

**Report of the Assistant Director Planning, Transportation & Highways to the meeting of Regulatory and Appeals Committee held on 21st October 2021**

**K**

---

**Subject: Construction of a 5-storey office building with a retail and/or leisure unit at ground floor, with associated site works, creation of public realm and access works, site of former Police station, Princes Way, Bradford.**

**Summary statement: The application proposes an office development with associated public realm at the former Police Station, adjacent to City Park, in Bradford City Centre. The application site is allocated in the City Centre Area Action Plan DPD for offices and therefore the proposed development of grade A offices at this key regeneration site is supported.**

**The application has been assessed against all relevant local and national planning policies and is considered to meet the requirements of the relevant planning policies and it is recommended that planning permission is granted, subject to conditions.**

**A full assessment of the application, relevant planning policies and material planning considerations are included in the report at Appendix 1.**

Julian Jackson  
Assistant Director (Planning,  
Transportation & Highways)

**Portfolio:  
Change Programme, Housing,  
Planning and Transport**

Report Contact: Hannah Lucitt  
Major Developments Manager  
Phone: (01274) 438918  
E-mail: [Hannah.lucitt@bradford.gov.uk](mailto:Hannah.lucitt@bradford.gov.uk)

**Overview & Scrutiny Area:  
Regeneration and Economy**

## **1. SUMMARY**

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

## **2. BACKGROUND**

Attached at Appendix 1 is the Technical Report of the Assistant Director (Planning, Transportation and Highways). This identifies the material considerations relevant to the application.

## **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, it is not considered there are any issues in this regard, relevant to this application.

### **7.2 SUSTAINABILITY IMPLICATIONS**

The application site is located within Bradford City Centre, with various facilities and public transport services provided in the City Centre. It is not considered there would be any adverse implications on sustainability.

### **7.3 GREENHOUSE GAS EMISSIONS IMPACTS**

New development invariably results in the release of greenhouse gases associated with 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. Electric vehicle charging points would be provided within the proposed development.

### **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, 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 in Appendix 1, or refuse the application.

If the Committee decides that the application should be refused, 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 conditions contained within the report.

## **11. APPENDICES**

Appendix 1 Technical report.

