

**DEPARTMENT FOR TRANSPORT  
2012**

**TRANSPORT AND WORKS ACT 1992**

**TRANSPORT AND WORKS (APPLICATIONS AND OBJECTIONS PROCEDURE)  
(ENGLAND AND WALES) RULES 2006**

**The Leeds Railway Station (Southern Entrance) Order 2012**

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**Request for a Direction under section 90(2A) of the Town and Country  
Planning Act 1990 and conditions to be attached to the Direction**

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To: The Secretary of State for Transport, Zone 1/18, Great Minster House, 33 Horseferry Road, London SW1P 4 DR.

1. The West Yorkshire Passenger Transport Executive and Network Rail Infrastructure Limited hereby seek, pursuant to rule 10(6) of the above mentioned Rules, a direction from the Secretary of State under section 90(2A) of the Town and Country Planning Act 1990 that planning permission, so far as it is required, be deemed to be granted for the development sought to be authorised by the Order now being applied for within the various limits provided for in the draft Order and the accompanying deposited plans and sections.
2. The principal works proposed in the Order comprise a new enclosed entrance building to Leeds Railway Station, housing pedestrian footways across the River Aire, supported on reinforced concrete supports located in the bed of the River Aire incorporating an access bridge, escalators and lifts.
3. The Order also provides for the compulsory purchase of land and interests in land, the closure and diversion of public footpaths and other highways. Permission is also sought for the temporary use of land for construction, storage and access routes and related construction activities.
4. The development is located in the administrative area of Leeds City Council.
5. The applicant's interest in the proposed development is as prospective purchaser of any land not already in the ownership of Network Rail Infrastructure Limited.
6. Notice to property owners and occupiers affected by the proposed development has been given by way of service of notices under Rule 15 of the above-mentioned Rules and other publicity required by those Rules.
7. The following aspects of the proposals contained in the draft Order are or may be development requiring planning permission under section 57(1) of the Town and Country Planning Act 1990 as follows:

**Proposals**

**Draft Order Articles/Schedules**

The authorised works

Articles 4, 13, 14, 15, 16 and  
Schedule 1

Highway alterations and improvements

Articles 6-12, Schedules 3-7 and 11

Temporary use of land for construction [Articles 27 and 28, Schedule 9]  
and maintenance

8. Where land is being acquired permanently, the effect of this direction will be to change the use of all of the land within the boundary of the Scheduled works to railway use. Such land will become 'operational land' as defined in section 264(3) of the Town and Country Planning Act 1990 as provided for in Article 34(3) (planning permission and supplementary matters).
9. Further particulars of items currently identified as forming elements or possible elements of development proposed are contained in Appendix 1 to this request.
10. The direction sought is one of deemed planning permission to be granted for the whole development and each of its elements. Attached as Appendix 2 to this request pursuant to Rule 10(6)(b) are draft conditions which the applicant currently wishes to propose.
11. There also accompanies this application pursuant to rule 10(6)(d) of the above-mentioned rules a set of Planning Direction drawings showing some of the elements of development in further detail. These show the planning application boundary, which corresponds with the various limits provided in the draft order, and statutorily designated sites and areas which are to be protected, but are otherwise for illustrative purposes only.
12. An Environmental Statement and a Design and Access Statement also accompany this application.

Dated: 15 May 2012



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For West Yorkshire Passenger Transport Executive and Network Rail Infrastructure  
Limited

## **APPENDIX 1**

### **ELEMENTS OF THE DEVELOPMENT**

1. Formation of a new entrance building (Work No 1) to Leeds Railway Station, supported on reinforced concrete supports located in the bed of the River Aire incorporating access bridges (link bridges), escalators and lifts, commencing on the west side of the River Aire and terminating on the east side of the River Aire including the installation of associated plant, electrical and mechanical equipment, fencing and screening and any other operations necessary or expedient for the development in addition to those specifically listed below.
2. Formation of a new pedestrian footway across the River Aire (Work No 1A) on Dark Neville Street and integrated with the new entrance building to Leeds Railway Station, incorporating access ramps, landings and steps commencing on the west side of the River Aire and terminating on the east side of the River Aire.
3. Environmental works to mitigate the scheme, including landscaping works, tree, shrub and other planting and boundary treatments.
4. Miscellaneous highway operations including –
  - 4.1 Surface works for remodelling of Little Neville Street to provide a pedestrianised area. This includes any surface works for remodelling the highway and adjacent junctions including drainage works, lighting, traffic signs, street furniture and road markings required for implementation;
  - 4.2 Surface works for remodelling Dark Neville Street to provide a segregated pedestrian route between the Dark Neville Street Bridge and Little Neville Street. This item includes any surface works for remodelling the highway and adjacent junctions including drainage works, lighting, traffic signs, street furniture and road markings required for implementation; and
  - 4.3 Formation of a footpath between the eastern wing of Leeds Station Southern Entrance and Little Neville Street.
5. Demolition of the fragmentary remains of an archway and low level wall located on Water Lane.
6. Alteration of the existing railway viaduct as necessary to install the new Leeds Railway Station entrance.
7. Installation of necessary plant, electrical and mechanical equipment or apparatus required for construction or operation of the new Leeds Railway Station entrance.
8. Erection of the necessary boundary fencing, lighting and signage.

9. Installation of cycle storage facilities.
10. Temporary use of land for construction, access, storage and as a worksite.
11. Any other works required for, or ancillary to, the construction, operation and maintenance of the Leeds Railway Station entrance, including maintenance access.

