

COMMITTEE REPORT

Committee: Planning Committee **Ward:** Guildhall
Date: 22 November 2007 **Parish:** Guildhall Planning Panel

Reference: 07/01901/REMM
Application at: Hungate Development Site Hungate York
For: Reserved matters application for Phase 2 - erection of five storey development comprising 154 residential units including car parking and 7no. ground floor commercial units (1151sqm) - to which outline planning permission 02/03741/OUT dated 18.07.06 relates
By: Hungate (York) Regeneration Ltd
Application Type: Major Reserved Matters Application (13w)
Target Date: 27 November 2007

1.0 PROPOSAL

SITE

1.1 The application relates to the Hungate development site, which is located between the Stonebow to the northwest and the River Foss to the south. This particular application forms phase II of the reserved matters applications after outline consent was granted in July 2006. It relates to block E which would sit between block C (approved in phase I) to the east and the focal building to the west.

PROPOSALS

1.2 At outline stage it was proposed this block would be of mixed use, providing 762m² internal space for A1 and A3 uses and 10,557m² dedicated to residential development (which would provide 163 units). The commercial element would be at ground floor level, facing west toward the proposed focal building. The rest of the building would be residential, apart from the basement, which would accommodate parking provision. The building was to be of varying height of 4, 5 and 6 storeys, 6 storey facing the River Foss. The block would have an internal courtyard and a river walkway between the proposed bridge and Friars Quay.

1.3 The reserved matters application proposes 1151m² of A1/A3 use and 10,384m² dedicated to residential (which would provide 154 units). The additional commercial space is because it is now proposed to have commercial units at ground floor level facing the River Foss. The building appearance is reflective to that proposed at outline stage.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006
Conservation Area Central Historic Core 0038
City Boundary York City Boundary 0001
DC Area Teams Central Area 0002
Floodzone 2 Flood Zone 2 CONF
Floodzone 3 Flood Zone 3

2.2 Policies:

CYGP1 Design

CYGP3 Planning against crime

CYGP4 Environmental sustainability

CYGP9 Landscaping

CGP15A Development and Flood Risk

CYNE2 Rivers and Stream Corridors, Ponds and Wetland Habitats

CYT4 Cycle parking standards

CYH2 Affordable housing on housing sites

CYH3C Mix of Dwellings on Housing Site

CYS6 Control of food and drink (A3) uses

CYL4 Development adjacent to rivers

3.0 CONSULTATIONS

INTERNAL

City Development

3.1 The proposal accords to the development brief in terms of the following considerations – mix of uses, size and type of housing, amount and location of affordable housing, design and location of the river walkway. However there are no public art proposals,

Environmental Protection Unit

3.2 Advise that for this part of the site a study of potential contaminants has been undertaken. A full investigation and method of how any contamination is yet to be agreed with the Local Planning Authority. This will need to be done before development commences.

3.3 Also advise that there are no details of alternative ventilation for when windows in the building are closed and that the noise report does not consider possible impact on the occupants of Navigation Wharf.

Housing and Adult and Social Services

3.4 No objection to the amount, type and location of the affordable accommodation. However the car parking spaces for residents of affordable housing need to be agreed, 5 spaces are required.

Landscape Architect

3.5 In response to original plans commented that

- Artificial grass will not be acceptable (YNEP have already objected to its use).
- The amenity space is so limited that every opportunity for 'natural planting' should be utilised.
- The bed with just Hypericum and Lavendar needs livening up with a greater mix of species preferably including some perennials and/or grasses, plus three multi-stemmed shrubs with raised crowns, e.g. Amelanchier, Viburnum Rhytidophylum, Cornus kousa Chinensis, Cercis siliquastrum.
- The northeast corner of the courtyard feels too bare. Additional planting opportunities should be maximised. Therefore, the small leg of lawn in the middle should be a planting bed to reflect the latter one.
- Hard surfaces within courtyard are acceptable.

3.6 It has been confirmed that the revised soft landscaping scheme for the internal courtyard addresses initial reservations and is acceptable.