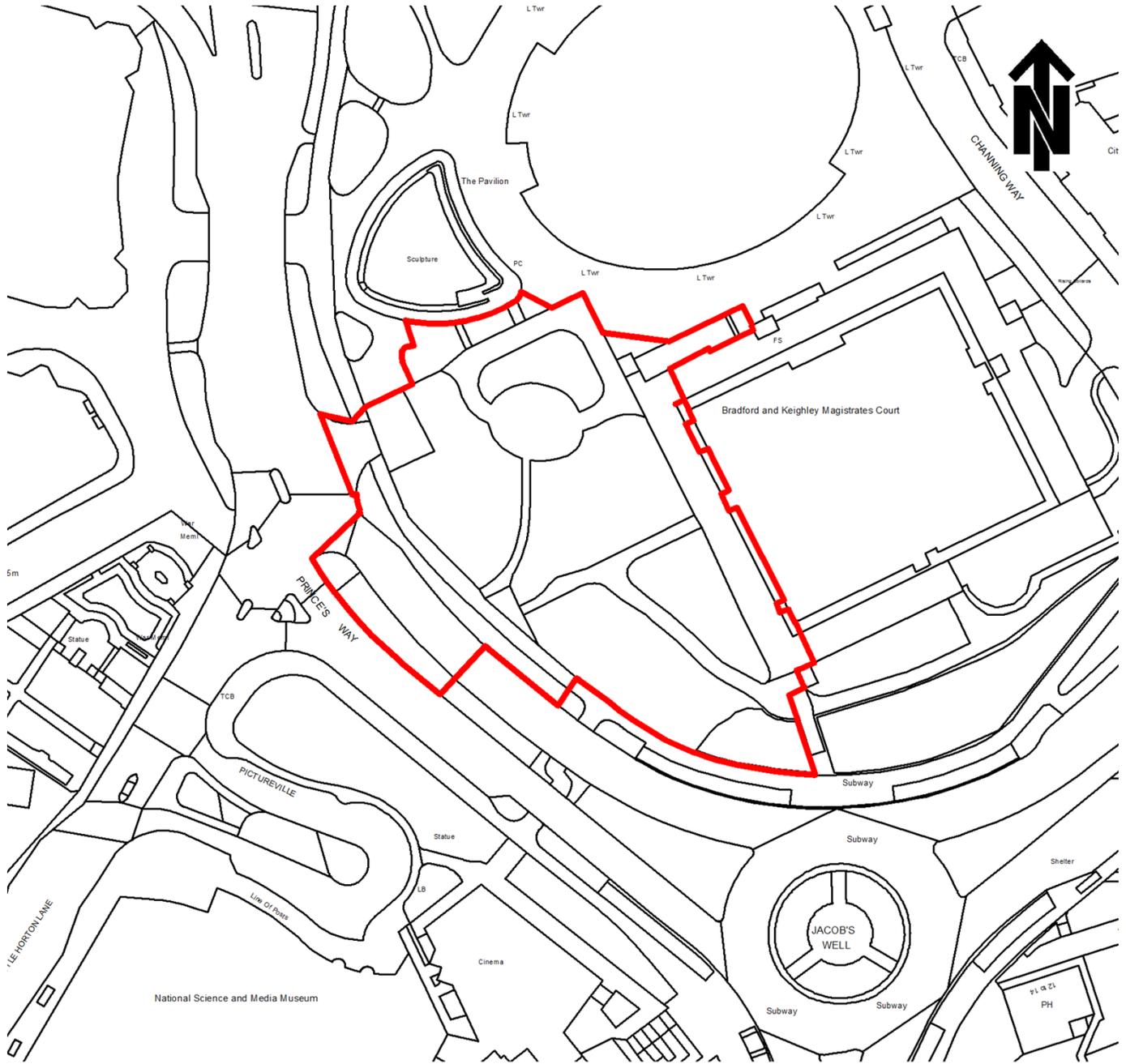
## **12. BACKGROUND DOCUMENTS**

National Planning Policy Framework 2019  
Adopted Core Strategy 2017  
City Centre Area Action Plan 2017

21/03653/MAF



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



1:1,250

© Crown copyright and database rights 2020 Ordnance Survey 0100019304

**One City Park**  
**The Tyrls**  
**City Park**  
**Bradford**

## **APPENDIX 1**

### **1 Ward**

City

### **2 Recommendation**

That the Committee grant planning permission subject to conditions.

### **3 Application No.**

21/03653/MAF

### **4 Type of application**

4.1 Full application for construction of a 5-storey office building with a retail and/or leisure unit at ground floor, with associated site works, creation of public realm and access works.

### **5 Applicant**

Muse Developments Ltd

### **6 Agent**

WSP

### **7.0 Site Description**

7.1 The application site is located at City Park, in Bradford City Centre. The site measures 0.63 ha and comprises a landscaped area with grass, seating, a footpath, planting, and an area of trees at the south east part of the application site.

7.2 The application site was previously occupied by the Tyrls Police Station. The Police Station was partially demolished in 2010; before being completely demolished in 2015.

7.3 The application site is located in a predominantly commercial area in the City Centre. To the north, the site is bounded by City Park - including the Mirror Pool, areas of hard and soft landscaping, and a cafe. To the south, the site is bound by the A6181, beyond which lies the National Science & Media Museum. To the east, the site is Bradford Magistrates' Court, beyond which lies Channing Way and Bradford City Hall. To the west, the site is bound by the A6181, beyond which lies the Alhambra Theatre and Bradford War Memorial.

7.4 The site is located in Bradford City Centre Conservation Area and also within the setting of designated and non-designated heritage assets. These include the Grade I Listed City Hall, Grade II Listed Alhambra Theatre, Grade II Listed Victoria Memorial, Grade II Listed Bradford War Memorial, and the non-designated former Odeon cinema on Princes Way.

### **8 Background**

8.1 The planning application is reported to Committee as delegated powers allow the determination of office development up to 5000 sq.m. The proposal is for 8899 sq. m. of office space.

