



Leeds
CITY COUNCIL

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Report of the Chief Planning Officer

City Plans Panel

Date: 15th February 2024

Subject: 23/01249/FU and 23/01250/LI Change of Use and conversion of the existing Roundhouse to provide indoor and outdoor leisure facilities for temporary use inclusive of enclosed Padel courts, changing / welfare facilities and external parking at The Roundhouse, Wellington Road, Leeds, LS12 1DR.

Applicant: UK Padel Club Ltd

Electoral Wards Affected:

Hunslet and Riverside

No

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions set out in Appendices 1 and 2 (and any others which he might consider appropriate) and the completion of a Section 106 agreement to include the following obligations:

- Travel Plan Review fee of £3,682
- Transfer of land for A58 footbridge improvement
- Monitoring fee

1. Introduction:

- 1.1. These applications are brought before City Plans Panel under Part 1(b) of the Exceptions to the Officer Delegation Scheme. Part 1(b) states “the determination of applications for development that would constitute a significant departure from the Development Plan, including a significant departure from any Local Development Framework currently in force.” In this case, the external area of the site, to the east of the Roundhouse building, form part of the Housing Allocation HG2-113 of the Site Allocations Plan, and the proposal is for a non-housing use.
- 1.2. This is a joint report for both the listed building and planning applications. Members of City Plans Panel are asked to determine the principle of the proposed temporary use of the site for padel courts contrary to the allocation of the external areas of the site for housing. The case for permitting the padel courts use in principle is set out in the appraisal (Section 10 below). It is considered that all other planning matters are either resolved now, are dealt with by condition / S106 Agreement or will be resolved under delegated powers. Where outstanding points are awaiting agreement, a note of this is made in the report.

2. Proposal

- 2.1. The applicant “UK Padel Club Ltd” would like to open a padel sports facility on the site. Padel sport is a cross between tennis and squash using courts of approximately 10.3m x 20.3m size. The proposed development is to change the use of the property from vehicle hire / office use to indoor and outdoor leisure facilities.
- 2.2. The roundhouse building would provide 3,096sqm of indoor sport and recreation use (Class E (d) [of schedule 2 of the Town and Country Planning \(Use Classes\) Order 1987](#)) including 5 padel courts, changing rooms and café / retail area (390sqm). The external areas of 5,641sqm would provide 5 courts, car parking, cycle parking and landscaping.
- 2.3. The proposed alterations to the Roundhouse listed building are relatively minor involving the stripping out of modern partitions, the siting of five courts around the perimeter, each with a 4m high metal frame enclosure, and the formation of changing facilities, toilets and café/retail space within the central colonnade.
- 2.4. The proposed use is temporary for 10 years from the commencement of the use. After that time, all external court infrastructure will be removed. This will release the external land for housing development in accordance with the housing allocation

3. Site and Surroundings:

- 3.1. The site itself includes the historic roundhouse building at the front of the site next to Wellington Road and a surface car park to the east. The roundhouse

was built as a circular storage building for steam locomotives around a central turntable. Constructed of redbrick with paired round-headed windows and a pitched slate roof with rooflights, it was completed in 1847 and is grade II* listed.

- 3.2. The application when first submitted also included a plot of vacant scrub land of 4,590sqm that stretched eastwards towards the canal. The vacant scrubland has now been removed from the red-line boundary of the applications. This land is owned by the same landowner – Wellbridge Properties Ltd – and has independent access off Graingers Way, so remains available for housing development.
- 3.3. The site is situated to the south of Graingers Way, and to the north of the Galliford Try Monkbridge Whitehall Road development of blocks of flats to the south. The boundary to Graingers Way comprises iron railings and brick piers with two gated entrance points for vehicles. The land close to the roundhouse is mainly tarmac with a raised linear platform running along the southern boundary.
- 3.4. The land comprising the outdoor car park and the vacant scrub land (not part of the site) is allocated for housing development in the Site Allocations Plan under reference HG2-113. The allocation is part of the Inner Areas housing characteristic area with an indicative capacity for 310 dwellings. Site requirements include an expectation for a financial contribution toward highway mitigation measures relating to A65 / A58 gyratories and a need to preserve the special architectural or historic interest of Listed Buildings and their setting.
- 3.5. The site is within the city centre as defined in the UDP and Core Strategy.
- 3.6. On the north side of Graingers Way is the half roundhouse and terrace of engine repair shops which formed part of the original railway infrastructure built at the same time as the roundhouse. These are grade II listed.

4. Relevant Planning History

- 4.1. 20/04640/LI and 20/04639/FU Planning and Listed Building applications for replacement of rooflights. Approved 21/10/20.
- 4.2. 20/623/96/LI Listed building application to demolish part and alterations and extension to form business retail and restaurant units. Approved 7/8/97.
- 4.3. 20/281/96/LI Listed building application to carry out alterations to form internal first floor offices. Approved 14/01/97.
- 4.4. 20/438/94/LI Listed building application for 3 internally illuminated signs and flood lights to garage. Refused 12/12/94.

5. History of Negotiations

- 5.1. The initial applications were for the Roundhouse and the external land stretching eastwards to the Leeds-Liverpool Canal. The external land corresponded with the Housing Land Allocation HG2-113. The applicant subsequently agreed to remove the eastern section of the land (Phase 2) from the applications so it remains available for housing development. Further explanation is provided in the “Principal of Development” section of the appraisal below.
- 5.2. The applicant also agreed to the removal of a proposed padel court to the forecourt area in front of the Roundhouse building facing Wellington Road.

6. Public/Local Response

6.1. Planning and listed building application publicity consisted of:

- i. Leeds City Council Public Access Website posted 5/4/23
- ii. Site Notices posted 14/4/23
- iii. Press Notices posted 28/4/23

6.2. Leeds Civic Trust

6.2.1. We support the re-use of this important listed building and the fact that it will not involve any alterations to the original structure. However, the proposal also provides the opportunity to make positive improvements to the building, such as the restoration of the existing pairs of arches which have been combined to create wide doorways, not needed by this use, and this would be a welcome benefit.

6.2.2. *Response: revised drawings have been submitted to illustrate restoration of the existing pairs of arches.*

6.2.3. On the other hand, we strongly object to the single external padel court to the south-west of the building. This is shown on the layout plan but not referred to in the Design and Access Statement and its enclosure would adversely affect the setting of the listed building.

6.2.4. *Response: this padel court has been removed from the scheme.*

6.2.5. With respect to the external layout, one question is whether there is sufficient parking, particularly if phase 2 is developed? While there could be pedestrian access from the adjoining Junction development (this should be confirmed), and the pedestrian bridge over Wellington Road, which might enable some users to walk, the use will still generate significant car travel.

