

CYED6 -University of York Heslington Campus

CGP15A -Development and Flood Risk

CYGP4A -Sustainability

CYT4 -Cycle parking standards

3.0 CONSULTATIONS

INTERNAL:-

3.1 Highway Network Management raise no objection to the proposal subject to any approval being conditioned to require the provision of further cycle parking on site prior to the development being first occupied.

3.2 Environmental Protection Unit raise no objection to the proposal subject to any permission being conditioned to restrict working hours at the site.

3.3 Structures and Drainage Engineering Consultancy object to the proposal on the grounds that insufficient information has been submitted with the application in order to be able to judge the impact of the proposal on the local surface water drainage network.

EXTERNAL:-

3.4 Heslington Parish Council were consulted with regard to the proposal on 19th January 2012. No response has been forthcoming.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 The key planning issues are:-

- * Impact upon the Visual Amenity of the Wider Street Scene.
- * Impact upon the Local Pattern of Surface Water Drainage.
- * Sustainability Considerations
- * Consolidation of Faculty/ Economic Investment

IMPACT UPON THE VISUAL AMENITY OF THE WIDER STREET SCENE:-

4.2 Policy ED6 of the York Development Control Local Plan sets a firm policy presumption in favour of new development within the existing Heslington West Campus of the University providing that it consists of small scale extensions to

existing buildings or redevelopment of existing sites, the campus landscape framework would not be adversely affected, the height of any new buildings would be appropriate to the location and a high standard of design appropriate to the setting of the University would be proposed.

4.3 The development envisages the construction of a substantial 11.5 metre high building broadly on the footprint of the existing single storey laboratory. The proposal forms part of a wider programme of work to redevelop the adjoining Chemistry teaching areas which commenced with the redevelopment of Block D in 2004. The existing concrete panel built 'CLASP' buildings dating from the late 1960s/early 1970s are not felt to be suitable for Modern research requirements, need extensive on-going maintenance and contain significant quantities of asbestos.

4.4 The proposed building would include extraction flues rising a further 3 metres above roof level with a total floor area of 3,210 metres in area. This would be comparable to the sites already redeveloped to the south and west. The ground floor would provide space for undergraduate teaching with a capacity of 160 students, instrumentation space, an analysis laboratory as well as write up space. The first floor meanwhile would include a further laboratory for the University's Green Chemistry Group as well as further write-up space and industrial interaction areas for presentations and seminars.

4.5 The elevations would be visually broken up by the use of several different cladding materials. This is intended to articulate the various functions taking place within the building whilst retaining the overall vertical emphasis previously adopted in respect of the buildings surrounding the site. The entrance would be constructed in full height structural glazing and the laboratory and plant room spaces would be treated in a proprietary zinc cladding system with offices and other ancillary spaces treated in a copper or cedar cladding system.

4.6 Additional cycle parking would be constructed between the current application site and Block E, currently under construction, also upon completion of the building work.

4.7 Overall, it is felt that the proposal would closely reflect the scale, design and massing of the previously agreed phases of the Chemistry Department refurbishment. It would not result in the loss of any significant landscaping of townscape importance and it would secure the visual amenity of the wider street scene. The terms of Policy ED6 of the York Development Control Local Plan have therefore been complied with.

IMPACT UPON THE LOCAL PATTERN OF SURFACE WATER DRAINAGE

4.8 Policy GP15(a) of the York Development Control Local Plan sets out a clear policy requirement for developers to satisfy the Local Planning Authority that any flood risk arising from a development should be successfully managed with the minimum environmental effect whilst ensuring that the site can be developed, serviced and occupied safely. The current proposal envisages the redevelopment of an existing site with an existing drainage connection utilising broadly the same footprint as before. The site also lies within defined Flood Zone 1 which establishes the lowest level of risk in terms of flooding. Notwithstanding the concerns previously expressed in relation to the level of information, it is therefore felt that a similar approach should be adopted in terms of surface water drainage to the other elements of the re-developed Chemistry Department and a detailed surface water drainage scheme be sought by condition attached to any planning permission. This would then effectively secure compliance with Policy GP15a) of the York Development Control Local Plan.

SUSTAINABILITY OF NEW DEVELOPMENT

4.9 Policy GP4a) of the York Development Control Local Plan together with Policy CS21 of the Emerging City of York LDF Core Strategy sets a firm policy requirement for new development both residential and non-residential to have close regard to the principles of sustainable development in terms of their design construction and long term use. This includes a requirement that a minimum of 10% of the energy needs of the development should be supplied by renewable means as well as achieving a "BREEAM" a rating of " Very Good". The current development has been designed to achieve a particularly high level of thermal performance through the use of natural ventilation and through significantly improved insulation values. Furthermore the building has been designed to minimise usage of water and wider energy consumption. The proposed external materials have been selected on the basis of their sustainability and lack of required maintenance. The building is also included within the scope of the adopted University of York Renewable Energy Strategy this is designed to ensure that all significant new development should achieve at least 10% of their energy needs by means of on-site renewable sources. In the case of the current proposal it is envisaged that the proposal would access the electricity generated by the biomass plant currently proposed to be erected as part of the development of the Heslington East University campus. It is therefore felt that the proposal would comply with Policies GP4a) of the Draft Local Plan together with Policy CS21 of the Emerging LDF.