Highway Network Management

3.7 Advise that the original plans did not allocate any space for staff cycling, for the proposed commercial units. Preferably staff cycling spaces would be within the proposed block. The amount of spaces required depends upon the floorspace, for A1 uses 1 space is required per 55m squared floorspace, for A3 uses 1 space per 10m squared.

3.8 The applicants have also been asked to provide details of the public cycle spaces, these would be on street. At least 28 spaces are required.

EXTERNAL

Police Architectural liaison Officer (ALO)

3.9 Advise that the applicants have worked with ALO and there is no objection or suggested alterations to the scheme as submitted. It is suggested that all vulnerable

ground floor windows are of the secure standard required by the Secure By Design. The applicants are encouraged to gain a Secure By Design award for the scheme.

English Heritage

3.10 No objection to the design, which appears to correspond to the design code for the overall site. Advise that design and conservation officers should be involved in the consideration of materials and landscaping.

Environment Agency

3.11 Originally objected because there were no mitigation measures to protect the residential areas from flooding. Details were requested of finished floor levels and management arrangements for the lower floor level (basement). The objection was withdrawn by letter, dated 6.11.07, which confirmed that the finished floor levels are above the desired level and that details of the basement level were acceptable, i.e. it would be protected up to 10.6m AOD.

Natural England

3.12 No objection.

Planning Panel

3.13 Given the scale of the proposed development the planning panel are of the opinion they do not have the ability to comment on its merits.

River Foss Society

3.14 Object as it is considered the proposal is contrary to the development brief prepared by the Council for the Hungate site. The brief recommends the protection and enhancement of the River Foss as a wildlife corridor (3.25). Section 9.9 says "there should be a continuous green swath along the Foss riverbank ..." and Section 7.11 refers to "a 10-15 metre buffer zone alongside the River Foss". The proposed riverside walkway would be in close proximity to the Foss and contrary to this guidance. The River Foss Society add that the Ecological Management Plan, requested in condition of the outline approval is yet to be sent out for consultation or agreed. It is suggested this process should be implemented before the landscaping associated with this block is agreed.

Sport England

3.15 Made representation when the outline application was considered. No further comments for this reserved matters application.

York Natural Environment Panel

3.16 Unimpressed with the original internal planting scheme, object to the use of artificial turf and consider that too many evergreen species are proposed. Outside the block, consider that there is no requirement for the wholesale removal of

vegetation (which is considered to make a positive contribution to the area) along the river wall - the construction site could be stabilised by sheet piling behind the existing wall.

Yorkshire Water

3.17 No objection. Inform that consent must be gained from Yorkshire Water to divert the public sewer (shown on proposed drainage layout drawing 07115/101).

3.18 The application was publicised by site notice, press notice and letters of neighbour notification. The deadline for comments was 26.9.07. Two letters have been received. The following points are made -

- The development should not be excessively high and red bricks should be used.
- Should include eco-homes that are carbon negative.

4.0 APPRAISAL

4.1 Key issues

- Design and external appearance
- Landscaping and ecological impact
- Housing amount, size and type
- Residential amenity
- Sustainability
- Crime prevention
- Highways, car and cycle parking
- Flood risk

Planning policies

4.2 The application is to be considered in the context of the principles established in the development brief and relevant national, regional and local plan policies.

4.3 The Hungate site was allocated for mixed use (employment and residential) development in the City of York Deposit Draft Local Plan, May 1998. In the 4th set of changes (2005) the site is allocated for premier employment use (B1) and an estimated capacity of 600 new homes, 180 of which could be affordable.

4.4 A development brief for the site, setting out the Council's requirements and aspirations for its development, was approved for consultation purposes in December 2004. The document was approved for the purposes of guiding planning applications for the development of the site in March 2005.

4.5 Although not planning policy, the details of this reserved matters application should be derived from the Design Code submitted in January 2005 and the Design Statement (November 2004) associated with the outline application (02/03741/OUT).