6.2.6. *Response: the land for phase 2 has been removed from the scheme. The applicants have agreed to assist with pedestrian and cycle path improvements including access to the pedestrian bridge. See the Sustainable Transport and Travel Planning section of the appraisal below for more explanation.*

6.2.7. There is no indication of any landscape proposals - these should form part of the application. The layout leaves little space for this and as a result tends toward the over-intensive. The cycle parking, while well-situated for the

external courts, is not in a convenient position for those using the internal courts. There is adequate space in the angles between those courts for more convenient cycle parking. The Design and Access Statement refers to the desire to cover the external courts with a tensile roof. There are no details of this so we are unable to comment on the possible effect on the setting of the listed building and presumably any permission would not include such roofs:

- 6.2.8. *Response: landscaping proposals have been provided – see Design, Landscape and Biodiversity section of the appraisal below. Long stay cycle parking has now been included within the Roundhouse building. It can be confirmed that the external padel courts will not have roofs.*

7. Consultation Response

Statutory

Canal and River Trust

- 7.1. The submitted plans do not fully show the extent of changes proposed to the landscaping to the northeast of the site close to the canal. Changes to boundary treatments, planting or new external structures could be visible from the canal and have the potential to impact upon the wider setting of the waterway corridor. We therefore request that hard and soft landscaping details should be provided prior to the development of the external areas including details of any boundary treatments. Details could be reserved through the use of appropriately worded conditions.
- 7.2. In addition, it is not clear if any new structures are proposed alongside the new external sports facilities that could impose loading onto the cutting with the canal, which could result in an increased risk of land instability next to the waterway. The Trust is also concerned about the impact of external lighting could disturb wildlife associated with the canal corridor, including bat populations that may forage over the water at night. Lighting details could be reserved through the use of appropriately worded conditions. The Trust also recommends applying their standard informative providing contact information.
- 7.3. *Response: the removal of land that abuts the canal from the red-line boundary of this scheme significantly reduces the potential impact of the proposal on the canal. There will be no structures close to the canal that could cause land instability. Nevertheless, landscaping and lighting proposals have been considered [see appraisal section below] and appropriate conditions and informatives are recommended.*

Yorkshire Water

- 7.4. No objection subject to applying standard conditions. In terms of water supply a new supply for this development can be made available, subject to demand, from the 100mm Ductile Iron main in Grainger's Way. Any other suggested connection routes would be extremely problematic.

Historic England

- 7.5. Historic England welcomes the proposals for reuse of the Grade II* listed Roundhouse. The use as a leisure facility with Padel courts located around the perimeter of the interior of the building is a very interesting new use for the building and it appears it would have a minimal physical impact on the building. There is a slight lack of detail on some elements of the scheme and we recommend further information is submitted for consideration by your authority's specialist Conservation Officers. In particular any physical interventions needed to accommodate the new changing, toilet and restaurant facilities in the centre of the Roundhouse. Given the historic use of the building, there could be archaeological remains below the existing floor, such as old railway tracks or pits. Care should be taken that any excavations do not damage these features.
- 7.6. There is considerable scope for enhancing the external appearance and setting of the listed building. Again, there is a lack of detail in this regard. We recommend consideration is given to improving the landscaping to the west side of the building, facing onto Wellington Road. We recommend the Padel court shown in this location is omitted from the scheme and replaced with suitable landscaping and boundary treatments.
- 7.7. Historic England recommends that its concerns outlined above be addressed in order to meet the requirements of the NPPF and statutory duties of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 7.8. *Response: The court proposed to the north west side of the Roundhouse building facing Wellington Road has been removed. More detail of the internal alterations has been submitted and landscaping improvements have been made. Further explanation is provided in the Appraisal section below. A condition is recommended to avoid damage to any archaeological remains below ground as per the recommendation of the West Yorkshire Archaeological Advisory Service.*

Historic Buildings and Places

- 7.9. We have no objection to the principle of the change of use and note the application largely involves removal of modern partitions and that the installation of the padel courts only require minimal physical alterations, allowing the full volume of the Round House to be appreciated. However, no details are provided for the proposed toilet and café block to be installed in the central area and this has potential to harm the overall significance. As issues such as setbacks from the engine doorways are important, these details need to be secure now, and not by condition.
- 7.10. *Response: as per the response above to Historic England more detail of the internal alterations have been submitted (see below).*

Non-Statutory

LCC Conservation

- 7.11. (Comments on the original submission) - The proposed use will introduce a new use for this derelict grade II* listed (building) which will positively exploit its spatial qualities and remove modern partitions which are harmful. However, further information is required to provide a definitive response: - typical proposed sections showing the proposed welfare facilities within the inner courtyard. - elevations showing typical partitions within the inner colonnade. The impact of the proposed external paddle courts is neutral apart from the proposed court adjacent to Wellington Court which is harmful to the setting of the listed building and should be replaced with a sensitive planting scheme.
- 7.12. *In response the proposed court to the front of the Roundhouse has been removed from the scheme and replaced by landscaping. Internal sections show that the changing rooms, toilets and communal areas will not be enclosed by ceilings thereby keeping the existing structure and proposed services exposed. Services will be hung from the existing steel frame. Partition walls will be built up to the underside of existing beams. The existing structure and central lantern will remain exposed.*

West Yorkshire Archaeological Advisory Service

- 7.13. The roundhouse is located in the former railway engineering yard, Wellington Road, Leeds – the maintenance yard of the Leeds and Thirsk Railway. The yards were established in 1847 on a greenfield site. The earliest surviving structure on the site is the full roundhouse that is the subject of the application. The earliest OS map, 1847, of the site shows two long rectangular sheds to the east of the roundhouse, the northern one survives while the southern one has been demolished. The southern shed is located in the footprint of the proposed development site in the area for external courts and car parking. This shed is marked as a wagon shed on the 1893 OS map. The cartographic evidence does (not) confirm if this building was a wagon shed from its origin or what work was undertaken in the shed, construction or maintenance of wagons, or a combination of both. It is also not known if any of this building survives below ground. As this building dates from the origins of the railway yard it would have been integral to the operation and functions of the railway yard.
- 7.14. The proposed works to the round house will primarily involve alterations and changes to later additions to the roundhouse and a Watching brief (EWY5116) carried out in Jan 1994 during refurbishment of roundhouse. The impact of these works should be minimal.
- 7.15. There is no record of previous archaeological works having been undertaken on the wagon shed and there is the potential for the survival of remains related to this to survive buried on the site. The impact of the proposed works in this area are uncertain as the depth of disturbance and the depth at which buried archaeology could survive are unknown. There is therefore the potential for archaeological remains to survive in this area.

