

Report of the Assistant Director (Planning, Transportation & Highways) to the meeting of Regulatory and Appeals Committee to be held on 20 May 2019

AT

Subject:

A full application for the demolition of 8, 10-14, 16-24 Darley Street, with basement retention, adaptation works & construction of a 3-storey market building, public square and service yard, Darley Street, Bradford.

Summary statement:

This application is for the demolition of three properties on Darley Street and the construction of a three-storey building, along with the creation of a public space.

The two buildings to be demolished, not under the control of the Council 8, 10-14 would be required to be acquired through compulsory purchase powers. At present, the intention is to commence the Compulsory Purchase Order process but continue the dialogue with the building owners. This being separate to the consideration of the planning application.

The proposed building would accommodate part of the market currently operating at the Oastler Centre. The new market would primarily offer food, on two levels, along with cooked food at a third level. Adjoining the proposed market building, there would be an area of public space, with seating and landscaping.

The application is recommended for approval subject to conditions.

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Transportation & Highways)

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Portfolio:

Regeneration, Planning & Transport

Overview & Scrutiny Area:

Regeneration and Environment

1. SUMMARY

The application is recommended for approval subject to conditions included within the report, Appendix 1.

2. BACKGROUND

As part of a review of the Councils markets offer in the City Centre, the area at the 'top of town' including the Oastler Centre is the subject of a residential-led proposal that would see the Oastler Centre being demolished. It is proposed to consolidate part of the current offer within a new purpose-built market building. This being closer to the main shopping area and re-introducing retailing activity in part of the City Centre, which has suffered from a number of vacancies over recent years.

The new food market would act as a new city centre anchor and provide an attractive and vibrant market building that should add value to the economic, social, environmental and cultural fabric of the City. It would aim to provide a shopping destination, offering local and regional fresh food and be a key destination for shoppers in the City Centre.

The proposal would set the national benchmark for a contemporary market and provide the opportunity for new entrepreneurs to operate in a flexible trading environment. The creation of a carefully designed scheme, allowing for ease of maintenance, reducing maintenance costs.

In order to remain relevant to the local population and traditional shoppers but also attract new customers, it is intended to create a new destination in this area of the City Centre to offer alternatives to what has previously been available from the market and what is currently offered from the shopping centre within the City Centre.

The public space would enable other markets, events and community activities to use the space.

3. OTHER CONSIDERATIONS

All considerations material to the determination of this planning application are set out in Appendix 1.

4. FINANCIAL & RESOURCE APPRAISAL

The presentation of the proposal is subject to normal budgetary constraints.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

No implications.

6. LEGAL APPRAISAL

The determination of the application is within the Council's powers as Local Planning Authority.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

Section 149 of the Equality Act 2010 states that the Council must, in the exercise of its functions "have due regard to the need to eliminate conduct that is prohibited by the Act, advancing equality of opportunity between people who share a protected characteristics and people who do not share it, and fostering good relations between people who share a protected characteristic and people who do not share

it. For this purpose section 149 defines “relevant protected characteristics” as including a range of characteristics including disability, race and religion. In this particular case due regard has been paid to the section 149 duty but it is not considered there are any issues in this regard relevant to this application.

7.2 SUSTAINABILITY IMPLICATIONS

The proposals have been fully considered in relation to sustainability issues and the site is considered to be located in a sustainable location, served by local facilities and accessible to public transport.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

New development invariably results in the release of greenhouse gases associated with both construction operations and the activities of the future users of the site. Consideration should be given as to the likely traffic levels associated with development. Consideration should also be given as to whether the location of the proposed development is such that sustainable modes of travel would be best facilitated and future greenhouse gas emissions associated with the activities of building users minimised.

It is accepted that the proposed development would result in greenhouse gas emissions. However, it is considered that such emissions are likely to be lower than would be the case for alternative, less sustainable locations.

