

COMMITTEE REPORT

Committee: Planning Committee **Ward:** Heslington
Date: 23 December 2008 **Parish:** Heslington Parish Council

Reference: 08/02446/REMM
Application at: Proposed University Campus Lying Between Field Lane
Common Lane A64 Trunk Road And Hull Road York
For: Reserved matters application for erection of academic building
with access, cycle parking, disabled parking and landscaping
(Computer Science Building) following previous approval of
outline application 04/01700/OUT
By: University Of York
Application Type: Major Reserved Matters Application (13w)
Target Date: 21 January 2009

1.0 PROPOSAL

1.1 This is a reserved matters application for the erection of a building to house the University's Computer Science Department. The site of this facility amounts to 1.1ha and it is to be located in cluster one between the approved TFTV building and the proposed hub building, which proposal subject of a current submitted reserved matters application. The north elevation will face the proposed Law and Management building, whilst the south elevation will face an open space, known as the John Downie Orchard and the lake.

1.2 The building is curved in footprint forming a courtyard, which will have a seminar pod as a focal point. The two 'wings' which form the building are separated by a central glazed atrium that defines the main entrance to it. The southern wing is host to research and administration uses, whilst the northern wing provides teaching space. The materials for the elevations are to be clad in eternit panels with a limited palette range, differing in width with 375mm used on the northern (teaching) wing and 400mm used on the southern (research) wing, with both wings being set under a zinc parapet roof. The seminar pod is clad in timber under a grassed roof.

1.3 Set on 3 levels, the 6975m² of floor space will provide accommodation for 7 specialist undergraduate degree courses and 2 new degree programmes comprising Computer Science and Artificial Intelligence and Computer Science and Business Enterprise Systems. This amounts to space for 633 students and 177 staff. The building will also provide space for new research laboratories which are currently lacking on the existing campus.

1.4. Staff cycle storage is to be provided within the building on the western side of the southern wing and this amounts to the provision of 44 spaces. 4 visitor spaces are to be provided at the entrance to the building on the western elevation, although no details of this (outside of the use of Sheffield hoops) have been provided. 2 disabled car parking spaces are also shown to be provided. To the east of the building 2 visitor/cycle areas which cater for a further 96 parking spaces.

1.4 The Agent has also submitted a renewable energy strategy for cluster 1, which they asked be considered in support of this application. This is the same strategy which was presented with the application for the TFTV building.

Planning History

1.6 Planning Permission 04/1700/OUT was granted by the Secretary of State for Communities and Local Government in June 2007 for the development of a University Campus. Condition 1 of that permission was amended by way of an application under Section 73 to allow a variation to approved slab levels. Both of these permissions are subject to a Section 106 agreement.

1.7 Reserved Matters Approval 08/00032/REMM allowed the erection of a 600 bed college including access, disabled parking, cycle parking and landscaping following the application for the development of a university campus and represented the first approval of reserved matters for what is known as Cluster one of the overall development.

1.8 The second reserved matters application 08/01136/REMM related to the landscaping to western part of the site and this has also been approved. In terms of the outline permission, all of the pre development conditions have been discharged where this relates to the development of Cluster one. This includes the Master Plan.

1.9 Reserved Matters Approval for the TFTV Building (reference 08/01751/REMM) was granted at Planning Committee on 20th November 2008.

1.10 Further applications for development on Cluster 1 are under consideration at the moment and these include:

- 08/02543/REMM - Construction of central lake and landscaping
- 08/02752/REMM - Erection of an academic building (The Hub Building)
- 08/02573/REMM - Erection of an academic building (Law and Management)

1.11 At the time of writing this report the Agent has confirmed that pursuant to the grant of permission for the TFTV building, an application for a biomass boiler will be submitted before the end of the year.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYGP4A
Sustainability

CYGP9
Landscaping

CYGP15
Protection from flooding

CYNE7
Habitat protection and creation

CYT4
Cycle parking standards

CYED9
University of York New Campus

3.0 CONSULTATIONS

Publicity

3.1 Two site notices were displayed on 12th November 2008 and a press notice was posted 12th November 2008. Consultation letters were issued to internal and external parties on 28th October, with a request for receipt of comments by 18th November 2008.