- 7.16. Recommended Course of Action. An appropriate response considering the archaeological potential of the site, its significance and the likely impact of the proposed works would be to undertake a watching brief on groundworks undertaken during construction works on the site. The watching brief should observe and record any remains of the former wagon shed and any buried remains that relate to its use and operation. Should planning approval be granted a condition should be placed on the approval for a programme of mitigation archaeological works to investigate and record any archaeological remains disturbed by the works. The archaeological mitigation works should include an archaeological watching brief on the ground works on the footprint of the wagon shed.
- 7.17. *Response: an appropriate condition is recommended to ensure that the construction works on the footprint of the former wagon shed allow for investigation and recording of any archaeological remains disturbed by the works.*

LCC Design

- 7.18. The 'Padel Courts' to the rear. We understand that this 'Padel' is a new variation on an amalgamation of tennis and squash. The courts themselves are quite big and shielded with a mesh etc. They will not be visually attractive as pieces in the townscape. However, the majority are set to the rear of the Roundhouse and could be softened with planting and the like so this might not be an issue. The main issue is the padel court to the front adjacent to the A58 Wellington Road (The Inner Ring Road) an 8 lane main arterial highway. (4 lanes in either direction). We think there are two issues here. Firstly, the safety issue and then the visual amenity.
- 7.19. The visual amenity as setting to a listed building. This location is not suitable for a tennis / squash court in terms of townscape setting for an important building such as this. The courts themselves are not attractive and are not suitable for this location. Overall, as the application is, we would recommend a simple refusal. However, if the applicants are minded to remove the padel court adjacent to the A58 then we feel the application becomes something quite different that might be able to progress subject to the heritage and landscape issues etc.
- 7.20. *Response: the court adjacent to the A58 has been removed from the scheme.*

LCC Landscape

- 7.21. Comments of 27/4/23 related to the initial scheme including land up to the canal (Phase 2 for 8 courts) which has now been removed from the scheme. The Landscape Officer raised concerns about the impact on trees and habitat around the edges of this area and asked for a revised layout to minimise the loss of habitat.
- 7.22. Comments of 5/2/24: The site (red line boundary) includes existing landscape amenity planting bed to the northern boundary with the Roundhouse, which should be retained and enhanced if required. The proposed new planting beds

to the Wellington Road frontage, and planting to screen the proposals from overlooking residential buildings to the north and south, are welcomed. However, plans must annotate the type of planting proposed (trees, hedge, shrubs etc) and confirm that soft landscaping proposals will accord with URBAN TREE PLANTING GUIDANCE and the LEEDS PLANTING CHECKLIST. Regarding external hardwork proposals, plans should be annotated to confirm the location and type of any proposed walls, fencing, gates, steps/ramps, the types of paved surfacing (tarmac, flags, sets etc.) street furniture, bin/cycle stores etc.

- 7.23. Response: the drawings showing new landscaping to the Wellington Road frontage, along the length of the raised car parking area, to the eastern boundary of the site and to the Graingers Way frontage have been annotated to set out the broad types of soft landscaping proposed. Similarly, details of the hard landscaping features and areas have also been annotated.

LCC Access Officer

- 7.24. Check where accessible parking will be made available and also accessible WC and changing facilities.
- 7.25. *Response: Four disabled parking spaces will be provided in front of the main entrance, accessible from Graingers Way. A condition is recommended to ensure that these facilities will be accessible to all*

LCC Flood Risk Management

- 7.26. The hydraulic calculations report flooding for the 1% AEP (1 in 100) event. This requires further detail as required under clause 9.7(d) of the Minimum Development Control Standards for flood risk. The appropriate Climate Change Allowance has not been included in the hydraulic calculations. Exceedance flow routing has not been provided. Surface water connectivity has not been proved or approved. Yorkshire Water have previously commented thus:

- Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.
- The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

- 7.27. *Response: the Flood Risk Officer has confirmed that the drainage arrangements are resolvable. Additional information has been commissioned by the applicant. It is recommended that this matter is delegated to the Chief Planning Officer and appropriate conditions are applied.*

LCC Nature Conservation

- 7.28. Biodiversity Net Gain. T Additional landscape works shown on Proposed Master Plan 3950-811 indicate the scheme will achieve an acceptable level of BNG
- 7.29. Impact on the Leeds Habitat Network. The revised development boundary does not include the scrub habitat adjacent to the Leeds Liverpool Canal (named Phase 2) and will not impact on the Leeds Habitat Network.
- 7.30. Bat Roosts. The revised Preliminary Ecological Appraisal Report (PEAR) confirms that one structure (The Roundhouse) has potential roost features and remains within the development boundary. . The Bat Activity Report recommends that bat boxes are installed to suitable structures to provide roosting opportunities. Should the application be approved, such a scheme to provide biodiversity enhancements for species can be secured through condition.
- 7.31. Scheme Lighting and its impacts on bats. The scheme includes 6m lighting columns over the external padel courts, that provide over 40,000 lumens each. Spill from these floodlights has the potential to increase artificial light levels on bat foraging and commuting habitat to the west of the site – identified in the Bat Activity Report as areas of moderate levels of bat activity. To avoid impacts on foraging and commuting bats through the introduction of additional lighting to this area, Nature Team recommend that should the scheme be approved, a condition is attached requiring the production of a Lighting Design Strategy for Bats.
- 7.32. Invasive Non-Native Species (INNS). The PEAR notes Schedule 9 species, Cotoneaster, is present on site. It also acknowledged that the survey for these was constrained by areas of the site being inaccessible. A method statement for the control and eradication of INNS can be secured through planning condition.
- 7.33. *Response: it has been clarified that appropriate bat emergence surveys have been carried out. Conditions are recommended to ensure installation of bat boxes, to ensure that the external lighting will be designed to avoid unacceptable impacts on bats and to require a method statement to ensure the eradication of the cotoneaster INNS.*

LCC Environmental Health (Pollution Control)

- 7.34. Given the newness of padel as a sport in England it is acknowledged that noise survey information is not widely available. Therefore having considered the location of the application in relation to existing residential uses and the current likely prevailing background sound levels due primarily to road traffic in the area, we consider that a pragmatic approach in lieu of a noise assessment would be for a restriction of hours of play. This is to provide respite for residents in the area who may be impacted upon from sport noise and other noise associated with the development such as patrons comings and goings, deliveries/waste collections and fixed plant. Fixed plant could be dealt with via our standard conditions and a restriction on hours of use such as limiting weekday and Saturday use until 9:00 PM during the week and 6:00 PM on

Sunday. Once established, operational noise could later be assessed in the context of extending these hours as per the original application based on the findings of the noise assessment via a section 73 application. Recommendation- Approval with conditions.

LCC Environmental Studies (Transport Noise and Air Quality)

- 7.35. We have no objection to this proposed development in terms of transportation noise. Environmental health should be consulted with regard to any other potential noise issue.