Design and external appearance

4.6 Policy GP1 of the Draft Local Plan refers to design. It states that development proposals must, respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with the surrounding area; retain, enhance, or create urban spaces; provide amenity space and space for waste storage; ensure no undue adverse impact from noise disturbance, overlooking, overshadowing or overdominance. Policy HE2 (Local Plan) states that in areas adjoining conservation areas, development proposals are expected to respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials.

4.7 The Hungate Development Brief states that the site should be a place with a unique identity, which respects the strong character of surrounding areas and buildings, particularly the built and natural environment and the landscape and ecology of the River Foss. Variations in height, roof modelling, elevational treatment and a selection of materials should be used. There should be a variety of heights adjacent the River Foss to provide varied form and roofscapes, and the canalisation of the river should be avoided.

4.8 The design statement advised that block E would be made up of a landmark corner facing St John's Square, the west elevation (facing the focal building) would be of a scale and style that created a sense of enclosure and grandeur appropriate to public open space. The north and east elevations would reflect the traditional vertical emphasis of York Streets and use a variety of materials and roof shapes/heights. The Foss facing elevation would have a warehouse aesthetic, of similar scale and (repetitive) appearance to Navigation Wharf. The building would vary in height, at its lowest, a small two-storey area parallel with the focal building, at its highest 6-storey facing the river.

Massing

4.9 The height of the building accords to the details approved at outline stage. The river facing 'warehouse' part of the building is 6-storey. The rest of the block is mostly 5-storey but is broken up by two strips of 4-storey areas, which provide outdoor amenity space, and the residential floors on the elevation facing the focal building are set back around 3.5m, to improve separation distances. At first floor level this provides an outdoor terrace area. The building is also broken up by setting back the top elevation, the use of different materials and variable window detailing.

River elevation

4.10 The river elevation has been revised, so the red brick will be more prominent and the windows smaller, as they would be traditionally on a warehouse building. This has been done with the intention of creating a simpler elevation that references Navigation Wharf across the river. A number of balconies have been removed and altered, and the amount of stone and glazing reduced.

Other elevations

4.11 The elevations into the site are considered to be true to the outline proposals. The elevations would be of modern appearance, generally they would retain a strong vertical emphasis, considered to be a feature of "Yorkness" in the design code.

Commercial elements

4.12 The commercial units will be predominantly glazed. The detailed design of the commercial units is proposed to be agreed by condition, to ensure a consistent but flexible approach to shopfront detail and advertisements.

4.13 Overall the design is considered to be true to the development brief and outline permission. Block E would have identity and character and respect it's setting.

Landscaping and ecological impact

4.14 The development brief set the broad aspirations for the site in terms of landscape and ecology. It states that the riverside should become one of the focal areas of the scheme and its potential should be recognised within the overall design of routes and public spaces, orientation of buildings and location of uses. A riverside walkway was requested, to provide an attractive outdoor recreation and leisure environment, with restaurants and cafes facing the river. The vegetation in the river channel should be reinforced with new naturalistic planting on the bank top to provide increased opportunities for wildlife and to enhance the riverside walkway. Paragraph 26 asks that existing trees and hedgerows bordering the site are retained as far as possible.

4.15 The design statements sought to achieve a variety of spatial experiences, from urban to rural along the Foss. The bank of the river west of the new footbridge, by block E, was designated as a "quayside" area, which would offer access to the waters edge. The area would have a more urban feel, consisting of a hard landscaped route beside the river, using materials such as timber, steel and concrete, and with a soft landscaped edge by the waterside. The enhancement of vegetation along the river, by using indigenous species, to enhance visual amenity and quality was proposed.

4.16 The site layout approved at outline stage had the proposed buildings in the southeast corner of the site parallel to the Foss (block C approved in Phase I) set back from the river frontage. This was to increase the opportunities for ecological enhancement of the site and river frontage and to provide a transition between the wharf-like development (block E) and the nature reserve. It was in the east corner of the site where a 10-15m buffer between the Foss and new buildings was requested in the development brief.