ECONOMIC AND EMPLOYMENT ISSUES

4.10 The development forms a key element of a long term strategy to consolidate and refurbish the existing Chemistry Faculty at the University. The Faculty is ranked

amongst the top ten departments for research in the Country. In a survey undertaken for the UK Higher Education Funding Council in 2008, it was ranked as joint third with 75% of its research work rated as 'internationally leading' or 'internationally excellent'. The Department has been successful in obtaining £32 million of research related income over the past three years, with two staff members elected as Fellows of the Royal Society in 2010. The Department also has an Athena SWAN Charter Gold Award for the employment of women in science, engineering and technology in higher education and research. The number and calibre of both undergraduate and post graduate students have also increased significantly in recent years. The proposed development would facilitate the continued improvement of the Department's position relative to its competitors and at the same time facilitate the development of a centre of excellence in Green Chemistry and Sustainable Industrial Technology with the establishment of a new Chair in Green Chemistry to enhance research income and new research initiatives.

5.0 CONCLUSION

5.1 Block C of the Chemistry Department comprises a CLASP concrete panel constructed building. The surrounding Chemistry teaching and research areas are currently in the process of being redeveloped to bring them up to current standards. The proposal envisages the demolition of the existing building and its replacement by a substantial curtain wall clad structure following the existing built foot print. It would incorporate facilities for undergraduate and advanced post-graduate teaching and research and would integrate closely with the other elements of the Chemistry Department that have recently been re-developed.

5.2 In terms of its impact upon the wider street scene the development would reflect the scale, massing and palette of materials of the recently re-developed buildings surrounding and any impact would be minimal. A number of trees would be removed to facilitate construction however these would be replaced upon completion of the development. The proposal has been designed to have the lowest possible carbon footprint and to form a key element in a growing centre of excellence in Chemistry teaching and advanced research. The development is felt to be acceptable in planning terms and approval is therefore recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing Refs: A19 Rev.C; A20 Rev C; A34 Rev A; A21Rev D; A22 Rev B; A23 Rev A; A24 Rev A; A25 Rev A; A26 Rev B; A30 Rev D; A31 Rev D; A27 Rev A. Date Stamped 21st December 2011.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ8 Samples of exterior materials to be app -

4 No development shall take place until there has been submitted and approved in writing by the Local Planning Authority a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs and other planting. This scheme shall be implemented within a period of six months of the completion of the development. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless alternatives are agreed in writing by the Local Planning Authority.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site.

5 Before the commencement of and during building operations, proper measures shall be taken to protect the existing planting on this site. Full details of this means of protection shall be agreed in writing with the Local Planning Authority and shall be implemented prior to the stacking of materials, the erection of site huts or the commencement of building works.

Reason: The existing planting is considered to make a significant contribution to the amenities of this area.

6 DRAIN1 Drainage details to be agreed -

7 HWAY31 No mud on highway during construction -

8 The development hereby authorised shall not be first occupied until such time as the 40 space cycle store to the west of Chemistry Block E has been constructed and made available for use.

Reason:- To ensure that the site is properly accessible by sustainable means and to secure compliance with Policy T4 of the York Development Control Local Plan.

9 All demolition, construction works and ancillary operations which are audible at

the University site boundary, including deliveries to and despatch from the site shall be confined to the following hours:-

Monday to Friday 08:00 to 18:00; Saturdays 09:00 to 13:00; Not at all on Sundays and Bank Holidays.

Reason:- To protect the amenities of occupants of nearby residents.

10 Unless otherwise agreed in writing with the Local Planning Authority, prior to commencement of development the developer shall submit in writing and be approved by the Local Planning Authority a formal pre-design BREEAM assessment for the design and procurement stages of the development. The developer shall submit a further BREEAM assessment after construction at a time to be agreed in writing by the Local Planning Authority. The developer shall submit a completion assessment when issued by the BRE. All assessments shall confirm the minimum "Very Good" rating anticipated in the preliminary BREEAM assessment submitted with the application.

Reason:- To ensure the development complies with the principles of sustainable development.

11 No building work shall take place until details have been submitted to and approved in writing by the Local Planning Authority, to demonstrate how the applicant will provide, from renewable sources, 10% of the building's total energy demand on land within the control of the applicant. The development shall not be occupied until these works have been carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority. No later than 12 months after the building has first been brought into use, the applicant shall submit an Energy Statement to the Local Planning Authority, which details the percentage of the building's energy consumption that has been derived from renewable sources. Thereafter the Energy Statement shall be submitted on an annual basis unless otherwise agreed in writing with the Local Planning Authority.

Reason:- In the interests of sustainable development.

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to impact upon the visual amenity of the wider street scene and impact upon the local pattern of surface water drainage. As such the proposal

complies with Policies GP1, ED6, GP15a) and T4 of the City of York Development Control Local Plan.

2. CONTROL OF POLLUTION ACT 1974:-

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, which are audible at the University site boundary, including deliveries to and despatch from the site shall be confined to the following hours:

Mondays to Fridays 08.00 to 18.00; Saturdays 09.00 to 13.00 ; Not at all on Sundays and Bank Holidays.

(b)The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturer's instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

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