LCC Highways

- 7.36. Revised plans are required addressing the following:
- Red line boundary shall be amended.
 - The proposed shared footway/cycleway on Graingers Way should be widened to 3m where possible.
 - Location of bin stores and refuse collection strategy should be provided.
 - Pedestrian walkway adjacent to CP-5 up to CP-14 should be moved to the northern side.
 - The internal road width adjacent to CP-14 should at least be 3.3m wide.
 - Details of the proposed long stay cycle parking and motorcycle parking shall be provided.
 - Off site highway works plan shall be amended in accordance with the comments under 'off site highway works. These include a new cycle and pedestrian path to Wellington Road and Graingers Way and land dedicated to the City Council to facilitate the footbridge improvement over Wellington Road.
- 7.37. *Response: These matters are addressed in the Sustainable Transport section of the appraisal below.*

LCC Influencing Travel Behaviour

- 7.38. Comments of 27/10/23. The submitted travel plan does not meet the requirements of the Transport SPD, Part 4, Travel Plans. Table 4-28 of the SPD includes a Travel Plan checklist, for ease of reference. The travel plan needs to be amended to meet the requirements of the SPD.
- 7.39. The travel plan should set out an annual budget for the travel plan co-ordinator to use to fund incentives. Although the budget given to the TPC has been mentioned in the new Travel Plan, the term "(to be confirmed in due course)" will not suffice, an amount should be listed, this must also include when the TPC will be given the budget to help promote sustainable travel options via the methods noted in 7.14, for example at occupation or annually for 5 years after the travel plan has commenced.
- 7.40. A Travel Plan Review fee of £3682 will be required.
- 7.41. *Response: the applicant has agreed to pay the £3,682 review fee and to revise the Travel Plan as recommended.*

LCC Local Plans

- 7.42. Local Plan officers concluded that they will accept the proposal in principle subject to confirmation of the following in writing:
- i. That the applicant would accept a temporary planning permission of 10 years for Padel Court use of Phase 1, with a condition that all court infrastructure shall then be removed. We would also need to have the description of development changed to include the word temporary.
 - ii. That the Phase 2 part of the site will be excluded from the padel court site / scheme, so that it remains available for housing development
 - iii. That the landowner has no current interest in developing the entire site for housing.
- 7.43. These conditions have been satisfied. The landowner, Wellbridge Properties Ltd has confirmed that, regarding the land for the padel court use, it has no intention to sell the land or develop the land for residential purposes for the next 10 years. The land shown for Phase 2 has been removed from the applications and remains available for housing development with independent access. The application is now for temporary 10 year period, after which time the outdoor court infrastructure will be removed.

Contaminated Land Team

- 7.44. The site has been used for engineering purposes for the nearly the full duration of its existence so the land will be contaminated. It has been confirmed that the ground surface will be tarmac, that no soil will be imported and that active mechanical ventilation compliant with regulations and British Standards is proposed. However, the new soft landscaping may involve some breaking through the hard surfaces and generate a need for further assessment work.
- 7.45. Depending on whether the proposed landscaping would be in raised planters with no breaking of ground, or set into the ground, a different set of conditions would be required. If all landscaping requires no breaking of ground conditions dealing with unexpected contamination and imported soil would be required. If the landscaping would involve breaking of ground, a Phase 1 Desk Study would be required, and subsequently possibly a Phase 2 (site investigation) report and/or a Remediation Statement.
- 7.46. *Response: Standard conditions are recommended to secure necessary study / investigations.*

8. Relevant Planning Policies

8.1. Statutory Context

- 8.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making at this site, the Development Plan for Leeds currently comprises the following documents:
- The Leeds Core Strategy (Adopted November 2014)

- Saved Leeds Unitary Development Plan Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Aire Valley Leeds Area Action Plan (AVLAAP, Adopted 2017)
- Site Allocation Plan 2024

8.1.2. These development plan policies are supplemented by supplementary planning guidance and documents.

8.1.3. Section 66 of the (the “Listed Building Act 1990”) reads:

“In considering whether to grant planning permission... for a development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

8.1.4. Section 16(2) of the same act reads:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Development Plan

8.2. Leeds Core Strategy (CS)

8.2.1. The adopted CS 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 set out in the paragraphs below:

Objective 14: Support the improved public health and wellbeing of Leeds’ residents and workforce.

Spatial Policy 1: Location of Development prioritises the redevelopment of previously developed land within the Main Urban Area, prioritising urban regeneration and taking advantage of existing services and high levels of accessibility.

Spatial Policy 3: Role of Leeds City Centre. i) Promoting the City Centre’s role as the regional capital for major new retail, leisure, hotel, culture and office development.

Policy CC1 other town centre uses will be supported within the City Centre boundary provided the use does not negatively impact on the amenity of neighbouring uses.

Policy P9 states that access to local community facilities and services, including health, sport and recreation facilities, is important. Such facilities should be accessible by foot, cycling, or by public transport and should not adversely impact on residential amenity and should where possible, and appropriate, be located in centres with other community uses. The scale of the facility or service should be considered in conjunction with the level of need within the community and its proposed location within the Settlement Hierarchy.

Policy P10: Design requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function. New development is also required to deliver high quality inclusive design. Policy P10 sets out a series of key design principles (i to vi) for new development, in relation to size, design, layout, existing assets, amenity and accessibility.

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

Policy P12: states that landscapes will be conserved and enhanced.

Policies T1: Transport Management and T2: Accessibility Requirements and New Development identify transport management measures and accessibility measures to ensure new development is adequately served by highways and public transport, and provides safe and secure access for pedestrians, cyclists and people with impaired mobility.

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

Policy EN5 – flood risk. A flood risk assessment including an evacuation plan and sequential test/exceptions tests would be required as the site lies in Flood Zone 2.

Policy EN6 – Waste Management. Development is expected to demonstrate measures to reduce and re-use waste both during construction and throughout its life and to provide sufficient space to enable separation, storage and collection of recyclable materials.

Policy EN8 identifies electric vehicle charging infrastructure requirements.

Policy ID2 outlines the Council's approach to planning obligations and developer contributions.

8.3. Leeds Unitary Development Plan Review 2006 (UDPR) Saved Policies

8.3.1. Relevant Saved Policies include:

Policy GP5 all planning considerations

Policy BD2 design and siting of new buildings

Policy BD4 mechanical plant

Policy BD5 residential amenity

Policy LD1 landscaping

8.4. Leeds Natural Resources and Waste DPD 2013 Part / 2015 Part

8.4.1. The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

8.4.2. Relevant policies include:

Air 1 management of air quality through new development

Water 4 development in flood risk areas

Water 6 flood risk assessments

Water 7 surface water run-off

Land 1 contaminated land

Land 2 development and trees

8.5. Site Allocations Plan 2024

8.5.1. The land to the east of the roundhouse, south of Graingers Way is allocated for housing development under Policy HG2, reference 113. It has an indicative capacity of 310 dwellings. Site requirements include an expression of suitability for elderly persons accommodation, an expectation for a financial contribution toward highway mitigation measures relating to A65 / A58 gyratories and a need to preserve the special architectural or historic interest of Listed Buildings and their setting.