4.17 The proposed location of block E and the river walkway, in close proximity to the River Foss, are in accordance with approved details at outline stage and the development brief. In addition to the vegetation on the river bank there would be a further strip of ground cover planting that would vary in width, between 1.5m and 3m. The detailed scheme of vegetation at the edge of the river and the scheme of works for the riverbank wall (condition 20 of the outline approval) are ongoing issues that

are being dealt with within the Ecological Management Plan (EMP). An updated EMP is imminent and will be subject to consultation. Additional details of the materials and layout of the walkway are proposed as a condition of approval. The details will need to account for the supporting structure of the proposed bridge (separate application 07/02296/FUL - to be assessed by members at a forthcoming committee), which appear to be required over part of the walkway.

4.18 The internal soft landscaping scheme has been revised. It is no longer proposed to use artificial grass, instead shade tolerant turf is proposed. An additional raised planting box is proposed and the variation of plant species has been enhanced in accordance with recommendations by the Local Planning Authority.

4.19 The presence of public art is encouraged in the development brief, it is suggested public art should be integrated into the scheme and across the site. Areas for public art would be likely to be within the public streets and squares. On this basis public art should be integrated into the comprehensive landscaping scheme for the site.

Housing amount, size and type

Number of units

4.20 The amount of residential units for the whole site was agreed at outline stage. 720 were proposed overall, 163 of which would be in block E. This application proposes 154 units, 4 less 1-bed units, 10 less 2-bed units but 5 more 3-bed units.

4.21 As with Phase I the amount of units proposed differs from the outline approval. In Phase I 41 additional units were proposed. Fewer units are proposed in block E as commercial premises are instead proposed at ground floor level, facing the river. It was suggested in the development brief that there could be restaurants/cafes overlooking the river and this is not objected to in principle.

4.22 Provided the total number of units over the whole site does not vary, as this was used to calculate the Section 106 agreement requirements, it is considered that an element of flexibility should be afforded given the size of the scheme. The applicants have confirmed in writing that it is not their intention at this stage to exceed the 720 units approved on the site, and this can be monitored on a phase by phase basis.

Size and type

4.23 Draft Local Plan Policy H3c states that a mix of new house types, sizes and tenures will be required on all residential development sites where appropriate to the location and nature of development.

4.24 The masterplan (agreed at outline stage) stated there would be 10,557m² of residential floorspace creating 163 dwellings. 10,384 is proposed, creating 154 dwellings. The dwelling size (by bedroom) proposed was as follows

1-bed = 25.2%

2-bed = 69.3%
3-bed = 5.5%

The proposed dwellings at reserved matters stage are as follows

Studio = 3.3%
1-bed = 20.8%
2-bed = 67.5%
3-bed = 8.4%

4.25 The increase in 3 bed units from the outline application is welcomed. A small percentage of studio apartments have been introduced. At either 31 or 35 m² in size these are smaller than any of the units proposed at outline stage, when the smallest units were 40 m². 2-bed units remain predominant. Overall it is considered the mix within block E is reasonable.

Affordable Housing

4.26 Policy H2a of the Draft Local Plan states affordable housing should be distributed throughout a housing development rather than concentrated in one area, commonly known as pepper potting. The policy also sets targets for affordable housing and the percentages of rented and sale units. For Hungate, the figures were set at outline stage.

4.27 Across the whole development there is a requirement to provide 720 dwellings, 146 of which are required to be affordable - 88 rented, 58 for discounted sale. The affordable units' location is to be agreed at reserved matters stage. Phase I (approved) and II (proposed) would provide 317 dwellings, 62 affordable units - 44% of all units and 42.5% of the required affordable units (40% required rented total and 47% of the discounted sale total).

The units provided in Phase II are as follows

Rented

1-bed = 32.3%
2-bed = 29%

For Sale

1-bed = 19.3%
2-bed = 19.3%

4.28 Phase II picks up on the affordable housing requirement in terms of the percent provided. Only 1 and 2 bed affordable units are proposed, this is considered to be acceptable because 5 of the 4-bed townhouses in phase I will be affordable.