In addition, the siting of this development in the City Centre close to key public transport facilities (Forster Square and Bradford Interchange) would serve to encourage patronage by those who could reasonably travel using means other than the private motor car and could encourage “linked” city centre trips reducing other trips on key congested city centre routes.

7.4 COMMUNITY SAFETY IMPLICATIONS

Core Strategy Policy DS5 states that development proposals should be designed to ensure a safe and secure environment and reduce the opportunities for crime. In this instance, subject to appropriate access control, boundary treatments, CCTV and lighting provisions being implemented, it is not considered that there are grounds to conclude that the proposed development would create an unsafe or insecure environment or increase opportunities for crime, in accordance with Core Strategy Policy DS5.

7.5 HUMAN RIGHTS ACT

Article 6 - right to a fair and public hearing. The Council must ensure that it has taken into account the views of all those who have an interest in, or whom may be affected by the proposal.

7.6 TRADE UNION

None

7.7 WARD IMPLICATIONS

None

7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS

None

7.9 IMPLICATIONS FOR CORPORATE PARENTING

None

7.10 ISSUES ARISING FROM PRIVACY IMPACT ASSESSMENT

None

8. NOT FOR PUBLICATION DOCUMENTS

None

9. OPTIONS

The Committee can approve the application as per the recommendation contained within Appendix 1, or refuse the application.

If the Committee decides that the application should be refused, it may refuse the application, in which case the reason(s) for refusal would have to be given, based upon development plan policies or other material planning considerations.

10. RECOMMENDATION

This application is recommended for approval, subject to the conditions included within Appendix 1.

11. APPENDICES

Appendix 1 Technical report.

