



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 5 July 2012

Subject: PRE-APPLICATION – New Dock (formerly Clarence Dock), South Bank, Leeds

Electoral Wards Affected:

City and Hunslet

No

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Panel for information. The developer's representative will be asked to present an emerging strategy for the site to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

1.1 This pre-application presentation relates to New Dock (formerly Clarence Dock), South Bank, Leeds. The proposals will be presented to Panel by Allied London to allow Members to comment on the evolving strategy and raise any issues.

2.0 SITE AND SURROUNDINGS:

2.1 New Dock (its original name when constructed in 1843 up to the 1990s – Clarence Dock was the name given by the developer Crosby Homes in the 2000s) is located in the south east of Leeds City Centre, close to the River Aire. It is a mixed use development, completed in 2007-8, and it comprises a variety of uses such as the Royal Armouries Museum, Saviles exhibition centre, Alea casino, a number of restaurants, shops, residential, offices and a multi-storey car park.

2.2 The walls of New Dock are a Grade II listed structure. The site lies adjacent to the Eastern Riverside Conservation Area, and is within the Leeds UDP Review 2006 designated City Centre Riverside Area (Proposal Area 25). This policy statement advocates a mixed use approach (including major visitor attractions, offices, housing,

evening entertainment, food and drink), which should harness the potential for water-based leisure and recreation activities.

- 2.3 New Dock lies adjacent to the area covered by the South Bank Planning Statement (see attached plan Urban Design Principles 1). It has a key role in contributing towards the economic growth of the City Centre on the south side of the River Aire, and as a major tourist and visitor attraction to complement the Council's aspirations for the City Centre Park.
- 2.4 The site lies within the extension to the draft Aire Valley Area Action Plan, and could act as a local centre within the proposals for the Aire Valley Urban Eco-Settlement. The role of the northern end of the Aire Valley, within the City Centre, will be geared towards the provision of some housing, but with significant provision of new workspaces and offices for growing digital and creative businesses. This will enable a clustering of similar industries on a number of nearby sites, such as the former Tetley Brewery and the former Yorkshire Chemicals site, where new development proposals will come forward in the future (see attached plan South Bank Development Progress June 2012)

3.0 PROPOSAL

- 3.1 Allied London have recently acquired the commercial units at New Dock, and have been working jointly with the Royal Armouries to put together a strategy to revitalise the area as a major tourist and visitor attraction, in a manner which would complement the City's aspirations for the City Centre Park on the South Bank.
- 3.2 Allied London are at an early stage in developing their proposals for future major investment to reinvigorate the Dock area. They will present their emerging strategy to promote New Dock as destination for start-up digital and creative businesses, a place to live, and a place for leisure for residents, workers and visitors alike. They are seeking feedback on their developing strategy for future investment at New Dock
- 3.3 The proposals seek to reconfigure the existing ground floor uses to create a new office hub for digital and creative industries, provide day-to-day convenience retail, and concentrate restaurant offer fronting the water.
- 3.4 The proposals explore how a more positive use of the water space for floating retail, food, drink and office premises, and the potential of Leeds Dam Island for a food and drink use, could be achieved.
- 3.5 The proposals aim to make Armouries Square, originally designed as a hard-surfaced events space for the Royal Armouries, more attractive for residents, workers and visitors to use during the day and in the evening.

4.0 HISTORY OF NEGOTIATIONS

- 4.1 Allied London have recently met with lead members and officers regarding their early concepts for the revitalisation of New Dock. Further discussions will take place regarding the potential planning implications of the scheme.

5.0 ISSUES

Members are asked to consider the following matters in particular:

- 5.1 Is the general approach right for the area?