Internal

3.2. Environmental Health - Confirms the CEMP approved under condition 14 of the outline permission applies and should be adhered to during construction. Condition 21 of outline specified noise limits at the boundary and these must be adhered to. Condition 22 related to plant and machinery, of which no details have been submitted. However, details must be provided as soon as these are known so mitigation measures, if required, can be determined. Condition 30 relates to piling and EPU would expect further details be to be provided, to minimise impact on residents. Conditions 31 and 35 of the outline permission relate to contamination and EPU expect these conditions to be complied with.

3.3. Environment, Conservation and Sustainable Development (Sustainability Officer) - The application is accompanied by a Renewable Energy Strategy for Cluster 1 which is the same that was considered as part of the application for the TFTV building and as such I raise no objection to the proposal, subject to conditions requiring BREAMM assessment of 'very good', ensuring 10% of energy requirements are derived from renewable sources and minimum of building control part L achieved.

3.4 Network Management - Note that with a total floor area of 6875 sq.m., the Computer Science Building is expected to house a maximum of 633 students and 177 members of staff.

Cycle parking facilities for students (96 spaces) are to be located in a covered area to the south -east of the main building. 44 covered, secure cycle spaces for staff are to be provided on the ground floor of the building with a card-operated entry system. The shortfall of 15 spaces can be addressed by condition. I am unable to identify shower/changing/locker facilities for the staff coming to work by cycle from the accompanying plans, and therefore this provision needs conditioning as part of any consent. These facilities are very important in the promotion of sustainable modes of transport and the University state in their Green Travel Plan that they will be incorporated into all new buildings.

In accordance with the outline conditions, no specific car parking spaces are to be provided for users of the building apart from a single disabled persons space at the south-eastern corner, accessed from the movement spine. Visitors will however be able to use the car park adjoining the bus interchange point where a total of 132 spaces are to be created.

Servicing of this building will be carried out from the service yard to be constructed for the adjoining TFTV building. A University Transit System set down and pick-up point is proposed along the movement spine directly to the south of the Computer Science building. This needs to be operational prior to occupation of the building. The application is supported by a Transport Statement prepared by the University's transport consultants and their analysis demonstrates that the proposals will not exceed the traffic thresholds where mitigation measures will be required.

There are no highway objections to the application subject to the following conditions:

1. Prior to the commencement of any works, details shall be agreed in writing with the Local Planning Authority of the following matters:

- (a) cycle storage facilities for students using the building
- (b) showers, changing areas and lockers for staff arriving to work by cycle.

2. Prior to occupation of the Computer Science building, the following measures associated with the building, which have previously been agreed in writing with the Local Planning Authority, shall be put in place:

- (a) pedestrian and cycle linkages to Field Lane and the Heslington West Campus
- (b) a disabled persons parking space for students or staff

© the UTS shall be operational between the Computer Science building and the Heslington West Campus, with an appropriate pick up/ set down point provided for users of this building.

3.5 Environment, Conservation and Sustainable Development (Urban design) - This element of the Campus is in line with the master plan and has a number of architectural devices to link it aesthetically to the other buildings in the cluster (curved corners, sheltered internal courtyard, sections of crystalline glazing,) but the use of varying cladding colours will give it a distinctive character of its own.

It is unlikely that the vertical strips of colour will read as such. on this scale, the effect is likely to be of a texture, with a vertical rhythm, softening the bulk of what is, in fact, a very large building. The way in which the building curls round the internal space, with rounded corners, should make it deceptively soft in the way it sits in the

landscaped cluster. The colour variations should tend to act as a sophisticated "camouflage" - not hiding the structure - but, along with its curved form, avoiding long elevations, monotonous fenestration and hard edges. The colours are interesting - and a very subjective area at the best of times. While there is a temptation to resort to "natural" colours and play safe, this building has been designed with care and there would have to be a very powerful case made to justify "tinkering" with finishes. This is an innovative design - but its purpose has much to do with innovation and therefore this seems entirely appropriate. For all the subtlety of the elevational design and curving plan form, there is nevertheless a large expanse of flat roof. While this is not overlooked, it is really important that its crispness is not lost by M&E services being located on top of the roof. The drawings indicate glazed vertical shafts projecting up beyond the roof level as welcome punctuation, but no plant-rooms. The "Seminar Pod" is an interesting structure in its own right and its green roof provides a focal point within the enclosed area.