12. BACKGROUND DOCUMENTS

National Planning Policy Framework 2019

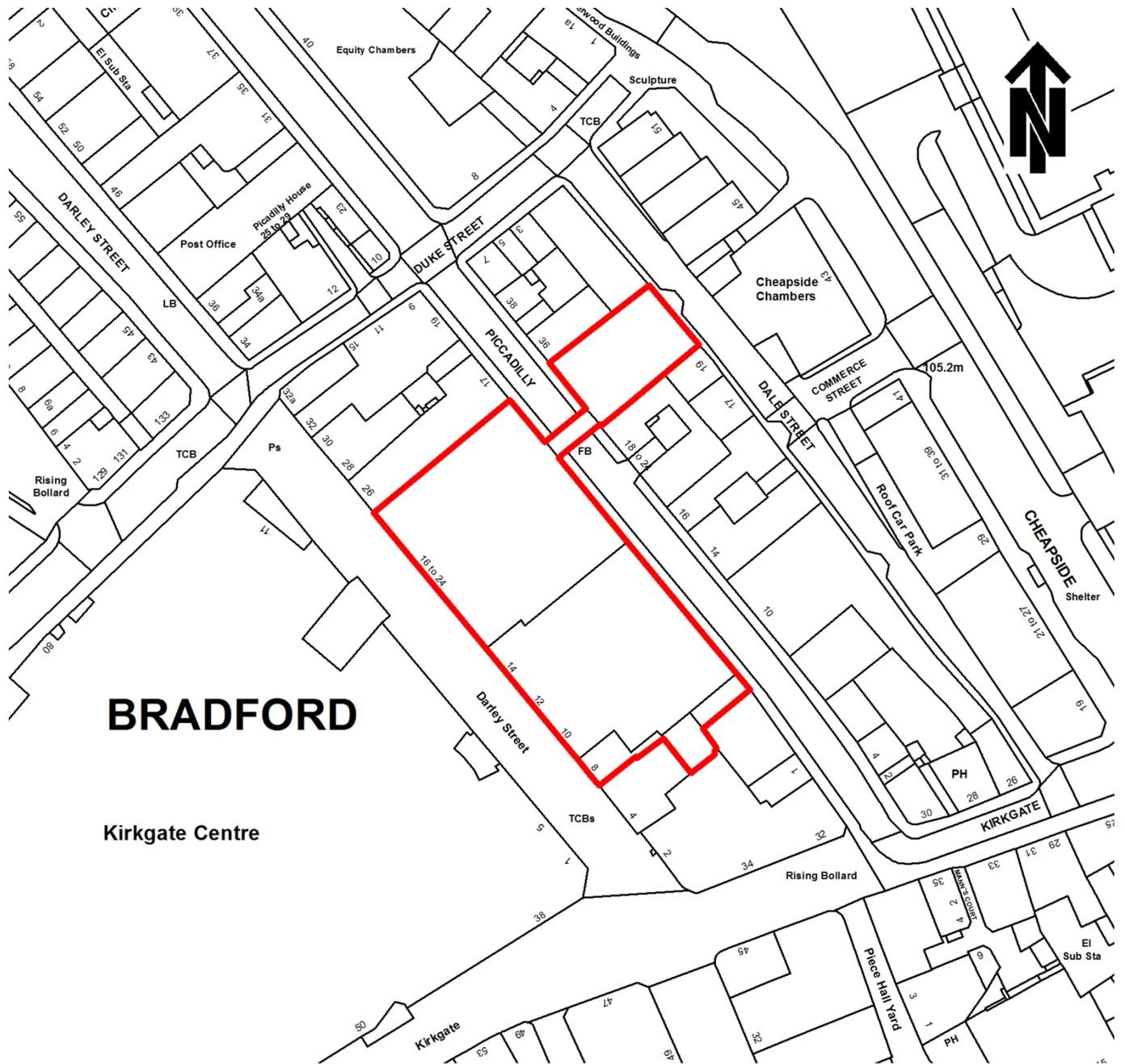
Adopted Core Strategy

Bradford City Centre Design Guide SPD

19/00737/REG



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



BRADFORD

Kirkgate Centre

1:1,250

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8 - 24 Darley Street
Bradford
BD1 3HH

APPENDIX 1

Ward

City

Recommendation

The application is recommended for approval subject to conditions.

Application No.

19/00737/REG

Type of application

A full application to include the demolition of 8, 10-14, 16-24 Darley Street, with basement retention, adaptation works and the construction of a 3-storey market building, public square and service yard, Darley Street, Bradford.

Applicant

Bradford Council

Agent

Greig and Stephenson Architects

Site Description

The application site includes three buildings - 8 Darley Street, currently occupied; 10-14 Darley Street, occupied by a single retail unit; and the former Marks & Spencer store, 16-24 Darley Street, currently vacant.

Darley Street is pedestrianised and there are a number of trees and street furniture, along this part of the street. Between the junction with Kirkgate and the junction with Market Street, Darley Street, slopes markedly upwards towards the 'top of town'.

The application site is within the City Centre Conservation Area.

The site also lies within the principal shopping area of the City Centre, with the Kirkgate Centre opposite the application site, along with other retail units on Darley Street.

Background

The Council and M&S have exchanged contracts on 16-24 Darley Street. Both 8 and 10-14 Darley Street are in private ownership. Compulsory Purchase Order (CPO) powers are being considered to acquire 8 and 10-14 Darley Street. If this is the case then prior to pursuing a CPO, planning permission has to have been granted for redevelopment of the properties in question.

Relevant Site History

None

Core Strategy

There are a number of Core Strategy Policies to be considered in the determination of the application:

P1 Presumption in Favour of Sustainable Development

BD1 Urban Regeneration

EC5 City, Town, District & Local Centres

EN6 Energy Planning decisions as well as Plans, strategies, investment decisions and programmes developed by the Council and its partners will maximise

improvements to energy efficiency and support the development of renewable and low carbon sources of energy

DS1 Achieving Good Design

Planning decisions should contribute to achieving good design and high quality places

DS2 Working with the Landscape

Development proposals should take advantage of existing features, integrate development into the wider landscape and create new quality spaces.

DS3 Urban Character

Plans and development proposals should create a strong sense of place and be appropriate to their context in terms of layout, scale, density, details and materials.