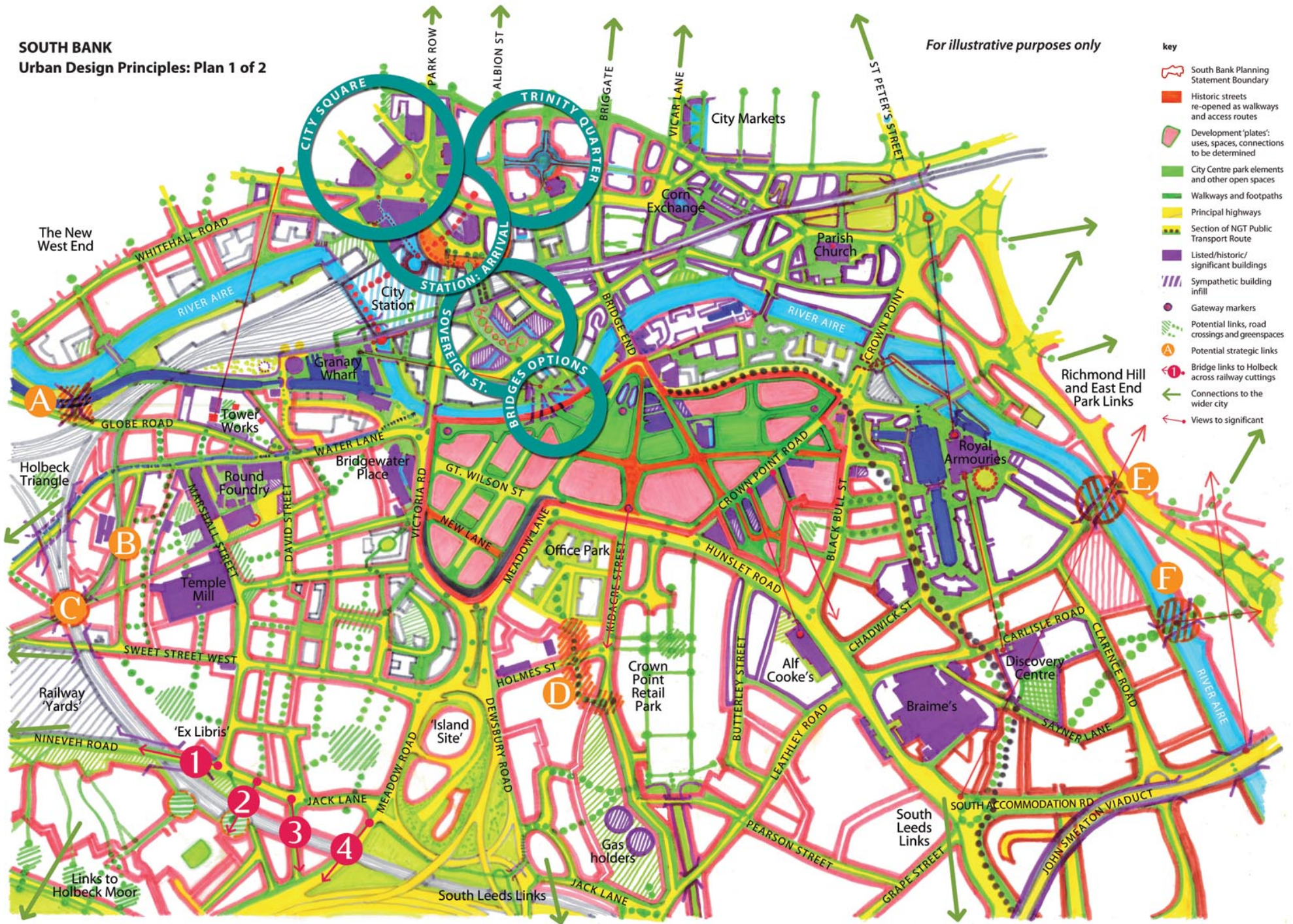
5.2 Does the proposal complement the City's vision for the waterfront, South Bank and the City Centre Park ?

