provision for contractors during demolition and construction, the layout out of vehicle areas, electric vehicle charging points and disabled parking provision.

Response: The Applicant has already submitted a Travel Plan that has been accepted by the Influencing Travel Behaviour Team. As such it is not proposed to require a further travel plan but all other matters listed above will be subject to planning conditions.

- 17 **Transport Strategy** state that they have no objection to this proposal from an environmental impact perspective.
- 18 **Influencing Travel Behaviour Team** state that a Travel Plan monitoring fee of £3,857.00 is required and that Conditions should cover cycle parking, motorcycle parking and electric vehicle charging points
Response: This obligation will be secured via the Section 106 legal agreement and such Planning Conditions will be applied.
- 19 **Access Officer** states that the development appears to be accessible and inclusive, in line with Core Strategy Policy P10 and Accessible Leeds SPD and as such it is supported.
- 20 **Landscape** states that they have concerns regarding the loss of existing trees on site and in particular a large oak tree to the western side of the site and requests that this be retained.
Response: The Applicant has stated that none of the existing trees can be retained and this is discussed in more detail in the appraisal below.
- 21 **Nature Conservation** no comments have been received.
Response: Officers have assessed the potential ecological impacts nonetheless and condition No. 8 is recommended as mitigation.
- 22 **West Yorkshire Police** have provided guidance on Secure by Design principles to inform the detailed design stages of the development
Response: This guidance has been passed to the Applicant for consideration at the detailed design stages.
- 23 **Flood Risk Management** state that they have no objections subject to Planning Conditions to cover the details of permeability and sustainable drainage systems (SuDS), foul drainage, the detailed drainage scheme layout and construction phase drainage.
Response: Such planning conditions will be applied.
- 24 **Environmental Health** state that the nearest residential properties are on Edgware Grove, Edgware, Place and Edgware Terrace and there is the potential for disturbance from noise and dust during the demolition and construction phase and the lighting scheme for the development also needs to take account of this proximity. Conditions are required to cover construction hours, noise, mud and dust control during demolition and construction, a noise insulation scheme for the development, a lighting scheme and the treatment of any odours.
Response: Such planning conditions will be applied.
- 25 **Contaminated Land Team** state that Conditions should be applied to cover a Post-Demolition Phase II Site Investigation Report, a Remediation Report, a Verification Report, the importing of soils and the treatment of any found asbestos.
Response: Such planning conditions will be applied.

RELEVANT PLANNING POLICIES:

- 26 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (as amended by the Core Strategy Selective Review 2019), the Site Allocations Plan (2019), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013) and any made neighbourhood plan.

Core Strategy

- 27 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.
- 28 Spatial Policy1: Location of Development
Policy EN1: Climate Change – Carbon Dioxide Reduction
Policy EN2: Sustainable Design and Construction
Policy EN4: District Heating
Policy EN5: Managing Flood Risk
Policy EN8: Electric Vehicle Charging Infrastructure
Policy P9: Community Facilities (including health)
Policy P10: Design
Policy P11: Conservation
Policy P12: Landscape
Policy G9: Biodiversity improvements
Policy T1: Transport Management
Policy T2: Accessibility Requirements
Policy ID2: Planning obligations

Leeds Unitary Development Plan Review Retained Policies

- 29 Policy BD2: Design and siting of new buildings
Policy BD3: Accessibility in new buildings
Policy BD4: Plant and service areas
Policy BD5: All new buildings and amenity
Policy GP5: General planning considerations
Policy LD1: Landscaping schemes

Leeds Natural Resources and Waste DPD 2013

- 30 LAND1: Land contamination issues
LAND2: Tree retention/replacement
WATER1: Water efficiency
WATER7: Control of surface water
AIR1: Air quality initiatives and management via new development

The Site Allocations Plan

- 31 The site has no specific designation under the Site Allocation Plan.