4.29 The affordable units would be spaced out and on each floor of block E. Their distribution across the site has been revised in accordance with CYC recommendations, thus there would be affordable units on the elevation that faces

the river. Overall the pepper potting of affordable housing is considered to be acceptable.

Residential amenity

4.30 The amenity of residents, both future occupants of the proposed buildings and those existing in the area are material considerations. Amenity is recognised in policies GP1, S6 and S7 of the draft Local Plan. GP1 requires that noise from new developments does not have an undue impact; S6 and S7 see to protect amenities of surrounding occupiers, and advise hours operation should be controlled where necessary.

4.31 The outline stage agreed the principle of high density at Hungate; the height of buildings and amount of open space around. There would be 277 units per hectare which may seem high but the building itself is of an acceptable scale and there is considered to be a reasonable amount of internal space and outlook for all potential residents.

4.32 Block E proposes commercial use at ground floor level, a mix of A1 and A3 premises, i.e. shops, restaurants and cafes. The outline permission required (condition 24) that any such premises would need to be noise insulated to a specification to be approved by the Local Planning Authority. There is also potential for noise creation from music being played in cafés/restaurants and people outside the premises (patrons and non-patrons). Such activities could go on into the evening and require consideration.

4.33 Two reports have been submitted, covering noise impact on block E and on Navigation Wharf. The first technical report suggests insulation measures for the proposed building. These include additional insulation between commercial and residential floor levels and the use of double glazed windows on the external façade. The proposed measures would exceed building regulations standards and can thus be considered to reasonably protect surrounding occupants from noise associated with any shop premises.

4.34 The reports advise that noise from persons in the seating area would have an average/continuous (La eq) sound level of 58dB (50dB on the other side of the river). PPG24: Planning and Noise advises indoor sound levels should be 35dB in bedrooms to allow persons to sleep without disturbance. This would be achieved at Navigation Wharf and on block E, block E with windows closed only (with ventilation provided through trickle vents). On this basis it would be reasonable to control the hours of operation of the commercial premises, 23:00 hours through the week, 24:00 on Fridays and Saturdays is suggested. Noise levels can also be controlled by preventing the installation of any external speakers and requiring that amplified music is not audible from the nearest residential units, i.e. at first floor level of block E. There may also be additional noise from persons passing through the site, such noise levels and times would be random. It is considered that this comes with the choice of living in a mixed use city centre site and is thus not reason to request any further noise insulation.

4.35 The block has been built so each commercial unit has an internal extraction system. As such cooking smells and ventilation would have a neutral impact on residential amenity.

Sustainability

4.36 Draft Local Plan Policy GP4a requires proposals for all development to have regard to the principles of sustainable development and sets out the criteria by which this will be assessed.

4.37 A site specific sustainability statement was submitted at outline stage for the Hungate development and the Section 106 agreement includes the requirement for a sustainability and energy efficiency statement, which was submitted to the Local Planning Authority in April this year.

4.38 The design statement submitted with this reserved matters application identifies key sustainability categories, specific to block E are -

- The block will achieve a BREEAM very good rating for both the commercial and residential elements, 15 % of the housing will achieve an excellent rating. A condition requiring the submission of a report detailing how the environmental assessment rating (BREEAM or EcoHomes) as set out in the design statement, will be achieved, is recommended, this was done in phase I.
- The development is mixed use and located so to reduce the need to travel.

Accessibility

- A pedestrian and cycle dominated public realm
- Covered secure cycle provision for staff and residents.
- Limited car parking facilities
- Residents would have access to a 6 month First York Travel pass and a car club.

Energy efficiency

- Energy efficient lighting in all units
- Insulation specification to reduce demand for heating
- 10% of energy for the residential units will be generated on-site.
- Central heating and water boilers to be from "energy efficiency brands"

Considerate construction and site management

- Local and sustainable materials to be used where possible
- Site management to include waste minimisation, recycling and pollution control measures

Landscaping public space planting

- Internal courtyard soft landscaped scheme
- Existing landscape to be retained where possible and new species introduced at riverbank (both part of EMP)

Recycling

- Dedicated areas within the building for residential and commercial waste. Residential waste areas located conveniently at ground floor level near to entrance/exit points.
- Recycling point within the building, for paper, glass and cans.