## **9 Relevant Site History**

9.1 Planning permission was granted on 16 December 2014 for the, “*demolition of the Tyrils building (former police station); outline proposals for the redevelopment of the site to provide new grade A office accommodation; full proposal for interim use with detailed design of hard and soft landscaping of the demolition site*” (ref: 14/03886/MAO). This permission was amended in December 2015, by an application which sought to implement interim hard and soft landscaping (ref: 14/03886/NMA03).

## **10 The National Planning Policy Framework (NPPF).**

10.1 National planning policy is set out within the NPPF, which is supplemented by the Planning Practice Guidance (PPG). At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay (paragraph 11).

10.2 Section 6 states that planning decisions should place significant weight on, “*the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*” and that they should create conditions in which businesses can adapt, invest and expand (paragraph 80).

10.3 Section 9 seeks to promote sustainable transport. Paragraph 103 states that significant development should be focused where sustainable transport can be achieved, to contribute towards environmental and social benefits.

10.4 Section 11 encourages the effective use of land in meeting local need, in particular through utilising previously developed or brownfield land (paragraphs 117 and 118).

10.5 Section 12 sets the approach to ensure good design. Great importance is attached to the design of the built environment. To achieve this planning policies and decisions should ensure that developments:

Function well and add to the quality of the area over the lifetime of the development;

Are visually attractive due to good architecture;

Are sympathetic to local character whilst not preventing innovation or change; and maintain a strong sense of place by utilising spaces, materials, building types, and streets to create distinctive, attractive and welcoming places to visit, work and live.

10.6 Paragraph 128 stipulates that the design of development should evolve through discussions between the applicant, the local planning authority, and the local community.

10.7 Paragraph 132 stipulates that great weight should be given to applications which raise the standard of design in an area, as long as they fit in with their surroundings.

10.8 Section 14 is concerned with meeting climate change related challenges. Paragraph 148 states that the planning system should support a low carbon future in order to tackle climate change.

Section 15 seeks to conserve and enhance the natural environment.

Section 16 seeks to conserve and enhance the historic environment and sets out the approach to assessing the potential impact upon the significance of heritage assets.

## **11 Planning (Listed Buildings and Conservation Areas) Act 1990**

11.1 Sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any matters related to these provisions is addressed in detail later in this report.

## **12 Core Strategy**

12.1 The current Development Plan for the area is comprised of the Replacement Unitary Development Plan (RUDP) (2005) and the adopted Core Strategy (2017).

12.2 The Core Strategy sets out strategic and area-specific policies for Bradford. The key policies are listed below:

- Policy P1 adopts a presumption in favour of sustainable development.
- Policy SC1 sets out the overall approach and spatial priorities for development in the region, seeking to transform the District's economic, social, and environmental conditions, and ensuring that development is well designed and makes a positive contribution to the local area.
- Policy SC2 seeks to ensure that development is resilient and adaptive to climate change, encouraging sustainable resource use, minimising consumption, achieving high energy efficiency standards and utilising natural sources of energy where possible.
- Policy BD1 sets out regeneration and renewal priorities for Bradford, which includes the creation of new jobs. It notes that there will be a requirement for high quality public realm linked to the City Park.
- Policies EC1 and EC2 seek to create a successful and competitive economy in the District, encouraging the delivery of economic growth and investment in the District's centres and supporting the creation of jobs. Policy EC1 states that creating Grade A office space in Bradford City Centre is a Council priority.
- Policy EC5 states Bradford City Centre should be the focus for economic activity including significant provision of office space.
- Policy TR1 requires development to be located in sustainable locations which are accessible via cycling, walking and public transport, and to have minimal impacts on the existing transport network.
- Policy TR2 requires development to comply with Parking Standards, and for parking provision to be well integrated within the layout of new development to supports the street scene and local character, and to provide a safe and pleasant environment.
- Policy EN2 is concerned with biodiversity and geodiversity, and requires development to make a positive contribution to the protection and enhancement of the District's biodiversity resource.
- Policy EN3 states that the Council will seek to preserve, protect and enhance the District's undesignated and designated heritage assets.
- Policy EN7 states that new development should address all sources of flooding and not increase flood risk. Developers should assess the feasibility of SUDS as integral features of development.
- Policy EN8 seeks to protect the environment and requires any potential sources of pollution from development to be appropriately mitigated.