8.6. Relevant Supplementary Planning Guidance:

SPD Transport

SPD Accessible Leeds

8.7. National Planning Policy Framework (NPPF) December 2023

8.7.1. The NPPF sets out the Government's planning policies for England and how these should be applied (para 1), and is a material consideration in planning decisions (para 2). It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). So that sustainable development is pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development (paras 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para 38). The Framework sets policies on the following issues which are relevant to this planning application proposal (including section numbers):

2 Achieving sustainable development (paras 7, 8, 10, 11, 12)

4 Decision making (paras 38, 39, 40, 41, 43, 47, 48, 54, 55, 56, 57, 58)

5 Delivering a sufficient supply of homes (60, 63, 64, 66)

8 Promoting healthy and safe communities (96, 97, 102, 104)

9 Promoting sustainable transport (108, 109, 114 - 117)

11 Making effective use of land (123 – 128)

12 Achieving well designed and beautiful places (131-141)

14 Meeting the challenge of climate change and flooding (157-175)
15 Conserving and enhancing the natural environment (180, 186, 189-194)
16 Conserving and enhancing the historic environment (195, 200, 201, 203, 205 - 213)

- 8.7.2. Paragraph 124 (c) says planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 8.7.3. Paragraph 96 c) says planning decisions should aim to achieve healthy inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 8.7.4. Paragraph 97 a) says planning decisions should plan positively for the provision of community facilities (including sports venues).
- 8.7.5. Paragraph 102 notes that opportunities for sport and physical activity is important for the health and well-being of communities.

9. Main Issues

- 9.1. Principle of the development
- 9.2. Noise and amenity
- 9.3. Design, Landscape and Biodiversity
- 9.4. Sustainable Transport and Travel Planning

10. APPRAISAL

10.1. Principle of the Development

- 10.1.1. Policy HG2 (113) of the Site Allocations Plan (SAP) allocates the external land to the east of the Roundhouse for housing development, with a capacity of 310 dwellings and site requirements indicating suitability of the site for older persons or independent living, for highway contributions and special consideration to protecting the setting of listed buildings.
- 10.1.2. Policy GP1 of the Unitary Development Plan restricts permanent use of allocated sites to that specified in the allocation, subject to exceptions for i) auxiliary uses, ii) mixed use in which the specified use will be the principal use, or iii) where evidence is demonstrated of changed circumstances of need for the specified use or suitability of the site.
- 10.1.3. A number of policies of the Core Strategy are supportive of recreational, leisure or sporting uses in this location. City Centre Policies SP3 and CC1 are supportive of leisure development, subject to impact on amenity of neighbouring uses. Policy P9 is supportive of community uses, that can

include sport and recreational facilities, subject to impact on neighbouring amenity. Facilities should be accessible by non-car modes and be appropriate in scale to the hierarchy of settlement.

10.1.4. The outdoor element of the proposal needs to be considered against Policy HG2 of the SAP which allocates that land for housing (allocation HG2 113). The Roundhouse itself is not part of that allocation. The scheme initially submitted was considered contrary to this policy. Given the housing crisis, the Council will not want to give up potential housing development sites.

10.1.5. However, the scheme has been revised significantly and now accords with Policy GP1 of the UDP which governs the use of allocated land. The key conditions set by the Local Plans Team have been met as follows:

- i. Making the padel court use temporary for 10 years. On expiry, the applicant is agreeable to removing the courts so that the land becomes available for housing development. Policy GP1 states that permission should not be granted for any *permanent* uses (other than the specified use). It does not provide any guide on length of temporary uses.
- ii. Removing the Phase 2 land from the application. This land of 0.46 ha will remain available for housing development. The area is just under half the size of the housing allocation of 0.99ha. This removal comes close to meeting the mixed use exception of Policy GP1, although housing will not be the principal use.
- iii. Confirmation from the landowner that it has no intention of selling or developing the land for housing during the 10 year period. This was one of the housing allocations in the SAP put forward by the council rather than a landowner/developer, where support for the allocation by the landowner was assumed rather than confirmed. In practice, this means there is a big question mark over whether the land is available for housing development anyway.

10.1.6. So, it may be concluded that the revised scheme is consistent with the policies concerning allocation for housing use.

10.1.7. Regarding the proposed use, there is policy support. The use for padel court sport would be a combination of indoor leisure (class Ed) and outdoor sport (class F2c). Policy SP3 supports major leisure in the city centre and Policy CC1g supports other town centre uses (which includes indoor leisure) in the city centre. There is also general support for facilities that contribute to health and wellbeing in Objective 14 of the Core Strategy. Policy P9 sets criteria for community recreation and sporting facilities; they should be accessible by non-car modes and be of a scale appropriate for the settlement. In this case, the site location in the city centre is very accessible by public transport, by bike and by walking.

10.1.8. Overall it is considered that the principle of the revised temporary development proposals is acceptable, in accordance with Policy GP1 of the UDP and policies SP3, CC1 and P9 of the Core Strategy.

10.2. Noise and amenity

- 10.2.1. Policies CC1 and P9 of the Core Strategy make their support for leisure / sport uses conditional on there being no unacceptable loss of amenity to neighbours. This site has the A58 to the north which is very noisy, but new residential flats to the south and offices on the north side of Graingers Way that could be affected. Because padel boarding is a new sport, the applicant has not been able to source any empirical evidence of typical noise levels likely to be generated. The applicant has applied for hours of operation of 7-30am – 11-30pm. However, given the location and likely noise the Environmental Health Officer recommends that the hours of operation be limited to 8am – 9pm Monday to Saturday and 9am – 6pm Sundays and Bank Holidays.
- 10.2.2. After a period of operation when the level of noise can be measured, the applicant would be free to submit an application to extend the hours supported by evidence of noise impact. Assuming that levels are tolerable for the location and no complaints have been received such an application could be considered favourably.

10.3. Design, Landscape and Biodiversity

- 10.3.1. Policies P10, P11 and P12 of the Core Strategy expect schemes to be appropriately designed for the site context conserving the historic environment and conserving and enhancing landscapes. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Listed Buildings Act 1990') provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 10.3.2. Section 16(2) of the same act reads:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 10.3.3. Policy P11 of the Core Strategy seeks to conserve historic buildings, including the 19th century transport network, with development proposals expected to demonstrate a full understanding of historic assets.
- 10.3.4. Further, in accordance with paragraph 205 of the NPPF great weight should be given to the conservation of heritage assets.
- 10.3.5. The Conservation Officer considers that the new use will positively exploit the spatial qualities of the Roundhouse, and remove the harm of modern partitions. The requested detailed sectional and elevational drawings of the internal facilities and partitions have been provided illustrating that the historic integrity

of the roundhouse building will be preserved. The elevations show that the two industrial door openings on the north side of the building will be reinstated as double brick arches, which will be a considerable enhancement.

- 10.3.6. The proposed court to the front of the building has been removed and replaced with landscaping, as recommended by the Conservation Officer and Historic England.
- 10.3.7. Policy G9 expects there to be an overall net gain for biodiversity and that existing wildlife habitats are safeguarded and enhanced. The revised scheme, with additional landscaping provides an acceptable biodiversity net gain.
- 10.3.8. It has been clarified that the bat emergence survey carried out July 2023 is sufficient. The submitted Bat Activity Report recommends bat boxes be installed to suitable structures to provide roosting opportunities. This will be controlled by condition. Proposed floodlights have the potential to increase artificial light levels on bat foraging and commuting habitat to the west of the site – identified in the Bat Activity Report as areas of moderate levels of bat activity. To avoid negative impacts, a condition is recommended requiring the production of a Lighting Design Strategy for Bats.
- 10.3.9. A further condition is recommended to control a type of invasive non-native plant species known as Cotoneaster.