DS4 Streets and Movement

Plans and development proposals should take the opportunities to encourage people to walk, cycle and use public transport

DS5 Safe and Inclusive Places

Plans and development proposals should make a positive contribution to people's lives through high quality, inclusive design.

ID7 Community Involvement

The Council will seek to ensure that local community, stakeholders and other interested parties are engaged in an early, meaningful and collaborative way.

Bradford City Centre Area Action Plan

SL1 Primary Shopping Area

SL2 Primary Shopping frontage

SL3 Improving the Connections between Shopping Areas

BF1 Built Form

The National Planning Policy Framework (NPPF).

The National Planning Policy Framework is a material planning consideration on any development proposal.

Local planning authorities are required to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development, where possible

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish

or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Parish Council

N/A

Publicity and Representations

The application was advertised through site notices and in the local press. The publicity period ended on the 29 March 2019. There have been two letters of support, two objections and a letter of representation.

Summary of Representations Received

Support: This proposal would completely revitalise the area and create a new focal point for shoppers and visitors.

This development is the best thing than can happen to the Bradford trading which is at the moment in a sad state. This development will definitely attract the public.

Objections: How can the Council justify demolishing a currently occupied site (8 Darley Street) to improve the trading conditions for neighbouring unoccupied sites?

The Council should consider this project excluding the property at 8 Darley Street, as it is critical to the wider objective. Given the small size of the property, the overall project could be achieved without the need to flatten this site.

The building is currently trading with a 36 months contract and there is no reason why this site should be considered detrimental to the area while there are other sites currently vacant.

The Council should be mindful of demolishing retail outlets especially when the Northern Powerhouse Rail proposals will more than likely result in demolition of at least part of the Broadway Shopping Centre, that will influence the demand for suitable alternative retail outlets such as 16 Darley St, the former Marks and Spencer's store. May I suggest that this development maybe more suited to the south elevation of the 'Mirror Pool' adjacent to City Hall, subject of course to the relocation of the Magistrates Court that could be combined with the Combined Court Centre that will also likely end up being partially or wholly demolished as part of the NPHR proposals. Alternatively if the Council wanted to press on immediately with this scheme then the site currently occupied by Hall Ings multi-story car park, that is now owned by Bradford Council may be more appropriate.

Consultations

Lead Local Flood Authority

The LLFA has no objection to the proposed development, provided that details are implemented and secured by condition.

West Yorkshire Police

Any new development should incorporate the principles of Secured By Design, (SBD) which further states that developers need to ensure that crime prevention is considered an integral part of the initial design of any development and not retrospectively, in particular

need to demonstrate how the development proposal has addressed the following issues in respect of designing out crime:

1. Natural surveillance of public and semi-private spaces in particular entrances to a development, paths, play spaces, open spaces and car parking.
2. Defensible space and the clear definition/differentiation and a robust separation of public, private and semi-private space, so that all are clearly defined and adequately protected in terms of their ownership and use.
3. Lighting in the development, in particular streets and footpaths.
4. The design, any layout of pedestrian cycle and vehicular routes into and within the sites, including how they integrate with existing patterns.
5. Landscaping and planting, hiding places and dark secluded areas should not be created.

Permeability of a site makes controlling or preventing crime very difficult, it permits intrusion around the development by potential offenders. If there should be a real need for any route, they must be well overlooked and integrated within a development layout and design. They should display good natural surveillance along their entire length, be well lit and wide enough to accommodate pedestrians using it without compromising their personal space.

Landscape Design

Fully support the application and believe it would have a beneficial impact on the vibrancy of this part of the City Centre. The proposed public square would provide valuable public space that would generate much needed activity and footfall.

The materials would be well suited to the City Centre, with porphyry having been used extensively at various locations within the public realm. This material is hard wearing and ages well over time. The granite detail is well suited to developments such as this. The York stone elements would blend well with surrounding buildings and paving.

Whilst the planting is not extensive, the planting mixes and layouts are well thought out and suitable for the intended use, in softening the hard landscape. The images shown in the Design and Access statement indicate an acceptable mix of species.