12.3 The emerging Local Plan is still at an early stage of preparation. Consultation on the Core Strategy Partial Review 'Preferred Options' was undertaken in July 2019. The council has recently consulted on The Draft Bradford District Local Plan – Preferred Options (Regulation 18) and supporting documents from 8 February to 24 March 2021. These documents continue to be afforded "very limited weight" given their stage of preparation. In this context it is considered that full weight should continue to be afforded to the policies of the adopted Core Strategy (2017) and the RUDP (2005) in accordance with the degree of conformity with current national planning policy.

### **13 City Centre Area Action Plan (CCAAP)**

13.1 The site is identified as a key development site, B1.2, 1 City Park, where 1 City Park will be the focus for Grade A office (B1) space within the City Centre. The main objective of the No.1 City Park will be to act as the premier destination for business headquarters currently located within or outside the Bradford District.

13.2 The CCAAP states that the proposed office development within 1 City Park will be of high- quality contextual design that responds sensitively to its setting adjacent to the Grade I Listed City Hall and its location within the City Centre Conservation Area. The height of any buildings will not compromise the dominance of the City Hall buildings or harm key views and vistas of the building. Where possible, opportunities should be taken to open up new views of the City Hall.

13.3 It is stated that there are two existing accesses to the site from Princes Way and from Hall Ings via a ramp leading to a basement car park. The access from Hall Ings would be acceptable for the redevelopment. Any access from Princes Way would be unacceptable and the existing access would need to be closed with full face kerbing and the footway reinstated.

13.4 Further, any development proposals must consider the feasibility and practicality of facilitating good pedestrian linkages between the site, the core shopping area and city centre attractions and the public transport interchange.

#### **14 Publicity and Representations**

14.1 The application has been advertised as a Major Development, within a Conservation Area, through site and press notices.

14.2 There have been no representations received.

#### **15 Summary of Representations Received**

N/a

#### **16 Consultations**

##### 16.1 Lead Local Flood Authority

The following comments are made with reference to the following documents, which can be viewed on Public Access: Flood Risk Assessment, Doc. Ref. 6624-ARP-SI-XX-RP-C-00001-P02, dated 28 June 2021; Drainage Statement, Doc. Ref. OCP-ARP-XX-XX-RP-CD-1001-P02, dated 28 June 2021.

16.1.1 The LLFA does not have any objections to the proposed development, provided that conditions are included with any grant of planning permission.

##### 16.2 Yorkshire Water

If planning permission is to be granted, conditions should be attached, see below.

##### 16.3 West Yorkshire Police

WYP has no objections following discussion with the applicant.

##### 16.4 Biodiversity

Whilst accepting that green/living walls and a meadow grassland may not be suitable for the proposed development, the provision of bat/bird boxes is requested as an enhancement to the scheme.

##### 16.5 Conservation

The application site is within the Bradford City Centre conservation area, and affects the settings and perception of multiple heritage assets including the Grade I City Hall.

One City Park has been subject to robust pre-application evaluation and the proposals have evolved from the outcomes of that. Historic England have been involved at all stages

and are content with the heritage impacts. There are no envisaged archaeological implications.

The proposals have also usefully been considered by the Yorkshire Design Review service and were afforded a positive commentary. Certain elements generated observations and requests for additional information. The applicant has now provided responses to these matters, which address the salient points and give clarity and justification for the design strategy in respect of these points.

The submission is accompanied by eloquent heritage and design and access statements which comprehensively consider the relevant matters. The proposals have evolved from continuous engagement with appropriate consultees at all stages.

At present I note that the vertical fins on the elevation treatment are stated as being 'stone or GRC'. It would be useful to pin this down, and confirmation of stone to respond to the prevailing local material and sense of place is highly desirable.

Overall I am content that the proposed development properly responds to and causes no harm to heritage assets in terms of listed buildings and the city centre conservation area.

The proposed development accords with policy EN3 of the core strategy, section 16 of the NPPF and fulfils the duties of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 16.6 Design

The proposals are welcomed for this site which will help to frame and animate the edge of City Park, at a key location within the City Centre. There are plenty of positives of the scheme, it will introduce Grade A quality office accommodation into Bradford City Centre and create a new area of public realm and a pedestrian route. The curved form of the building responds to the edge of the Mirror Pool and will help to define the public space alongside the other buildings. The elevations, which feature large areas of glazing and stone clad vertical fins, will add visual interest and have taken influences from the character of adjacent buildings as well as contemporary design ideas.