The whole cluster should provide a very interesting and visually stimulating environment within its landscaped context. It is a large enough cluster to generate its own architectural "context", which it will - there is no reason to resort to more conservative forms to blend with any existing development.

3.6 Environment, Conservation and Sustainable Development (Landscape Officer) - The design philosophy and planting principles are fine and well-explained. A detailed planting plan and references to landscape management would show how this will manifest itself.

Nonetheless I do not support the use of single species variety 'John Downie' in the orchard. The colour of John Downie blossom and crab apples, make this a striking tree for a few weeks in the spring and autumn. This is a relatively fleeting effect and doesn't marry with the native planting, bio-diversity, sustainable landscape ethos. The generic term 'sustainable landscape' can include food production and community involvement, and a healthy plant community. It seems to be a wasted opportunity to grow just this single variety. The landscape feature would be much more valuable, educational, and equally aesthetic (there would still be a show of blossom and fruit) if a range of apple varieties suited to the northern climate were implemented (this would also reduce the risk of loss through disease encouraged by a mono-culture). The fruit could be harvested if desired, or a student community orchard could be encouraged

3.7 York Consultancy (Drainage) – There is a lack of specific information with the application relating to disposal of surface water and the consequential impact this may have on downstream water courses. However, the development forms part of the larger university complex and drainage strategy. Advise condition that no development take place or discharge of any drainage conditions until a temporary drainage solution is approved.

External

3.8 Environment Agency - Are pleased to see that the Contiguous Flight Auger piling technique is the proposed approach for piling work. However if there is any

deviation from this technique we would request to be consulted with a piling risk assessment. Also ask that the IDB are satisfied with the information submitted.

3.9 Yorkshire Water - The Drainage Statement prepared by Arup - Report No 122333/PH although more an overview appears satisfactory from Yorkshire Waters viewpoint. Separate systems of drainage are proposed for foul and surface water, however the submitted drawings show only local proposed for on site foul and surface water drainage. There are still no details of the off site foul water transmission and point of connection to the waste water treatment.

3.10 Hull Road Planning Committee - Has raised no objection to this proposal.

3.11 Ouse and Derwent Drainage Board - No reply received.

3.12 Heslington Village Trust- No response received

3.13 Provost Vanburg College- No response received

3.14 Students Union- Support the application, which will provide much needed space for the University's Computer Science department to grow.

3.15 Badger Hill Residents Association- No response received

3.16 Smith and Nephew- No response received

3.17 Heslington Church- No response received

3.18 NYCC- No response received

3.19 Lord Deramores Primary- No response received

3.20 York Science Park- No response received

3.21 York and North Yorkshire Chamber of Commerce - No response received

3.22 York Natural Environment Panel - Welcome the principal of planting an orchard, however the species selection and planting arrangement leaves much to be desired. The use of one species of crab apple in hedge-like planting stands is too ornamental. The orchard trees should be composed of local, traditional, fruit-producing varieties planted in a traditional grid arrangement. Should use a mix of varieties, giving a difference of character in terms of vigour, size and form. A traditional species mix would also benefit the community, providing a food source which could be eaten as picked or processed into e.g. cider, wine, jam, pies, etc. The panel can offer advice on orchard creation if needed. The trees should be planted to be an 'old orchard' for the future.

Welcome the naturalistic perimeter planting, however more detail needs to be supplied for the inner landscaping - should be detailed at this stage and not considered as an afterthought if planning consent is given.

