



## Report of the Chief Planning Officer

### CITY PLANS PANEL

Date: 3<sup>rd</sup> November 2022

**SUBJECT: Application 22/02505/FU - Full application for Demolition of existing buildings and structures; construction of 618 residential dwellings (C3) and flexible commercial space (E and F1); associated refuse and plant infrastructure, landscaping, new public realm and open space at The Former Arla Foods site, 87 – 91 Kirkstall Road, Burley, Leeds, LS3 1HS**

**Applicant – Glenbrook Properties (Application valid 13.04.22 Target Date 31.08.22)**

**Electoral Wards Affected:**

Little London and Woodhouse

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: Members are recommended to approve this application in principle and defer and delegate the final decision to the Chief Planning Officer subject to resolution of matters relating to Biodiversity Net Gain, Fire Safety, the conditions outlined in the appendix at the end of this report (and such other conditions or amendments as he may consider appropriate) and following the completion of a Section 106 Agreement to secure the following:**

- a) Public Access Rights and maintenance of public areas
- b) Employment & Skills co-operation / initiatives
- c) Sustainable Travel Fund £158,053.50
- d) Bus Shelter £20,000
- e) Off-site Highways contribution £197,000
- f) Travel Plan Monitoring Fee £6,875
- g) Legible Leeds Wayfinder contribution £10,000
- h) Affordable Housing on site provision (1 unit)

Together with such other and ancillary clauses as the Chief Legal Officer shall consider appropriate and with due regard to viability considerations as outlined in section 8.55 of the report.