16.6.1 The scheme has received a generally positive review from the Yorkshire Design Review Panel and would appear to have responded to most of the panel's comments. The following issues are raised:

#### 16.6.2 The roof

The mechanical plant room is located on the roof of the building. It is proposed to be screened by dark grey metal cladding with vertical fins and the design seeks to further reduce the visual impact by setting the screening back from the main face of the building. There is some merit to this approach but the concern is that it will still be very prominent in views, including across City Park and from higher ground in the West End, and it could appear too flat and featureless, being the equivalent of an extra storey in height. The Design Review panel suggested that options to relocate the plant elsewhere could be assessed and that a green roof could be created instead but this doesn't appear to have been considered. Other alternatives might be to introduce green walling to the screening treatment (see 2 below), maybe make the photovoltaic panels more of a feature, and potentially create another outdoor terrace on the unused area of roof space. There may be other options also.

#### 16.6.3 Green walls

The Design Review Panel suggested that the inclusion of green walls could be assessed in response to concerns that the building was perhaps a little too transparent given the large amounts of glazing.

16.6.4 There would be value in the applicant exploring this further. Elements of green walling on the façade as well as at roof level (see comments above) could really add further interest to the appearance of the building and support the wider character of City Park as well as biodiversity. It could also have sustainability benefits. The BREEAM assessment of the building identifies it as potentially being very close to achieving an 'Outstanding' rating – the highest possible rating – and perhaps the addition of green walling could help gain the extra credits.

#### 16.6.5 Access arrangements

The Bradford City Centre Area Action Plan (site ref: B/1.2) identifies that there is an existing access to the site from Hall Ings via a ramp to a basement car park. It states that access from Hall Ings would be acceptable and that any access from Princes Way would be unacceptable.

16.6.6 It is understood from recent investigations made by CBMDC Highways that the underground tunnel which used to serve the former police station from the basement car park is now filled. Therefore, it is acknowledged that any access would likely need to be from Princes Way.

16.6.7 Taking access from Princes Way raises some challenges. Improvements were made to Princes Way as part of the award winning City Park scheme to create more pedestrian priority and enhance the environment including an extended green verge with street trees to separate the footway from the traffic. There is concern that the proposals will erode this. Specifically, the applicant should look to address the following:

- a) Vehicle access to the basement car park – this access point should be designed more around the needs of pedestrians (there will be far more pedestrians using the space than vehicles). A suggested treatment would be to extend the line of the footway across the access in terms of materials/levels/kerb line etc. so that vehicles feel like they are crossing a pedestrian space rather than the other way round. This is now a common approach used in cities around the UK. Also there may be scope to look at narrowing down the width and the corner radii at the mouth of the junction.
- b) Service vehicle layby – the proposed layby would remove a large part of the green verge and some street trees that currently separate pedestrians from the traffic. The applicant should look at ways to mitigate this. Some suggestions below:
  - Relocate the proposed landscape strip from alongside the building (where it is of less value) to alongside the carriageway and layby where it can bolster the green verge and separate pedestrians from the traffic, and allow for new planting of street trees.
  - Use the same surface materials (Yorkstone paving) for the layby so that it feels more like a piece of the public realm than highway.
  - It might be possible to leave the majority of the existing verge intact and instead bring service vehicles along the footway/public realm alongside the building (limited to certain times of the day/week).

16.6.8 It would also be very useful to see how the access arrangements fit with the emerging Transforming Cities Fund scheme for this part of the city centre.

## 16.7 Highways

To be reported verbally.

### 16.8 West Yorkshire Combined Authority

No comments.

### 16.9 Environmental Health

For the purpose of the Bradford and WYLES planning guidance this is a medium development of 9172m<sup>2</sup> class E uses.