Crime prevention

4.39 Draft Local Plan Policy GP3 encourages crime prevention measures in new developments such as natural surveillance, secure locations for car and cycle parking and satisfactory lighting.

4.40 The residential (including courtyard) and parking areas would be accessed by a series of cores with restricted access. Each core provides access to a limited number of dwellings, thus a small number of users. This practice is generally found to be the most successful type of shared access on larger schemes. Mail boxes would be internal, at ground floor level. The areas of the public/private realm are overlooked by living and bedrooms.

4.41 It is the applicant's intention to achieve the Secure by Design award for the development. Pre application discussions have been held with the ALO and recommendations regarding restricted access have been implemented. The ALO is of the opinion that secure by design status is achievable and is supportive of the proposal.

Highway considerations including car and cycle parking

4.42 Policy T4 of the City of York Draft Local Plan seeks to maintain and promote cycle use.

4.43 116 Cycle parking spaces are proposed for residents. This amount equates to one space for 75% of the units. The cycle provision is in accordance with the ratio agreed at outline stage.

4.44 51 car parking spaces are proposed, this includes visitor's space and 5% of spaces would be for disabled parking. At outline stage 45 spaces were proposed in this block. There are 9 less residential units proposed and 6 more car parking spaces. The additional parking spaces have arisen, as when looking at the development in a more detailed manner, it has been possible to accommodate them. There is no objection to this variation in numbers, which remains below one space per unit.

4.45 The public cycle parking provision will be located outside the block; this is covered by condition 12 of the outline approval, which requires that the spaces be provided before development of the phase commences. The details of such are under consideration as part of the highway layout and landscaping scheme for the overall site. Visitor parking will be located where convenient, such as around St John's Square, Friars Quay and possibly by the bridge.

4.46 A revised ground floor plan reduces the amount of commercial floorspace and provides two internal cycle store areas, for staff. Around 16 spaces are provided. At outline stage it was agreed that 25% of the required staff cycle spaces would be internal. The exact internal amount required is dependable on the mix of A1 and A3 uses, as A3 uses require more cycle spaces. If for example the split between A1 and A3 floorspace were 50:50, 3 more than the required internal spaces would be proposed. The other spaces will be provided across the site as per the public cycle parking. This was agreed at outline stage and is considered to be acceptable.

Flood risk

4.47 The outline permission required all landscaping details at reserved matters stages to be submitted with proposed finished levels (condition 39). The Environment Agency require that floor levels are at least 10.6 AOD.

4.48 The submitted plans show that the basement level would be protected up to 10.6 AOD (the level at which ventilation into the basement is proposed). The car park would have an underground link to block C, the access point being the one approved in phase I. The residential accommodation would be situated at 12.2 AOD which is above possible, modelled flood levels. As such the development is adequately protected from flood risk.

5.0 CONCLUSION

5.1 The siting of this block and its proposed use has been established at outline stage. As such the key considerations in this reserved matters application are design and external appearance, amenity, landscaping, cycle parking provision and the amount and type of housing. Highways issues such as the external layout and surfacing and the allocation/location of external cycle stands and environmental issues such as the planting and landscaping works along the edge of the River Foss will be addressed through the conditions of the outline approval.

5.2 Officers are content with the massing and size of the development and its external appearance (as revised), the development would provide a reasonable level amenity for its occupants and those around, the proposed river walkway and internal landscaping scheme each respect the details agreed at outline stage and the design codes and principles of the overall site. The amount of resident's and covered staff cycle parking are adequate. The amount and type of housing, including affordable accommodation is also supported.