10.4. Sustainable Transport and Travel Planning

- 10.4.1. Policy T2 of the Core Strategy requires new development to be sufficiently accessible by sustainable means of transport, provides safe and secure access for pedestrians, cyclists and people with impaired mobility and sufficient parking for cars and bikes. Detailed guidance and standards are provided in the Transport SPD 2023.
- 10.4.2. The location of the proposed development at the Roundhouse, Wellington Road is highly accessible in Leeds City Centre. Currently, the site is only accessible from Wellington Road, but the completion of the Doncaster Monkbridge residential development immediately to the south will see a footpath connection from Wellington Road through to Wellington Place. The footpath alongside the Leeds-Liverpool Canal will also provide an attractive route into the heart of the City Centre, and out towards the Kirkstall Valley for pedestrians and cyclists. The site is also served by bus stops on Wellington Road offering 11 different bus routes, and the train station is only 15 minutes walk away.
- 10.4.3. The applicant has committed to provide the transport improvements to the scheme sought by the Highways Service. These have been set out on the revised masterplan drawing, but further technical highways drawings are awaited. The following matters are agreed:
 - i. Clear pathways are set out on site for pedestrians to walk safely between the building and the courts and car parking spaces

- ii. Cycle parking for 40 short stay visitor cycles will be provided. With the total area of the 10 courts measuring approximately 1,930sqm, this would exceed the 1 space per 50sqm expected by the Transport SPD for indoor leisure development. Also, if the 10 courts were fully booked, all for doubles, and in the unlikely worse case scenario that they all arrived by bike, it would generate a need for 40 bike spaces. As such, it is considered that 40 short stay visitor cycle spaces is sufficient.
- iii. Cycle parking for 10 long stay cycles will be provided within the roundhouse building, offering cover and security. The Transport SPD expects a ratio of 1 space per 5 employees. It is estimated that there will be approximately 10 – 20 employees, so the cycle provision comfortably exceeds the expectation of the Transport SPD.
- iv. Motorcycle parking for 14 motorcycles will be provided. This exceeds the requirement of the Transport SPD, which would only require 1 or 2 spaces (ratio of 1 space / 2000sqm).
- v. Car parking will be provided for 20 - 30 cars, accessed off a one-way internal circulation road of c.3.3m width, This includes 4 disabled spaces close to the main entrance. The exact number of car parking spaces will be finalised prior to determination
- vi. Locations for a servicing bay and an enclosure for bin storage to the rear of the roundhouse building have been agreed. Exact details will be finalised prior to determination.
- vii. The applicant has agreed to provide off-site highway works including laying out of a 3m footway/cycleway around the Wellington Road and Graingers Way frontages and the transfer of land to assist with the replacement of the footbridge over the A58 (Wellington Road).

10.4.4. Altogether it is considered that the scheme will be safe, effective and sustainable in transport terms in accordance with planning policy.

Travel Planning

10.4.5. The developer submitted a travel plan and agreed to pay the Travel Plan Review fee of £3,682 (subject to indexation). The Influencing Travel Behaviour Team has asked for amendments to the Travel Plan including guaranteeing the budget for the Travel Plan Coordinator (TPC), confirming the person responsible for appointing the TPC and updating target timeframes. These changes are underway and will need to be agreed prior to determination.

10.5. Planning Obligations

10.5.1. The Council's adopted policies would result in the following Section 106 matters, which are considered to be necessary, directly related to the development and fairly and reasonably related in scale and kind to the development in accordance with the tests set out at regulation 122 of the Community Infrastructure Levy Regulations 2010:

- i. Travel Plan Review fee of £3,682
- ii. Transfer of land for A58 footbridge improvement
- iii. Monitoring fee

11. Conclusion

- 11.1. On the principal of development it is considered that the revised scheme is acceptable bringing a sport/leisure use that would contribute positively to health, fitness and wellbeing of Leeds in accordance with policies SP3, CC1 and P9 of the Core Strategy. The loss of potential for housing development would only cover half of the housing allocation (HG2-113) with the remaining half retained for housing development, and the proposed use is for a temporary 10 year period meaning that there will be potential for housing development on all of the allocation in the long term. As such, the principle of development is considered to accord with Policy GP1 governing the release of allocations for other uses.

Background Papers

Application files 23/01249/FU and 23/01250/LI

Appendices

Appendix 1: Draft Conditions for application 23/01249/FU

Appendix 2: Draft Conditions for application 23/01250/LI

Appendix A (draft conditions for application 23/01249/FU)

- 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 and Specifications above.

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

- 3) Except with the written approval of the local planning authority, padel courts shall not be used outside the hours of:
08.00 to 2100 hours Mondays to Saturdays
09.00 to 18.00 hours, Sundays or Public Holidays

In the interests of amenity

- 4) Prior to first use, a noise management plan shall be submitted and approved in writing that sets out how noise impact from the use of the Padel courts shall be managed. The noise management plan shall include details of how the site will be supervised during use, the hours of use and a complaints procedure.

In the interests of amenity.

- 5) Plant and machinery operated from the site shall limit noise to a level no higher than the existing background noise level (L90) when measured at noise sensitive premises, with the measurements and assessment made in accordance with BS4142:2014. The rating level shall include the addition of any character corrections as appropriate. If the character is unknown at the design stage or cannot be evidenced then a penalty of 5dB should be applied to take into account of potential corrections.

In the interests of residential amenity.

- 6) Any music or amplified sound including tannoy systems used shall not be audible from any point on the site boundary.

In the interests of residential amenity.

- 7) No development to take place within the external area to the east of the Roundhouse until the developer has secured the implementation of a programme

of archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological organisation or consultant, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

In the interests of archaeology and local history

- 8) No building works shall take place until details of the design, location and timescales for providing access for bats to potential roost sites in buildings and bat boxes on trees have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Such provision is an integral part of the building fabric and in the interest of nature conservation it is important to provide potential roosting sites for bats which are known to feed over the site. In the interests of biodiversity.

- 9) No demolition or development shall take place until a lighting design strategy for bats has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include full details of measures to ensure that there is no adverse impact on bats, monitoring to assess effectiveness of these measures and a timetable for implementation. The works shall be implemented in accordance with the approved details.

Failure to ensure adequate protection and enhancement measures for bats during construction works could harm protected species.

- 10) Prior to the commencement of development a Method Statement for the control and eradication of cotoneaster shall be submitted to and approved in writing by the local planning authority. The Method Statement will include post-treatment monitoring of the site to ensure a continuous 12-month period of time occurs where none of the Target Species is identified growing on the whole site, if any Target Species is identified as growing on-site during the 12-month monitoring period then treatment shall resume and continue until a continuous 12-month period with no Target Species occurs. The agreed Method Statement shall thereafter be implemented in full.

Reason: to control the spread of non-native invasive plant species in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

- 11) Any gates at the site entrance should remain open throughout the operation hours to prevent vehicles waiting to enter the site blocking other traffic on the road.

In the interests of highway safety.