3.23 North Yorkshire Police - Have no comments to make.

3.24 Representations: No letters of support or objection received at the time of compiling this report. Any submitted will be reported at Committee.

4.0 APPRAISAL

- 4.1 Key Issues
 - Principle of the Use
 - Scale and Appearance
 - Landscape
 - Transport Issues
 - Sustainability
 - Drainage
 - Construction Impact

Relevant Local Plan Policies

4.2. The Draft Local Plan including the 4th set of changes was approved in April 2005. Policy GP 1 relates to Design and sets out 12 criteria which should be considered when examining proposals for new build. It expects development policies to, amongst other things, be of a scale and mass appropriate to the surroundings, retain or enhance public views, ensure residents living near by will not be unduly affected and also that proposals accord with Policy GP4a and accord with sustainable design principles.

4.3 Policy GP4a concerns itself with the issue of sustainability and states that all proposals should have regard to 9 criteria summarised in the policy. This has been supplemented by an Interim Planning Statement on Sustainability which was approved for Development Control purposes in November 2007.

4.4. Policy GP9 advises development proposals will be required to incorporate a suitable landscaping scheme and that these should be planned as an integral part of the proposals, include an appropriate range of indigenous species, reflect the character of the locality, form a long term edge to developments which adjoin open countryside.

4.5 Policy GP15A relates to Development and Flood Risk. Criteria are included within this policy which advise that the use of sustainable drainage systems are to be encouraged in order to reduce surface water run off and that discharges should not exceed the capacity of existing and proposed receiving sewers and water courses and long term run off should always be less than the level of pre development rainfall run off.

4.6 Policy NE7 confirms that within new developments, measures to encourage the establishment of new habitats should be encouraged as part of the overall scheme.

4.7 Policy ED9 specifically relates to the University of York New Campus. It confirms the range of uses acceptable on the site and seeks a scale of development

which is high quality to provide a mixed education and research environment. Further criteria relate to buildings being an appropriate height and need for a comprehensive landscaping scheme.

4.8 Cycle parking standards are covered in Policy T4. Here the Local Plan policy seeks an appropriate provision of cycle parking in accordance with standards set out in Appendix E.

Principle of the Use

4.9 The principle of the use of the site as part of a new campus was accepted when the Secretary of State granted outline consent in 2007. Moreover, the proposal accords with the adopted development brief, the land use plan C(i) approved as part of the outline consent and the draft masterplan for the campus.

Scale and Appearance

4.10 The Computer Science building will occupy a large footprint but one which is not going to appear inconsistent or out of character given the theme of development proposed by the Master plan for cluster one, where the height of the buildings is governed by a limit defined by the Inspector in approved plan c(ii). Its position to the in cluster 1 between the TFTV building and the hub buildings, means it will not appear out of scale or context when viewed collectively.

4.11 The applicant has agreed to a condition requiring details of all external materials (which would include colours) being submitted for approval. Officers consider that any approval should also include a condition requiring details of external features such as vents and louvers to be examined in further detail.

4.12 Therefore in the context of the Masterplan, the scale and design would be appropriate to the future buildings to which this proposal will be seen. The design is contemporary and interesting and the use of materials appropriate. In essence, the design element of the proposal accords with the aims of policy GP1.

Landscape

4.13 There is an area of land included within this application which will sit between the front of the building and the movement spine. The applicant proposes Orchard planting aligned in a contemporary arrangement which mitigates against the prevailing winds, whilst promoting solar exposure to the southern face of the building. This area would include planting semi mature crab apple trees of the variety called 'John Downie' and it is hoped by the University this will create seasonal interest in the form of banks of blossom in the spring, with green foliage and fruits in the Autumn. In this area, there are no formal pedestrian routes, but informal seating is to be provided.

4.14 The Courtyard Sensory Garden is essentially a soft landscaped area intending to provide a quiet space in contrast to the more formal and public areas outside the two wings.