COMMITTEE TO VISIT

6.0 RECOMMENDATION:

1 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

John Thompson and partners drawings

001, 002, 03 rev b, 04 rev b, 05, 06, 07, 08, 10 rev b, 11

Waterman Environmental drawings
Hard landscape drawings 0001 rev a
Soft landscape drawings 0003 rev c
Landscape construction 0004
Riverside cross sections EN7177.D.001A.BD

Arcadis drawings
Drainage layout 07115/01 rev P1

Scheme of affordable accommodation received 31.10.2007

or any plans or details subsequently agreed in writing by the Local Planning Authority as an 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 No development shall take place until a report detailing how the environmental assessment rating (BREEAM or Ecohomes) of "Very Good" as set out in the design statement will be achieved, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development in accordance with Policy GP4a of the Development Control Local Plan and PPS1 "Delivering Sustainable Development".

3 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

- Vertical dividing fin(s)
- Typical eaves, verge and parapet details
- Soffit overhang
- Columns including bases and capitols
- All types of windows and window systems (1:20 + larger scale details, door openings showing reveals, lintols and cills)
- Glazing
- Terrace and balconies including soffits and doors onto balconies
- Main entrance doors, door surrounds and canopies
- Shafts into basement car park

Reason: So that the Local Planning Authority may be satisfied with these details.

4 VISQ8 Samples of exterior materials to be app

5 Sample panels of the brickwork and stonework to be used on this development shall be erected on the site and shall illustrate the colour, texture and bonding of brickwork/ stonework and the mortar treatment to be used, and shall be

approved in writing by the Local Planning Authority prior to the commencement of building works. These panels shall be retained until a minimum of 2 square metres of wall of the approved development has been completed in accordance with the approved sample.

Reason: So that the Local Planning Authority may be satisfied with the finished appearance of these details prior to the commencement of building works in view of their sensitive location.

6 Prior to first occupation of the commercial units a detailed scheme for the design of the shopfronts (1:20 elevations and sections) and the proposed means of advertising each premises, including illumination, shall be submitted to and agreed by the Local Planning Authority. The commercial premises shall be developed in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a consistent acceptable appearance.

7 Prior to development commencing detailed floor plans, elevations and section drawings of the river walkway including the proposed bridge supports, railings, pedestrian routes, the split between pedestrian areas and areas allocated for tables and chairs, shall be submitted to and agreed in writing by the Local Planning Authority and the development implemented in accordance with the approved details.

Tables and chairs shall be confined to the agreed areas at all times unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of design and highway safety.

8 Details of the scheme of lighting for the internal courtyard area shall be submitted, agreed to by the Local Planning Authority and implemented in accordance with the approved details prior to first occupation.

Reason: In the interests of visual amenity and safety.

9 Notwithstanding approved drawings the soft landscaping shall be in accordance with the revised plan - drawing Waterman 0003 revision C.

Reason: For the avoidance of doubt.

10 The commercial premises shall not be open to customers outside the following hours:

Sunday to Thursday 07:00 to 23:00
Fridays and Saturdays 07:00 to 24:00

Outside the permitted hours of operation all tables and chairs shall be stored within the premises.

Reason: In the interests of residential and visual amenity.

11 Music emanating from the commercial premises shall be inaudible from within the nearest residential unit (with windows closed) and no external speakers shall be mounted outside the commercial premises.

Reason: To protect the amenity of surrounding occupants.

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;

- design and appearance
- amenity
- landscaping
- nature conservation
- affordable housing/mix of house types
- planning out crime
- sustainability
- flood risk

As such the proposal complies with Policies GP1, GP3, GP4A, GP9, GP11, GP15, HE2, NE1, NE2, NE3, NE7, H2, H3C, T4 and S6 of the City of York Local Plan Deposit Draft.

SECURED BY DESIGN

Your attention is drawn to potential crime reduction by considering the Police 'Secured by Design' Award Scheme for this site. Full details and an application form for the scheme can be found on www.securedbydesign.com

SEWERS

You are advised that consent must be gained from Yorkshire Water to divert any public sewers.

Contact details:

Author: Jonathan Kenyon Development Control Officer
Tel No: 01904 551323