- 12) Development shall not be occupied until details (including location and size) of proposed In and Out signage, clearly visible to motorists, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be completed before the development is occupied and retained for the lifetime of the development.

To ensure the free and safe use of the highway.

- 13) Development shall not be occupied until a Car Park and Servicing Management Plan (including timescales) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following information: (INSERT SPECIFIC REQUIREMENTS). The plan shall be fully implemented, and the development thereafter operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

- 14) Development shall not commence until a statement of construction practice has been submitted to and approved in writing by the Local Planning Authority, the statement of construction practice shall include full details of:

a) the construction vehicle routing, means of access, location of site compound, storage and parking (including workforce parking), means of loading and unloading of all contractors' plant, equipment, materials and vehicles and associated traffic management measures.

b) methods to prevent mud, grit and dirt being carried on to the public highway from the development hereby approved.

c) measures to control the emissions of dust and dirt during construction.

d) how the statement of construction practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of works on site and shall thereafter be retained and employed until completion of the works on site. The Statement on 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.

The carrying out of the development could result in significant harm to the amenities of local residents and highway safety, and accordingly details of construction practice is required to be agreed prior to commencement of works in order to protect such interests.

- 15) Prior to occupation of the development, the off-site highway works as shown in principle on plan comprising **** at **** shall be fully delivered.

To ensure the free and safe use of the highway

Informative: In relation to Condition (****) of this permission, the applicant must enter an agreement with the Council under Section 278 of the Highways Act 1980. The applicant is advised to make early contact with the Highway and Transportation Service by emailing the details to S278Agreements@Leeds.gov.uk. Further information is available on the council's website at <https://www.leeds.gov.uk/parking-roads-and-travel/licences-and-permits>.

- 16) The development hereby approved shall not be occupied until full details and a scheme for provision of Electric Vehicle Charging Points, cable enabled spaces and associated infrastructure have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to first occupation of the development, retained and maintained thereafter as approved for the lifetime of the development.

In the interest of promoting low carbon transport.

- 17) The development hereby permitted shall not be occupied until 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.

To ensure adequate measures for the storage and collection of wastes are put in place. In the absence of appropriate measures residential amenity could be adversely affected.

Informative: In order to discharge condition () of this permission, it is necessary to obtain separate approval from the Waste Management department in relation to refuse storage details. The applicant is advised to make early contact with Bin.Deliveries@leeds.gov.uk prior to submission of condition discharge application.

- 18) The development hereby permitted shall not be occupied until full details of both hard and soft landscape works, including a dated implementation programme (inclusive of any phasing), 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, means of enclosure and retaining structures,
 - (c) car parking layouts,
 - (d) other vehicle and pedestrian access and circulation areas,
 - (e) hard surfacing areas,

(f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),

(g) existing trees with Root Protection Areas (RPAs) and all other retained vegetation.

Soft landscape works shall include

(h) planting plans (display existing trees with Root Protection Areas (RPAs) and all other retained vegetation),

(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, root packaging and proposed numbers/densities,

(k) drainage proposals.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme, British Standard BS 4428:1989 (Code of Practice for General Landscape Operations) and in accordance with Leeds City Council website landscape guidance under "Landscape Planning and Development". The landscaping works shall be maintained in accordance with the approved details for the lifetime of the development.

To ensure the provision and establishment of acceptable landscaping.

- 19) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The Management Plan must conform to Leeds City Council's Landscape Management Plans (Landscape Guidance No.2) and associated checklist. The landscape management plan shall be for the lifetime of the development and shall be carried out as approved.

To ensure successful aftercare of landscaping.

- 20) The changing rooms, toilets and communal areas shall be designed to be accessible to all, including wheelchair users.

In the interests of equality of access.

- 21) Development (excluding demolition) shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:
- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development (excluding demolition) shall not commence until a Phase II Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority;

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

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

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

- 22) If remediation is unable to proceed in accordance with the approved Remediation Strategy, or where significant unexpected contamination is encountered, or where soil or soil forming material is being imported to site, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. The affected part of the site shall be agreed with the Local Planning Authority in writing. An amended or new Remediation Strategy and/or Soil Importation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Strategy. Prior to the site being brought into use, where significant unexpected contamination is not encountered, the Local Planning Authority shall be notified in writing of such.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that any necessary remediation works are identified to make the site 'suitable for use' with respect to land contamination.

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

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

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

- 24) The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

In the interest of satisfactory and sustainable drainage.

- 25) There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical; b) evidence of existing positive drainage to public sewer and the current points of connection; and c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage

Reason(s) for granting consent:-

For information:-

- 1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website and further discussion where appropriate to produce an acceptable development. For this particular application, positive discussions took place which resulted in further information being submitted to allow the application to be approved.
- 2) The contractor must ensure compliance with current legislation on noise and dust control including the Environmental Protection Act 1990 and the Control of Pollution Act 1974. Relevant Codes of Practice set out procedures for dealing with the control of noise on construction and demolition sites are contained in BS5228: 2009 Noise and Vibration Control on Construction and Open Sites.

- 3) The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 03030404040 or via email tpwnorth@canalrivertrust.org.uk in order to ensure that any necessary consents for works to the north east of the site are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust.
- 4) In relation to Condition () of this permission, the applicant must enter an agreement with the Council under Section 278 of the Highways Act 1980. The applicant is advised to make early contact with the Highways and Transportation Service by emailing the details to S278Agreements@Leeds.gov.uk as negotiating and entering a Section 278 Agreement generally takes 12 months; but, this can be longer depending on the complexity of the scheme. Further information is available on the Council's website at <https://www.leeds.gov.uk/parking-roads-and-travel/licences-and-permits>.
- 5) In order to discharge condition () of this permission, it is necessary to obtain separate approval from the Waste Management department in relation to refuse storage details. The applicant is advised to make early contact with Bin.Deliveries@leeds.gov.uk prior to submission of condition discharge application.
- 6) All reports addressing land contamination should be compiled in accordance with best practice and with the National Planning Policy Framework and policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

Prior to preparing any reports in compliance with conditions related to land contamination the applicant is also advised to refer to the latest version of the Yorkshire and Lincolnshire Pollution Advisory Group technical guidance for developers, landowners and consultants, as noted below:

- Development on Land Affected by Contamination
- Verification Requirements for Cover Systems
- Verification Requirements for Gas Protection Systems

Where C_SOIL has been placed on the planning permission, guidance on the required information to submit is available in the Verification Requirements for Cover Systems guidance.

The latest version of this guidance and additional information is available at www.leeds.gov.uk/contaminatedland

- 7) The applicant is advised that remediation of any contaminated site is required to a standard such that the site is 'suitable for its proposed use' in accordance with the National Planning Policy Framework (NPPF) and policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

Remediation may include the requirement for the importation of suitable soils and/or soil forming materials, an appropriately designed capping layer and satisfactory gas protection measures.