The addition of street trees to Piccadilly is welcomed. Regular watering will also be required for at least one growing season, following planting, to ensure establishment. Should space allow, the specification of tree pits designed to intercept and retain surface water should be utilised. Where possible, additional 'build outs' with trees along the full length of Piccadilly to enhance the quality of the streetscape could be provided.

The requirement to create a level multi-functional space adjacent to a sloping street could be difficult to reconcile but the use of steps achieves this, whilst maintaining an open elevation to Darley Street. The resulting effect of 'disappearing' steps is aesthetically pleasing, whilst providing the required change in levels. Whilst tactile paving and contrasting paving colours would draw attention to this area, some consideration should be given to features to highlight this potential trip hazard. Pedestrians should be directed at the point where the steps terminate and this potential trip hazard should be given particular attention.

The drawings appear to show planting beds at the top of the steps. This addition is welcomed as it's believed the use of raised beds would further soften the hard landscaping and create a permeable edge to the space, without closing it off from Darley Street.

The lighting proposals appear well thought out and highly creative. This would have a positive impact on public space during both summer and on winter evenings, when the atmosphere of the space would create welcome interest. Opportunities should be taken to uplift key trees and shrubs for architectural effect and where possible to create shadow effects on the gable end to the new square.

There is a minimal amount of street furniture shown on the layout drawing due to the requirements to create a flexible space. The use of stainless steel for handrails and lighting columns would work well with the proposed paving palette and would create a high quality feel to the space. The cycle racks are well located and would provide convenient parking for those using the market.

Transportation & Highways

No objection, subject to details of works and servicing plan.

Summary of Main Issues

Principle of development

Demolition of buildings

Design & Heritage

Issues raised by representations

Appraisal

Principle of development

The application site is occupied by retail units, albeit the principal buildings are currently vacant. A market use would be within the retail use class, so the re-introduction of a retail use in the vacant units would be acceptable in policy terms.

With the closure of several retail units along Darley Street, the footfall and retail presence in this part of the City Centre has been much reduced. This results in a negative perception of the City Centre. The introduction of a consolidated market would improve the retail offer and help increase the footfall in the City Centre. The proposal offers a contemporary facility, enhancing accessibility, visibility and permeability, in the City Centre. It is considered that a successful market operation here, with food sales and prepared food for consumption on the premises could act as an additional city centre attraction, which in this key location, would help regenerate this part of the city centre, increasing viability and bringing vitality to the principal shopping area.

The host buildings are not listed but are located within the City Centre Conservation Area. The demolition of the buildings, the largest 16-24, has been considered in the context of its contribution to the character and appearance of the Conservation Area. The replacement building is considered to provide a contemporary design that would positively respond to its location within the City Centre Conservation Area and on a principal street in the City Centre.

Demolition of buildings

In regard of the letters of objection, these raise concern on - demolishing a building to improve the trading conditions for other sites; lack of consideration of the property being included within the redevelopment scheme and the impact of demolishing a retail unit currently occupied.

The demolition of 8 Darley Street is part of a wider redevelopment proposal that is aimed to improve the trading conditions and retail offer in the City Centre. The inclusion of 8 Darley Street is required to enable the provision of part of the public realm, which is an integral part of the proposal. Consequently, the loss of the unit, as a result of demolition, is

not considered to result in an adverse impact, as the replacement development would have a greater positive impact on the City Centre.

It should be noted that the redevelopment of the application site, including the demolition of existing buildings would require the Council to pursue a Compulsory Purchase Order, to acquire the buildings, if agreement was not reached with the landowners. This is a separate legal process to the consideration of the planning application and any objections would be dealt with as part of that process.

Design & Heritage

The design of the scheme is modern, with the use of a simple palette of materials, including natural stone, to reflect the traditional elements of the City Centre.

The proposed canopy is designed to echo a traditional market tent feature and is believed to be well-considered, providing an interesting element in the street scene.