Supplementary Planning Documents

- 32 Travel Plans
Street Design Guide
Accessible Leeds
Parking Standards

Building for Tomorrow, Today
Neighbourhoods for living addendum (distances to trees)
Sustainable drainage

National Planning Policy Framework (NPPF)

- 33 The National Planning Policy Framework (NPPF) as revised in February 2019 sets out the Government's planning policies for England and how these should be applied.
- 34 Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process
- 35 Paragraph 127 states that decisions should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 36 Paragraphs 189 to 202 of the NPPF state that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

MAIN ISSUES

- 37
1. Principle of the development proposal
 2. The impact on the character and visual amenity of the host site and surrounding area
 3. Vehicle parking, sustainable transport and travel planning
 5. Landscape proposals
 6. Sustainability measures and climate change (including air quality)
 7. Accessibility and inclusivity
 8. Section 106 legal agreement

APPRAISAL

1. Principle of the development proposal

- 38 The proposals are brought forward as an Outline Planning application, upon which only access is detailed. Appearance, landscaping, layout and scale are therefore all Reserved Matters.
- 39 The proposal is to create new specialised accommodation to house and centralise Pathology services for the NHS Trust in Leeds. The Trust states that the consolidation of Pathology services at the SJUH site would bring the following benefits;
- Reduce the duplication and variation of sample reception processes that occurs due to the geography of the current multiple labs by having one common reception for all services.
 - Provide users and patients with a more consistent and predictable service.
 - Improve the turnaround times for patient samples and reduce risk of lost and delayed samples.
 - Support more efficient workflows to be implemented across disciplines through the increased utilisation of automation and common platforms, and also by introducing new technologies.
 - Support workforce sustainability and make best use of specialist skills, as well as improving the sharing of knowledge across the service and therefore assisting in attracting, retaining and training high quality Pathology staff.
 - Improve workforce flexibility and opportunity by enabling the development of new multiskilled roles able to work across disciplines.
 - Realise opportunities to improve diagnostic turnarounds and deliver increasing capacity through increased automation supported by a 24/7 working model.
 - Ensure there is flexibility and capacity to support the future West Yorkshire and Harrogate (WYH) Pathology strategy.
- 40 The proposed building and the use therein, would be sited fully within the SJUH grounds and would complement, support and enhance existing health care services. It is also the case that the site is unallocated in the Development Plan. As such the proposal to create a new Pathology building on the proposal site is considered to be fully compliant with Policy P9 which encourages the provision of community facilities and this includes health uses.

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

- 41 The SJUH has a long history in which the built form has evolved to suit clinical and teaching needs over time. As a result there is a broad mix of buildings across the campus of differing architectural eras and styles. Amongst these are 4 no. Grade II listed buildings (Hospital Northside Building, Hospital Chapel, Block Hospital North West of the Chapel and Hospital Southside Building) and a number of non-designated heritage assets. The proposal site is not geographically close to the listed buildings but is within the setting of the nearby Casual Wards building, the former stables and coach house and the hospital boundary walls, which are classed as a non-designated heritage assets.
- 42 The proposals involve the creation of a new 'state of the art' Pathology services building. This requires the demolition of the existing 20th century buildings at the

site, which the Trust confirms are redundant. The buildings are unremarkable in appearance and layout and have limited architectural and historic merit. These buildings are also not listed. Their layout and scale would prevent them from being adapted for use for Pathology services, which has very specific floor space and layout requirements. These existing buildings make a neutral visual backdrop to the setting of the nearby Casual Wards, boundary wall and the former stables and coach house. The proposed building would be a contemporary, visually respectful addition that has been designed to be of a higher quality than the existing utilitarian buildings that it is to replace. As such it has the potential to provide a more positive setting for the nearby retained non-designated heritage assets and the final detailed assessment on this will be undertaken as part of a future Reserved Matters application.