In order that the council can confirm that the site has been demonstrated as suitable for use, verification information in line with the approved Remediation Strategy must be submitted to the Local Planning Authority for approval in writing. Without submission of evidence to support the discharge of conditions relating to verification eg C_VERI, C_SOIL, C_LUNX, there may arise delays to condition discharge, failure of property sale, liability issues and enforcement action including action under Part 2A of the Environmental Protection Act 1990.

As noted in the NPPF, where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.

- 8) An appropriate survey should be undertaken to identify any asbestos containing materials in existing structures/buildings, including fly-tipped waste or rubble from the demolition process. Asbestos containing materials must be safely removed prior to demolition and site clearance, or conversion of existing structures/buildings, to avoid causing risks to public health and the environment. Asbestos-contaminated waste must be disposed of appropriately at a licensed waste facility. The legal requirements for managing and working with asbestos are set out in the Control of Asbestos Regulations 2012.

Appendix B (Draft Conditions for application 23/01250/LI)

- 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 18 of the Planning (Listed Building and Conservation Areas) 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 and Specifications above.

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

- 3) Works to remove the existing roller shutters and reinstate the brickwork and windows to match the original shall be implemented within 5 years of the commencement of works.

To enhance the historic character of the building

For information:-

- 1) The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website and further discussion where appropriate to produce an acceptable development. For this particular application, positive discussions took place which resulted in further information being submitted to allow the application to be approved.



23/01249/FU

CITY PLANS PANEL

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

SCALE : 1/2500



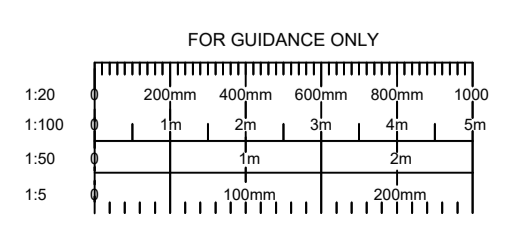
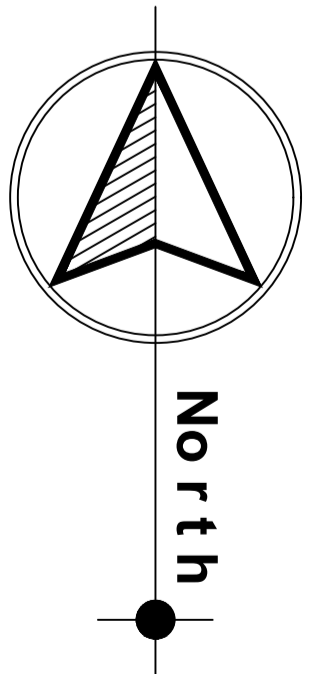
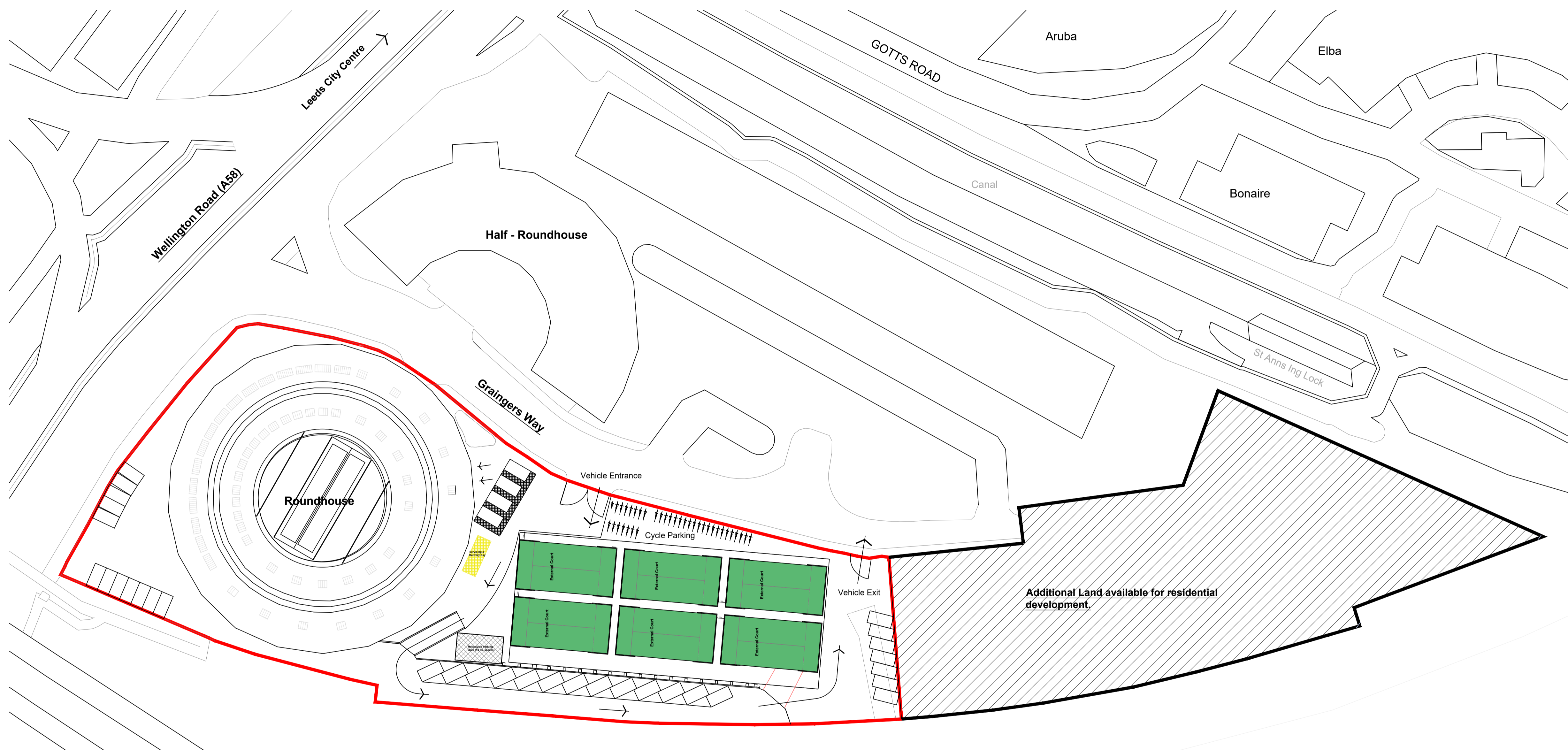
The following risks are identified as unusual or unfamiliar to a competent contractor

CONSTRUCTION RISKS
There are no significant or unfamiliar risks

DEMOLITION RISKS (FUTURE)
There are no significant or unfamiliar risks

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement

Notes:
Site Area: 8,737sq.m
(Overall area above includes the Roundhouse)
Residential Land: 4590 sq.m
Phase 2 has been excluded to allow for residential development.



A	Phase 2 has been excluded to allow for residential development.	18/07/23	OT
REV	DETAILS	DATE	CHECKED



Leeds Roundhouse, Graingers Way, Leeds		DRAWING NO
Proposed Masterplan		3950-802
We Are Padel	SCALE	DATE
Planning	1:500 @ A1	Aug 23
OT	SB	