4.15 The approach to the landscaping strategy has been well received by the Landscape Officer. There are issues relating to the use of apple trees, will create some seasonal interest, although the use of different varieties would reduce the risk

of disease by the use of mono culture and the agent has been asked to consider this issue. No details of the planting have been submitted for the roof garden on the pod, but this, together with the requirement for a mix of apple tree types, can be considered in more detail by way of a condition.

Transport Issues

4.16 Vehicular access to the site would be restricted to service traffic, emergency vehicles and those students with a disabled parking permit. A permit-operated barrier system would control unauthorised vehicles from gaining access to the internal service roads within the college and the rest of the Cluster one development.

4.17 Cluster one will, ultimately, have an east-west pedestrian/cycle ribbon linking the new campus with the existing campus (Heslington West) and Grimston Bar to the east. The link will be built in phases as the development of the campus proceeds. The university has agreed that the first phase, between Heslington Village (Field Lane) and the college, would be in place prior to the Computer Science building first being brought into use. This should be made a condition of approval. Condition 25 of the outline consent requires construction details of the pedestrian/cycle ribbon to be submitted for approval prior to construction.

4.18 The outline consent allows the new campus to have up to 1500 car parking spaces, 150 of which could be accessed from the new Field Lane roundabout. This forms part of a reserved matters application 08/02043/REMM which is currently under consideration. 132 of these spaces would be provided in a car park (incorporating bus stands) close to the north-east of Goodricke college. The parking spaces would be set aside, initially, for contractors' vehicles. The remaining 18 parking spaces are primarily for disabled residents of the college they would also be available for visitors to other parts of Cluster one including the Computer Science building. The route of bus service No.4 would be extended to this new interchange prior to occupation of the college and a condition attached to the development of Goodricke College secures this provision.

4.19 As the campus develops, a new university transit system (UTS) will link Heslington West with Grimston Bar, via the new campus. The provision of a UTS has been a key element of the university's transport strategy for some years. The Computer Science building is located to the of cluster one and some distance away from the car park referred to above. The Computer Science building has no direct link within the application site to the UTS, as these are located the south of the TFTV and hub buildings. However, condition requiring the UTS to be operational within 1 month of the Computer Science building first being brought into use, is considered appropriate. This is appropriate because of the high capacity of the Computer Science building, associated peak flows, distance from the bus interchange and limited on site car parking provision.

4.20 The parking and traffic impacts of the new Computer Science building on the local area is of concern to the community forum and local residents. These concerns were addressed at the inquiry and subsequently by conditions of the outline consent. For example, traffic and parking availability is to be monitored annually and mitigation measures agreed where appropriate. Officers consider that the measures outlined above, together with the sustainable transport infrastructure and the parking

restrictions imposed by the outline consent, would be sufficient to safeguard the local community from the traffic and parking implications of the college and the campus as a whole.

Sustainability

4.21 Condition 29 of the outline consent requires each reserved matters application to be accompanied by a statement on sustainability, which should conform to the sustainability principles contained in the approved masterplan. The masterplan draws together and build upon the various strands of work on sustainability that were submitted with the outline planning application or as evidence at the public inquiry. The information submitted with each reserved matters application (including the current application for the Computer Science building) should therefore provide further detail.

4.22 The Computer Science application includes a general sustainability statement; where the University seek to achieve a BREEAM rating of very good. This achievement can be covered by condition which seeks the submission a formal BREEAM assessment at the design and build stage and then submission of final certification. The condition can state the minimum level of 'very good' is to be achieved.

4.23 Over and above the commitments stated in the Masterplan for , Policy GP4a and the IPS seek to secure 10% provision of renewable energy and to exceed Part L of Building Regulations. The agent advises that the carbon emissions from the building will be below the requirement for part L of the Building Regulations and details of this can be secured by condition. As part of consideration of the application for the TFTV building, the Planning Committee had sight of a Renewable Energy Strategy for Cluster 1. The conclusion to this document is that a temporary biomass boiler could meet 10% of the energy demands of the buildings in Cluster 1. This application is expected to be submitted shortly. In essence, the same condition used with the TFTV building can be repeated on this proposal.