- 43 Notwithstanding the above, relatively advanced plans accompany the application so whilst still ultimately indicative in terms of what has been formally applied for (which is access only), these have been worked up by the Trust so as to demonstrate that its accommodation needs can be delivered on the site. With this in mind, a large format building will ultimately come forward but its footprint has been maximised to not only provide the most efficient layout, but to also reduce the total height of the building and respond better to the immediate context which includes the adjacent terraced residential properties.
- 44 In respect of the building design, the proposed aim is to create a building with a striking and robust materials palette that will be both visually sympathetic to its locale but at the same time ensuring it will remain current for years to come. As such the design concept indicates the building would be dressed in brick and render, with feature cladding. Clear glazed curtain walling is also shown to sweep down the building as a diagonal feature from the upper storey to the ground.
- 45 In considering the above, officers are confident that a high quality building can be delivered on the site that would be appropriate in terms of its overall scale, massing and external appearance. Member feedback as provided as part of the pre-application presentation will also be explored further at the Reserved Matters stage, including the amount of natural light received and also the possibility of a green wall.

3. Vehicle parking, sustainable transport and travel planning

- 46 Whilst the campus has existing retained multi storey and surface car parking, as well as a free staff shuttle bus service (between SJUH and the LGI) and being close to a number of high frequency bus services, it is acknowledged that there is a long standing issue with on street car parking in the residential streets surrounding the hospital campus and this is an issue that Members specifically raised as part of the pre-application feedback. In responding to this issue, the Council has (over a number of years) introduced and subsequently refined and amended various Traffic Regulation Orders in these surrounding areas to ensure that there remains sufficient parking for local residents. The ability for non-residents to park on-street and in relative close proximity to the hospital complex is therefore very limited.
- 47 The centralising of the Pathology services into the proposed building brings with it specific transportation requirements. As such 6 no. parking bays will be needed for dedicated sample and delivery drop-offs only. Indicatively these are shown to be provided to the west of the building. The site is also positioned in a central location within the hospital campus and, where possible, will rely on existing arrangements for servicing and waste collection. To co-ordinate with the existing arrangements a waste storage area is likely to be sited to the south of the building.

- 48 Currently disabled parking in the immediate area around the application is not available and so some new provision will be needed. Currently it is anticipated that 2 no. disabled parking spaces will be provided as part of the detailed proposals. Electric vehicle charging points will also be provided as part of the detailed proposals and are to be secured by a specific condition (no. 19). Cycle parking (some 34 spaces based on the suggested floorspace) will also be provided and again final details will be secured by condition (no. 18).
- 49 In terms of parking provision more generally, as currently drawn the indicative layout would remove 10 no. parking bays, to be replaced by the 2 no. disabled parking spaces (with electric vehicle charging points), and the 6 no. drop off parking spaces for the dedicated deliveries and collections. Accordingly general provision would change very little. Notwithstanding this and in recognition that additional staff would be using the building, an assessment of the numbers generates a potential parking demand of circa 77 staff. In seeking to meet this demand, the Trust has advised that 51 parking spaces at SJUH are currently allocated to LGI staff who park up and then travel by shuttle bus to LGI. The proposal is to swap the permits for these staff with those who would be working at the Pathology facility. This would result in the main car park being at capacity whilst not accommodating all the Pathology staff. As such, the remaining 26 members of staff would need to park in SJUH car parks. The information provided by the Trust indicates that the SJUH car parks are on average 97% full. This equates to 54 unoccupied parking spaces including those from the Cytology block. Therefore, there is still some spare capacity to cater for the likely parking needs of the development. Noting it would only be utilised by staff.
- 50 In addition to the on-site parking provision, the Trust operates a site wide Travel Plan at the SJUH campus and the proposals will be required to accord with the aims and objectives of this strategy. As such the following travel planning measures will be relevant to this development:
- To minimise development-associated car trips, particularly single occupancy journeys.
 - To increase staff and visitor awareness of the environmental and health implications of different travel choices.
 - To encourage a reduction in car dependency.
 - To increase the percentage mode share of walking, cycling and public Transport.
 - To maximise sustainable transport choice.
 - To explore innovative measures.
 - To work towards reducing the impacts of the development on the environment.
 - To encourage sustainable travel choices among users of the site.
- 51 Having considered the likely parking demand generated by Pathology staff, the on-site parking provision (including the ability to reallocate existing parking permits) and the travel plan that is already in operation and which it is proposed to formally link this application to via a S106 travel planning contribution for monitoring are important actors. Highway officers are satisfied that the highway impacts of the development have been resolved and a number of conditions are also recommended to secure this. No serious highway impacts are therefore anticipated and the development is considered to satisfy the requirements set out in Policies T2 and GP5.