Background Papers:

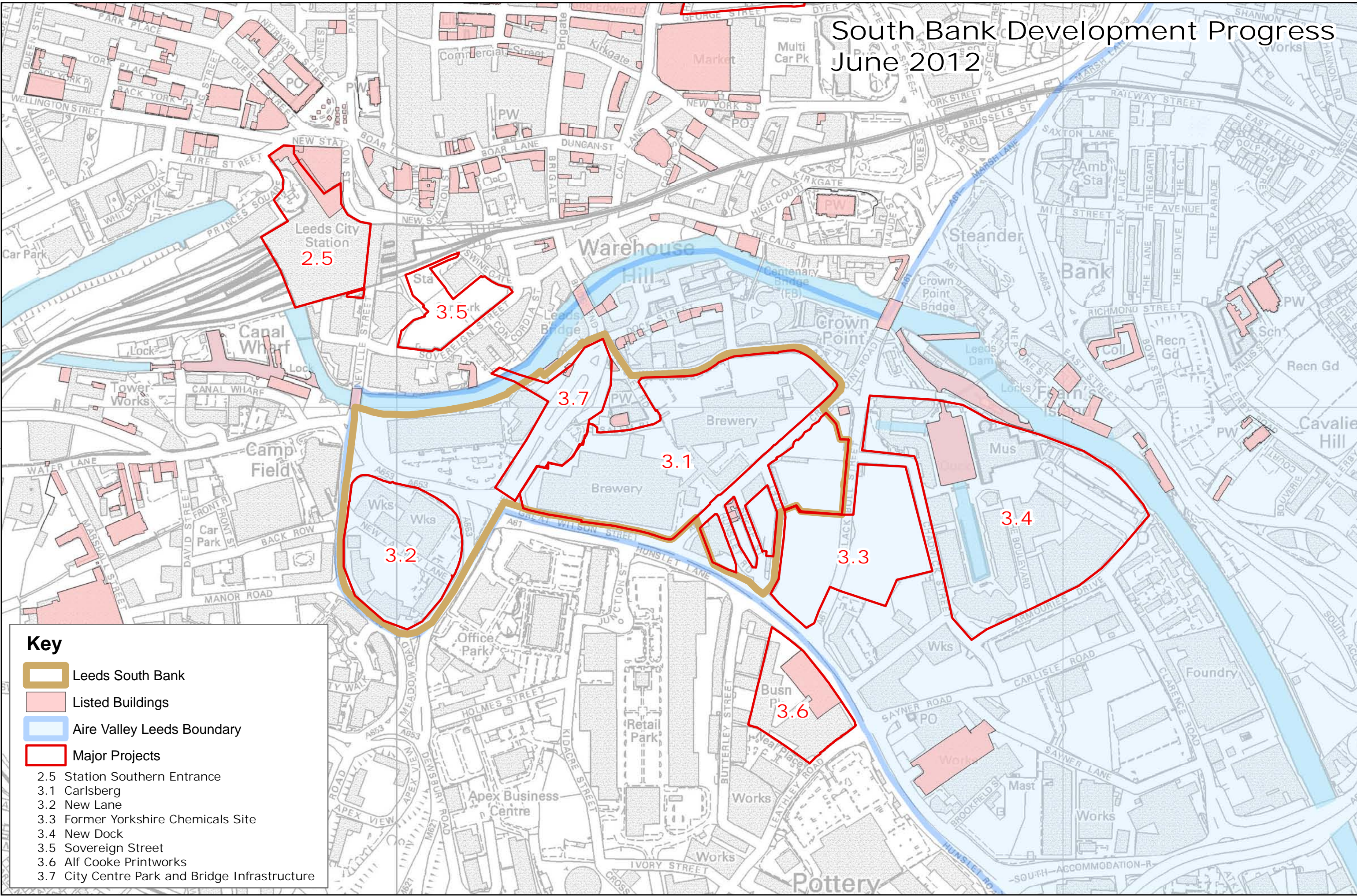
South Bank Planning Statement October 2011