Drainage

4.24 Surface water from the Computer Science building will be drained by gravity to a lake along the southern side of the site. The water will be stored in the lake and released at agricultural rates into local watercourses. These principles were accepted by the inspector at the public inquiry. Condition 19 of the outline consent for the campus requires a sustainable drainage assessment for surface water to be carried out and for surface water drainage details to be submitted for approval. A sustainable drainage strategy (SUDS) has been submitted and approved as required by the outline condition. It is a high-level document, which has been accepted by the Environment Agency, Ouse & Derwent IDB.

4.25 Consistent with the application for the TFTV building and others in Cluster 1, surface water from the building would be drained by a combination of proprietary channel products, using grated or slotted covers to collect water, and open channels (swales). They would drain into the lake on the south side of the site. This method of drainage is sustainable and acceptable to officers, subject to the details being submitted for approval.

4.26 Badger Hill Outfall carries surface water from Badger Hill southwards, across the campus site, to receiving watercourses. Construction of the campus will require the sewer to be diverted. It will be intercepted where it crosses Field Lane and diverted around the site to discharge into the new lake. Yorkshire Water has carried out a feasibility study and options are being considered.

4.27 Condition 20 of the outline consent requires details of foul drainage to be submitted for approval. A foul water drainage strategy has been submitted and is the requirements of this condition for Cluster one discharged. Foul water from the building would be fed by gravity to the south-west corner of Cluster one where it would be pumped by a new pumping station to a new main sewer that would run alongside the northern service road. Yorkshire Water have been commissioned to develop the detail of the scheme. Details of foul drainage for the Computer Science building should be submitted to the council for approval and these details can be secured by condition.

Construction Impact

4.28 Condition 14 of the outline consent requires the university to submit for approval a campus-wide construction environmental management plan (CEMP). It has been submitted and approved by officers. The plan includes measures to minimise and mitigate construction impacts of the development, including the Computer Science building. All contractors appointed to undertake construction work on the new campus would be required to work within the constraints imposed by the plan. One of the requirements is that contractors staff are required to park their vehicles within the 132 space car park to be constructed near the college. This should ensure that the residential properties fronting Field Lane would not be affected by such parking, which was a concern expressed by consultees. Other requirements of the CEMP relate to issues such as noise, contamination, air quality, ecology, protection of existing services and site management. The use of Continuous Flight Auger piling can be conditioned to minimise the impact on neighbouring dwellings.

Phasing of Development

4.29 In dealing with the progress of development, Members have asked for totals of built development to be stated. This is against the background of condition 4 attached to the outline permission which advises:

"The development shall be in accordance with submitted plan C(i) and the developed footprint within the allocated areas as shown on plan C(i) shall not exceed 23% of that area. Developed footprint comprises buildings, car parks and access roads. Access roads are to be defined with the approval of the design brief required in Condition 11"

4.30 The approved Masterplan defines at page 21 access roads as "those roads leading into the allocation and including the transport interchange roads". The table below shows the amount of development to date and how this relates to progress made on Cluster 1 and against the 23% allowed overall.

Application	Application Reference	Developed Footprint (m ²)	Cumulative Percentage against 23%	Cumulative Percentage of Cluster 1 (7.4ha)
Goodricke College	08/00032/REMM	5500	0.85%	. 7.4%
Lake and landscaping (North and West)	08/01136/REMM	0	0.85%	0
Interchange car park and access road	08/02043/REMM	7278	1.97%	Outside cluster 1 but in allocated area - contributes to 23%
Reserved matters application for the construction of Northern Service Road and part of pedestrian and cycle ribbon	08/02323/REMM	3015	2.43	Where relates to cluster 1 is 1560sqm therefore 9.5%
TFTV	08/017051/REMM	3012	2.89%	13.6%
Field Lane roundabout	08/02167/FULM	0	0	Outside allocated area.
Computer Science	08/02446/REMM	2856	3.3%	17.5%
TOTAL		21661	3.3%	17.5%

5.0 CONCLUSION

5.1. The principle of the use of the land for this purpose has been agreed and planning permission granted. This application is one of a number of reserved matters applications expected to be submitted between now and the end of 2008, which seek approval for Cluster one. The design of the building is acceptable and subject to conditions regarding materials, will form distinctive and attractive building. The means of access to the site and movement of people to and from it can be proposed via the pedestrian/cycle links and the UTS. This also can be secured by condition.