4. Landscape proposals

- 52 Landscaping is a Reserved Matter in respect of this Outline application. The proposed development of the site will however inevitably have some implications for the existing trees on-site. The Trust's current intention and based on the indicative plans is to remove all existing trees but to create a new cohesive soft and hard landscape scheme that creates an attractive, greened setting for the building, as well amenity space for the staff working within it. To this end it is proposed to introduce appropriate new species and to improve on the ecological value of the existing site.
- 53 The Landscape Officer has expressed concerns regarding the submitted plans and the loss of a number of mature trees at the site including a large oak which lies to the western edge of the site. The Landscape Officer notes the proposed building (as currently shown) would not be on part of the site where the oak is and so this mature tree should be retained. The Trust has stated that all existing trees and some hedges on the site would need to be removed to facilitate the development and that the application is submitted in Outline only for which the detailed landscaping design is a Reserved Matter. It also advises that the detailed design of the new Pathology building is also a Reserved Matter and that this could mean that its design and technological requirements could alter at the detailed design stage. This means the Trust is seeking a cleared site so as to allow flexible to any changes to the scheme that may come forward.
- 54 The Trust has requested that all trees are removed from the site and that the detailed integrated landscape scheme comes forward with sufficient replacement trees to address the requirements of the 3 for 1 tree replacement ratio set out in Policy LAND 2, as part of a Reserved Matters application. The Trust has also stated that in respect of the two most mature of these trees to be removed (including the oak tree) it will commit to replacing these with semi-mature trees as part of the improved cohesive landscape scheme that they will be providing at the site.
- 55 Whilst officers understand the Trust's desire to provide maximum flexibility, the Outline nature of the planning application is such that final decisions regarding potential tree loss are not under formal consideration now. Accordingly officers would look to balance the Trust's requirements against the likely tree impact at the Reserved Matters application stage as this is when fully worked up proposals will be available.

5. Sustainability measures and climate change

- 56 Members will be aware the Council declared a Climate Emergency in 2019. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources.
- 57 Leeds Teaching Hospitals Trust has established a Sustainable Development Management Plan (SDMP) 2017/18. This sets out the Trust's aspiration to become one of the greenest NHS Trusts in the UK, one of which is a long-term target to reduce carbon emissions by 80% by 2050. The proposals aim to accord with the Trust's aims as well as meeting the requirements of Core Strategy (CS) Policy EN1 to reduce total predicted carbon dioxide emissions so as to achieve 20% less than the Building Regulations Part L Target Emission Rate and to provide a minimum of 10% of the predicted energy needs of the development from low carbon energy. The development is also targeting an Excellent BREEAM rating, in accordance with CS Policy EN2. To achieve these objectives measure including the following are proposed:

- Consideration of the use of photovoltaics.
- Consideration of the use of solar thermal water heating.
- Solar control glazing to avoid high solar gain loads and minimise the requirement for energy intensive and mechanical cooling.
- Mechanical ventilation systems with heat recovery.
- Efficient ventilation plant with low specific fan powers.
- Cooling systems to areas of high internal heat gain and/or occupancy only.
- Steam will be provided from the site wide network for heating and hot water provision.
- Local chiller plant will be provided for cooling purposes.
- The use of Energy Star and A+, A++ and A+++ appliances throughout the building where possible.
- Energy efficient lighting will be included through use of LED lighting, and sensor detection systems to activate lights.
- A 40% improvement in water consumption from a baseline performance is being targeted for the building under BREEAM credit Wat01. It is anticipated that water efficient fittings will be specified such as low flow taps with sensor or push button, dual flush toilets, low flow showers.
- All timber and timber-based products will be legally and sustainably sourced under FSC or a similar recognised scheme.