The proposal has been designed to account for the sloping nature of the site. The public space being located at the lower part of the application site, with access to the public space and market building at grade, from Darley Street. There would also be a stepped arrangement to the public space, providing an informal seating area, to complement the scheme.

Both the public space and market building would be accessible from Piccadilly. This provides an opportunity to improve pedestrian routes, improving connectivity in the City Centre.

The new market building is designed to be a low-energy, sustainable development, delivering on all social, economic and environmental aspects.

It is proposed that the building would be predominantly naturally ventilated, with some background heating to mitigate against colder periods. The roof is to be utilised for solar energy, with the south facing pitches of the roof housing photo-voltaics and solar water heaters, with the north pitches to provide natural light and ventilation.

The proposal contains grey water storage for use in toilet flushing, external wash down and plant irrigation.

Furthermore, facilities for the segregation and compaction/collection of different waste would ensure the market delivers a service that works on an environmentally sustainable level.

The topography of this part of the City Centre poses a challenge in terms of the topography, however, the design seeks to provide level entry points at as many points as possible, with lifts throughout the building and escalators which connect the three floors of the market. There would also be accessible parking bays adjacent to the lower ground floor level access on Piccadilly.

The development is designed include a changing places facility on the lower ground floor of the new Market, with a controlled access off the trading area. This additional amenity would allow more people the freedom to enjoy the Market and the wider area.

The proposals for the new market building take reference from the materiality of the context with the natural stone, to the building's plinth, with reference also made to the detailing found in many of the key buildings in the area.

The creation of the new public space adjoining the building would create new views and provide the opportunity for the appreciation of the listed buildings on Piccadilly, revealing this part of the conservation area.

The proposal would also see the demolition of the footbridge link at the rear of 16-24 Darley Street, removing a feature that has a negative impact on the City Centre Conservation Area.

It is considered that the application both preserves and enhances the setting of the surrounding City Centre Conservation Area, by creating an active and vibrant use in the heart of the City, giving appreciation of the surrounding heritage assets, enhancing their presence and better revealing the heritage assets.

Issues raised by representations

Objections have been made on the basis that one of the units which would need to be demolished to accommodate the scheme is presently in use as retail premises.

The unit in question is in a location such that its retention would prevent the entire submitted scheme from being implemented. Matters such as negotiations with the building owner and or CPO powers are not a material planning consideration. The entire project the subject of this development which involves a building of a set size to accommodate the predicted required number of tenants and an adjoining public space, which is complementary to and would function well with the market use, would need to incorporate the site the subject of the objection. In terms of the planning consideration of the loss of this unit, the new market building would significantly contribute to the regeneration of the city centre, potentially leading to greater opportunity for occupancy of other adjacent vacant units. This is considered to outweigh the loss of the current occupied unit within the application site. The occupiers of the current unit on the site would have the opportunity of assessing the availability of other nearby vacant units.

The issues raised by the objectors are noted but are not considered to raise matters that would warrant the refusal of this development.

Community Safety Implications

Core Strategy Policy DS5 states that development proposals should be designed to ensure a safe and secure environment and reduce the opportunities for crime. In this instance, subject to appropriate access control, CCTV and lighting provisions being implemented, it is considered that the proposed development would create a safe and secure environment not increasing opportunities for crime, in accordance with Core Strategy Policy DS5.

Human Rights Act

Article 6 – right to a fair and public hearing. The Council must ensure that it has taken into account the views of all those who have an interest in, or whom may be affected by the proposal.

Not for publication documents

None

Reason for Approval

In granting permission for this development the Council has taken into account all material planning considerations including those arising from the comments of statutory and other consultees and public representations about the application. The proposals are considered to create a vibrant and attractive retail offer that would improve viability and add vibrancy to this city centre location. The development would meet objectives to

promote continued regeneration and investment opportunities in Bradford City Centre and would provide a modern and inclusive building benefitting city centre shoppers & visitors.

Approval is recommended, subject to the following conditions.