SOUTH BANK Urban Design Principles: Plan 1 of 2

For illustrative purposes only



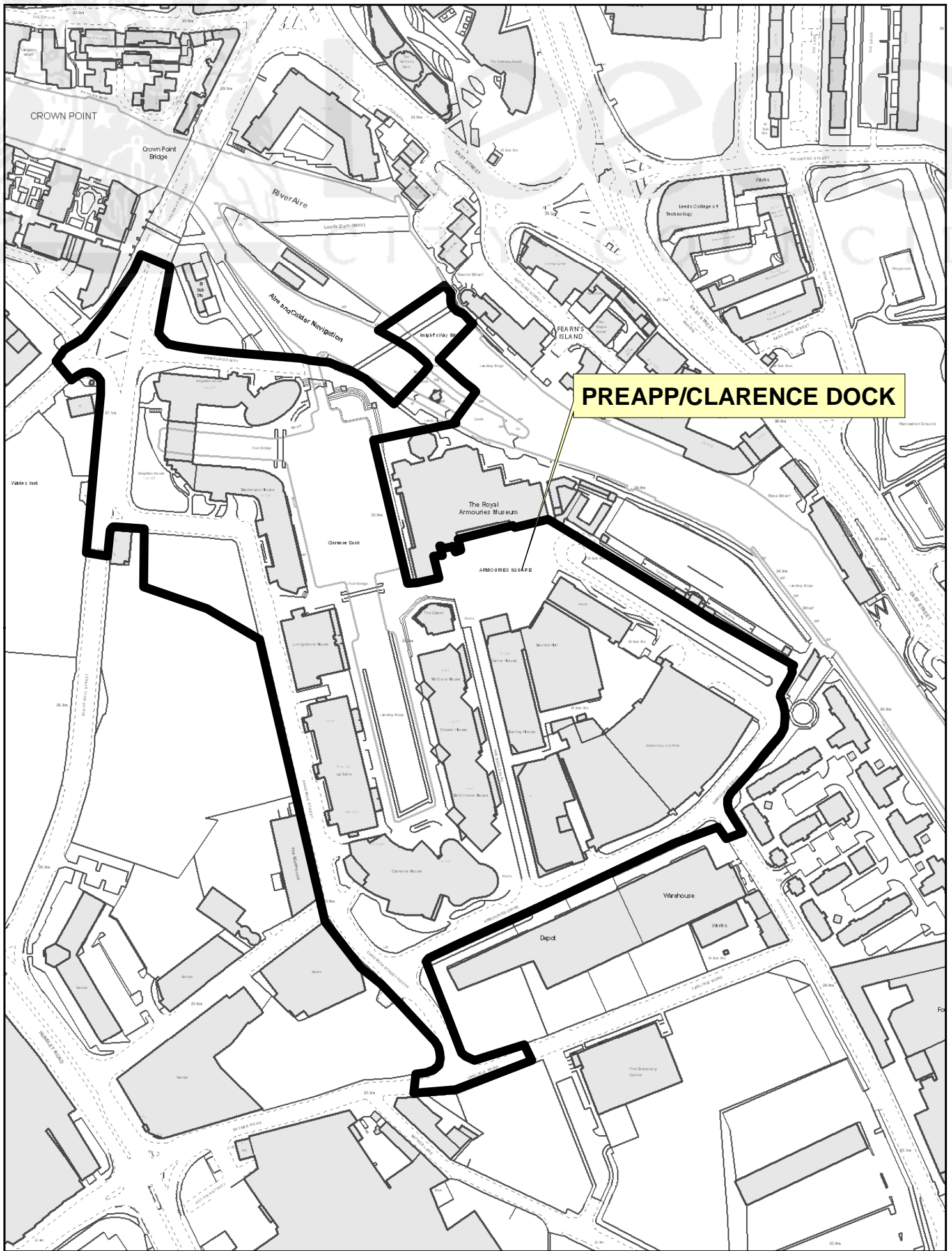
South Bank Development Progress June 2012



Key

- Leeds South Bank
- Listed Buildings
- Aire Valley Leeds Boundary
- Major Projects

- 2.5 Station Southern Entrance
- 3.1 Carlsberg
- 3.2 New Lane
- 3.3 Former Yorkshire Chemicals Site
- 3.4 New Dock
- 3.5 Sovereign Street
- 3.6 Alf Cooke Printworks
- 3.7 City Centre Park and Bridge Infrastructure



PREAPP/CLARENCE DOCK

CITY CENTRE PLANS PANEL