- 58 The above information demonstrates a number of options are available to the Trust at the detailed design stage to satisfy the requirements of CS Policies EN1 and EN2. Nonetheless, full details will be secured under condition no. 30.
- 59 In respect of the district heating requirements of CS Policy EN4 the hospital already operates a side wide steam ring main serving existing buildings and this network will be extended to provide heating for the new Pathology building, with alternative renewable energy sources explored to supplement this.
- 60 It is also the case that 2 no. new electric vehicle charging points will be provided on the adjacent surface car park to address the requirements of CS Policy EN8.
- 61 With respect to Councillor Grahame's comments about air quality, the Trust commissioned an air quality assessment which has considered the air quality risk associated with the construction phase and identified suitable construction phase mitigation measures to minimise the air quality impact associated with planned demolition and construction work. In addition, consultation was undertaken with the Environmental Studies Office for the Council to agree the scope of the assessment. As a result of this report, mitigation measures have been identified that will reduce the risk from construction, demolition dust and earthworks to the surrounding neighbourhoods to negligible levels. These mitigation measures will be implemented into the demolition and construction of the Pathology development via condition no. 4.

6. Accessibility and inclusivity

- 62 Local Planning Policy seeks developments to adopt a 'pan-disability'/ 'pan-impairment' approach, taking into account and creating an inclusive environment for people with a wide range of impairments. Good building and spaces design should ensure accessibility for all. In this instance the proposal is for a staff only building that needs to accommodate the potential needs of all of its staff. The scheme, as currently drawn seeks to embed accessibility into its interior layout and design, with level floor plates and entry point and accessible lifts and through its external spaces. Disabled parking bays are also shown to be created directly opposite the main

entrance to the building. It is therefore clear the Trust is already 'alive' to the accessibility requirements for the building and its staff and final details on this issue will be provided at the Reserved Matters application stage.