6.0 RECOMMENDATION: Approve

1 The development hereby permitted shall be carried out only in accordance with the following plans:- 023; (9-)I201, D(PLA)A001, D(PLA)A002, D(PLA)A003, D(PLA)A004, D(PLA)A005, D(PLA)A006, D(PLA)A007, D(PLA)A008, D(PLA)A009, D(PLA)A0010, D(PLA)A0011, D(PLA)A0012, D(PLA)A0013

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

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

2 Within 3 months of the commencement of development, a scheme shall be submitted and approved in writing by the Local Planning Authority a detailed landscape scheme which shall include the species, density (spacing), and position of trees, shrubs and other plants; seeding mix, sowing rate, ground levels and swales and mowing regimes where applicable. Where appropriate reference shall be made to the relevant sections of the Environmental Site Management Plan and/or the Landscape Management Plan. Where required it will also include details of ground preparation. 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 the Local Planning Authority agrees alternatives in writing.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site, since the landscape scheme is integral to the amenity of the development.

3 Within 6 months of the commencement of development, details of the design, external appearance and materials to be used in the construction of the cycle store shall be submitted to the Local Planning Authority for approval. The erection of these building shall be carried out in accordance with these approved details.

Reason - No details have been included within the application.

4 Within 1 month of the commencement of development, details of foul and surface water drainage works (including transitional arrangements) shall be submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason - In the interests of the drainage of the site

5 Within 6 months of the commencement of development, details of external plant and equipment including soil and vent stacks, heating and air conditioning plant etc, including fume extraction and odour control equipment, with details of any external ducting, shall be submitted to, and approved in writing by, the Local Planning Authority

Reason: In the interests of the design and external appearance of the building

6 Unless otherwise agreed in writing with the Local Planning Authority, within 3 months of 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

7 Within 3 months of the commencement of development full details of the following shall be submitted to and approved by the local planning authority i) measures to reduce energy demand for the Computer Science buildings, (ii) measures to reduce CO2 emissions to a level lower than required under Building Regulations Part L.

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

8 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 (as part of an energy strategy for the Heslington East campus). Not 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 buildings 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

9 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

10 Within 12 months of the commencement of development, details of

- (i) the cycle parking areas, including means of enclosure,
- (ii) showers, changing areas and lockers for staff arriving to work by cycle

shall be submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the cycle parking areas and means of enclosure have been provided within the site in accordance with such approved details, and

these areas shall not be used for any purpose other than the parking of cycles.

Reason: To promote use of cycles thereby reducing congestion on the adjacent roads and in the interests of the amenity of neighbours.

11 Prior to occupation of the Computer Science building, the following measures associated with the building, which have previously been agreed in writing with the Local Planning Authority, shall be put in place:

- (a) pedestrian and cycle linkages to Field Lane and the Heslington West Campus
- (b) a disabled persons parking space for students or staff
- (c) the UTS shall be operational between the Computer Science building and the Heslington West Campus, with an appropriate pick up/ set down point provided for users of this building.

Reason – In order to provide a range of sustainable movement options for visitors wishing to use the facility.

12 Unless otherwise agreed in writing with the Local Planning Authority, the only method of piling to be used will be Continuous Flight Auger piling.

Reason – In order to protect the Sherwood Sandstone Aquifer

7.0 INFORMATIVES:

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 policies CYGP1, CYGP4A, CYGP9, CYGP15A, CYNE7, CTED9, CYT4 and CDED9 of the City of York Local Plan Deposit Draft.

The applicant is advised that no approval is to be assumed or implied as to the nature of any particular solution for 10% provision of renewable energy required by condition 8.

Contact details:

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