Section 106

There are no planning obligations and hence no Section 106.

Conditions of Approval

1. The development hereby approved shall only be carried out in accordance with the amended plans GSA_BRA005_PR100; GSA_BRA005_PR101; GSA_BRA005_PR102; GSA_BRA005_PR103; GSA_BRA005_PR104; GSA_BRA005_SITE001; GSA_PR302; GSA_PR304; GSA_PR305; GSA_PR306; GSA_BRA005_PR300; GSA_BRA005_PR301.

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted since amended plans have been received.

2. Before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all external facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

3. The development shall be drained using separate foul sewer and surface drainage systems.

Reason: In the interests of pollution prevention and to ensure a satisfactory drainage system is provided.

4. The development shall not begin until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development.

Reason: To ensure proper drainage of the site.

5. Notwithstanding the provision of Class A, Part 4 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent legislation, the development hereby permitted shall not be begun until a Construction Plan specifying proposals for the management of construction site access and the layout of construction site facilities has been submitted to and approved in writing by the Local Planning Authority.

The construction plan shall include the following details:

- i) full details of the position and width of the contractor's means of access to the site including measures to deal with surface water drainage;
- ii) intended hours of construction work, including any works of demolition;
- iii) intended hours of delivery of materials;
- iv) location of materials storage compounds, loading/unloading areas and areas for construction vehicles to turn within the site;
- v) car parking areas for construction workers, sales staff and customers;
- vi) a wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt onto a highway adjoining the development site;

vii) the extent of and surface treatment of all temporary road accesses leading to compound/storage areas and the construction depths of these accesses, their levels and gradients;

viii) temporary warning and direction signing on the approaches to the site

The construction plan details as approved shall be implemented before the development hereby permitted is begun and shall be kept in place, operated and adhered to at all times until the development is completed. In addition, no vehicles involved in the construction of the development shall enter or leave the site of the development except via the temporary road access comprised within the approved construction plan.

Reason : In order to safeguard the amenity of neighbouring occupiers and the safety of road users it is essential that the detail of these facilities is satisfactorily resolved before any work begins. To accord with Policies DS5, DS9, TR2 and DS4 of the Core Strategy Development Plan Document.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: To achieve a satisfactory standard of landscaping in the interests of amenity.

7. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to the Local Planning Authority for concurrent approval in writing with the landscaping scheme. The landscape management plan shall be carried out as approved.

Reason: To ensure proper management and maintenance of the landscaped areas in the interests of amenity.

8. Prior to occupation of the approved development details of a plan for the management of the servicing arrangements shall be submitted to and approved in writing by the LPA. The development to be carried out in accordance with the approved plan.

Reason: In the interests of highway safety and convenience.

9. Before any part of the development is brought into use, full details for the areas for loading/unloading and vehicle turning and manoeuvring shall be submitted to and approved in writing by the Local Planning Authority and this shall then be laid out, hard surfaced and drained within the site, in accordance with details shown on the approved plan(s). These facilities shall then be retained for that purpose whilst ever the development is in use.

Reason: To ensure that a safe and suitable form of access is made available to serve the development in the interests of highway safety and to accord with Policy DS4 of the Core Strategy Development Plan Document.

10. Prior to occupation of the approved development details of external lighting to the building and public space shall be submitted to and approved in writing by the LPA. The development to be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity.

11. Before the first occupation of the development a scheme detailing the dedicated facilities to be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-

- A minimum of 2 parking bays to be provided with access to EV charging facilities

- Charging point(s) to have a minimum power output of 16A/3.5kW (but faster 32A/7.5kW) is highly recommended to future-proof the development and reduce charging times for 32A enabled vehicles)

Charging points must be clearly marked with their purpose and conditions for use.

Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained operational thereafter.

Reason: To facilitate the uptake and use of low emission vehicles by users of the site and to reduce the emission impact of traffic arising from the development in line with the council's Low Emission Strategy and policy EN8 of the Bradford Local Plan (core strategy).