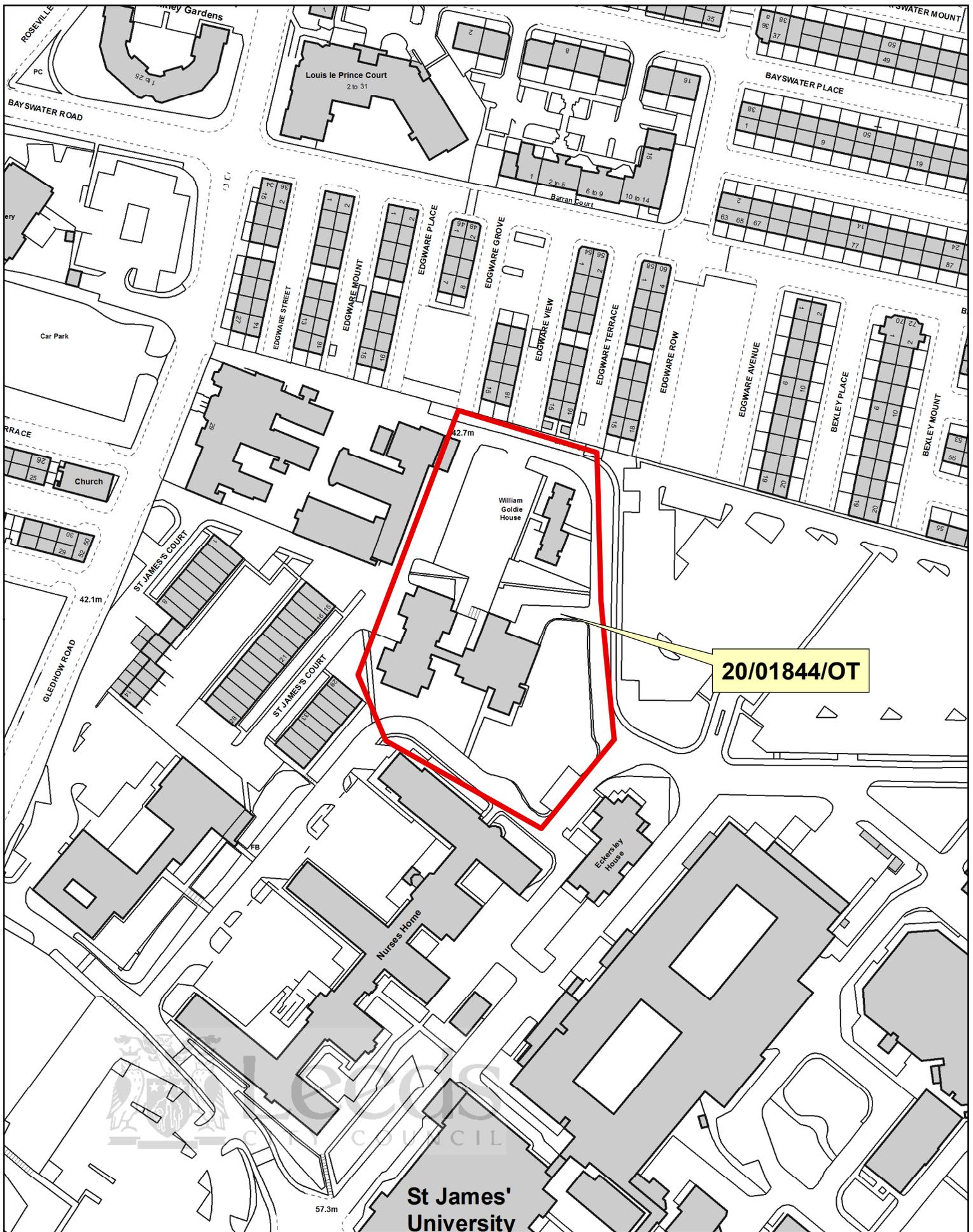
7. Section 106 Legal Agreement

- 63 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010 (as amended). 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.
- 64 There is a requirement for the following obligations:
1. Employment and training of local people
 2. The provision of a travel plan fee of £3,857.00
 3. A management fee of £750.00.
- 65 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.
- 66 Outline planning permissions that are granted from the date the Community Infrastructure Levy (CIL) Charging Schedule comes into effect will be liable to pay CIL, when the development is built. The proposal would be subject to CIL, but as the liability is calculated at Reserved Matters stage a figure cannot be provided at this Outline stage. In any event, detail of CIL liability is for information only and is not a material planning consideration in the assessment of the overall planning application and decision-making process.

CONCLUSION

- 67 In conclusion it is considered that the proposal would allow the creation of clinic accommodation that will enable St James University Hospital to consolidate and centralise its Pathology services and assist the NHS Trust to ensure the most advanced technologies, equipment and treatments are made available to all patients.
- 68 The principles and parameters laid down for the scheme in the Outline submission will ensure that the resulting building is of a high quality, is appropriate and sensitively designed in respect of the hospital campus context and that it makes the most efficient use of available land. As such the development would not only assist the functioning and vitality of the Leeds NHS Trust's key sites of St James University Hospital and the Leeds General Infirmary, but would also add to the vibrancy of and health provision facilities for the wider city of Leeds.
- 69 Therefore the proposal is in accordance with the Development Plan and is considered to be acceptable and is recommended for planning approval subject to the conditions set out in the Appendix and the planning obligations set out at the head of this report, alongside any others that may arise as being necessary once outline permission is granted.

Background Papers:
PREAPP/18/00077
20/01844/OT



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500