## **APPENDIX 2**

### **CONDITIONS PROPOSED TO BE ATTACHED TO THE DIRECTION FOR DEEMED PLANNING PERMISSION**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: 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 following plans and drawings:

- a) Deposited Plans and Sections Sheet No. 1 of 2 - Location Plan
- b) Deposited Plans and Sections Sheet No. 2 of 2
- c) Traffic Regulation and Rights of Way Plan Sheet No. 1 of 1
- d) Planning Direction Drawings Sheet No. 1 of 6
- e) Planning Direction Drawings Sheet No. 2 of 6
- f) Planning Direction Drawings Sheet No. 3 of 6
- g) Planning Direction Drawings Sheet No. 4 of 6
- h) Planning Direction Drawings Sheet No. 5 of 6
- a) Planning Direction Drawings Sheet No. 6 of 6

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

3. No building works shall take place until details and samples of all external materials, including a mock up of the large to smaller format tiles junctions and glass to cladding junctions, have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

Reason: In the interests of visual amenity, the character and appearance of the conservation area, and the setting of the nearby listed building.

4. No building works shall take place until full 1:20/1:10 details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) Details of the glass balustrade and cladding to the deck/ bridge detail.
- b) Details of the leading edge and return of the canopy.
- c) Details of the glazed slots in the west elevation.
- d) Details of the roof light to cladding junction.
- e) Details of the cladding panel formats and junctions between different sizes.
- f) Details of glazing systems.

The works shall be carried out in accordance with the details thereby approved, and retained as such thereafter.

Reason: In the interests of visual amenity, the character and appearance of the conservation area, and the setting of the nearby listed building.

5. No building works shall take place until details and samples of all surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved and retained as such thereafter.

Reason: In the interests of visual amenity, the character and appearance of the conservation area, and the setting of the nearby listed building.

6. No building works shall take place until a scheme detailing the proposed lighting for the development site, including its phasing, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme and thereafter retained and maintained for the lifetime of the development

Reason: In the interests of residential amenity.

7. No building works shall take place until full details of appropriate mitigation measures to prevent the pollution of the waterway during construction of the approved development have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved measures.

Reason: In order to avoid contamination or pollution of the waterway and to ensure that proper mitigation is deployed.

8. No building works shall take place until full details of surface water drainage arrangements including means of discharging into the watercourse has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to prevent damage to the waterway structure, protect water quality and make an assessment of the increased volume of water entering the watercourse.

9. No building works shall take place until a site construction environmental management plan (EMP) has been submitted to and approved in writing by the Local Planning Authority. The EMP may comprise one or more documents but shall contain details of:

- a. The phasing of all construction works.
- b. Management of on site parking in respect of vehicles of the workforce.

- c. Dust, noise and vibration management.
- d. Pollution control measures.
- e. Temporary site illumination during the construction period.
- f. Management of on site plant and machinery.

The development shall be carried out in accordance with the approved EMP as amended from time to time with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity and pollution control.

10. Unless otherwise agreed in writing by the Local Planning Authority no operations for the construction of the development shall take place;
- a) before 0730 hours on weekdays and 0800 hours on Saturdays nor after 1900 hours on weekdays and 1800 hours on Saturdays; or
  - b) at any time on Sundays or Bank Holidays or Christmas Day or Good Friday.

Reason: In the interests of the residential amenity of the occupants of nearby properties.

11. Unless otherwise agreed in writing, prior to the first use of the station access, details of the provision of pedestrian signage to the southern access from agreed routes and CCTV coverage in the vicinity of the development shall be submitted to and approved in writing by the Local Planning Authority. Works in connection with the above shall be carried out prior to the first use of the station access, and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of pedestrian connectivity and community safety

12. The highway and public realm works shown on drawing 296480-SKE-014-P3 shall be constructed before the new railway station entrance is opened to the public.

Reason: In the interests of community safety, visual amenity and vehicular and pedestrian safety.

13. No building works shall take place until details of facilities to be provided for the parking of up to 20 cycles which belong to members of the public have been submitted to and approved in writing by the Local Planning Authority. The details shall include the method of securing the cycles and their location. The approved facilities shall then be provided prior to the building being brought into use and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

14. No public announcement system shall be operated within the new station entrance until details of the operation of the system, including hours of operation and location of loudspeakers, have been submitted to and approved in writing by the Local Planning Authority. The public announcement system shall thereafter only be used in accordance with the approved details.

Reasons: In the interests of residential amenity.

15. No building works shall take place until a Transport Management Plan (TMP) has been submitted to and approved in writing by the Local Planning Authority. The approved TMP shall be implemented in accordance with the timescales set out therein.

Reason: In the interests of highway safety, and in order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan..

16. Any works involving vegetation clearance, will be scheduled so as to avoid the bird breeding season (April-August). Should any vegetation clearance be required to take place during this period, a qualified ornithologist will check the area for nesting birds and appropriate measures will be taken to ensure they are safeguarded.

Reason: For the protection of birds during the breeding season.

17. No building works shall take place until a survey has been undertaken to identify any over land routes used by otters within any areas likely to be affected by construction activities. A scheme for the protection of such routes during construction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved scheme shall be implemented in accordance with the timescales set out therein.

Reason: For the protection of otters and their habitat.

18. No building works shall take place until a survey has been undertaken to identify the presence of any bats that may be affected by the development or its construction. A scheme for mitigating any impact on bats shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the approved scheme shall be implemented in accordance with the timescales set out therein.

Reason: For the protection of bats and their habitat.

19. No building works shall take place until a ground investigation survey, risk assessment and materials management plan for soils excavation and reuse and proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the timescale therein.



Reason: In order to avoid contamination or pollution of the waterway and to ensure that proper mitigation is deployed.

20. Before any works to demolish the archway structure on the Water Lane site are undertaken a method statement for the dismantling and reinstatement of the archway shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall be implemented in accordance with the timescale therein.

Reason: to secure the reconstruction of an asset of local heritage interest.

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