Under the provisions of the Bradford and West Yorkshire LES planning guidance medium developments are required to provide Type 1 and type 2 emission mitigation as follows:

#### Type 1 Mitigation

- Provision of electric vehicles charging facilities at the rates set out in the Bradford / WYLES planning guidance.
- Adherence to the IAQM Guidance on the Control of Dust and Emissions from Construction and Demolition during all demolition, site preparation and construction activities at the site.

#### Type 2 Mitigation

- Inclusion in the Travel Plan of mitigation measures that will discourage the use of high emission vehicles and facilitate the uptake of low emission vehicles.

16.9.1 In addition, some applications are required to submit an exposure assessment where the development has the potential to increase human exposure to poor air quality.

#### 16.9.2 Exposure assessment

The current proposal is not expected to create any new relevant receptor points for the purpose of Local Air Quality Management (LAQM) but it is noted that class E uses can include change of use to a crèche /day nursery etc. without requiring planning permission.

16.9.3 An air quality impact assessment has been submitted with the application which indicates that national air quality objectives will currently be met at the site. This is consistent with current air quality monitoring within the immediate vicinity. Air quality is expected to improve further in this area as the planned Clean Air Zone (CAZ) is introduced in 2022.

16.9.4 It is recommended that any proposals to introduce more sensitive uses in the future should be subject to a further review of air quality conditions at the time of the proposal.

#### 16.9.5 EV charging

In line with the Bradford and West Yorkshire LES planning guidance a minimum of 10% of the parking spaces should be equipped with EV charging facilities (2 spaces) but a greater level of provision would help futureproof the development. The minimum requirement for charging points on this development will be purpose built units capable of providing a continuous supply of at least 16A (7.5kW) via a mode 3 type 2 connection. These will be suitable for use by staff vehicles where dwell time on the site is likely to be more than 4 hours. If the intention is to allow use of the EV charging infrastructure by staff and visitors with shorter dwell times (less than 4 hours) Fast (32A, 7-23KW) or Rapid (43kW+) charging points may be more appropriate.

16.9.6 Full consideration should be given to the likely future charging needs of vehicles using the site to ensure the EV charging provision is sufficient. When considering future charging needs consideration should be given to the planned implementation of the Bradford Clean Air Zone (CAZ) in 2022 which may accelerate the demand for EV charging

facilities at a local level above those expected nationally. Further information on the CAZ requirements can be found here:

<https://www.bradford.gov.uk/breathe-better-bradford/breathe-better-bradford/>

16.9.7 The government has recently consulted on new national standards for EV charging points. Government proposes specifying a minimum 7 kW charge point both for residential and non-residential buildings and retrofitting of charging points in existing car parks.

#### 16.9.8 Construction dust management plan

Medium developments require submission of a site specific construction dust management plan to control emissions from demolition and construction activities. This should be prepared in line with the IAQM guidance note on assessment of dust from demolition and construction.

<http://iaqm.co.uk/text/guidance/construction-dust-2014.pdf>

16.9.9 The air quality impact assessment submitted with the application includes a dust risk assessment and concludes there is a medium risk of dust which can be adequately mitigated using the mitigation measures set out in Chapter 6.1 of the report (*ARUP document reference OCP-ARUP-XX-XX-RP-YE-0001*).

#### 16.9.10 Travel Plan

A travel plan has been submitted with the application which sets out the extensive opportunities for using sustainable transport measures to access the site. The travel plan indicates that the site can be easily accessed via foot, cycle, bus and train and identifies the presence of car club vehicles close to the site.

### 17 Landscape Design

17.1 Having reviewed the submitted plans and documents, the following comments made with regards the proposal:

17.2 The retention of the landscaped area to the south of the site is welcomed and would make a positive contribution to the scheme, including seating and areas to relax and unwind or take a lunch break. The building presents itself well to the Mirror Pool and surrounding buildings with good circulation areas for pedestrians.

17.3 The external appearance of the building would be quite different to any other building in the vicinity of the area, the curtain wall glazing/anodised cladding/fins would make an interesting contrast in the City. The site is identified in the City Centre AAP for use as office/retail/leisure purposes, grade A office space and would command a premium location within the City Centre.

17.4 The number of existing mature trees proposed to be removed is acceptable however, I am concerned there are a number of semi-mature trees planted recently as part of the Mirror Pool which appear to be earmarked for removal, see TG34 & TG4 in the arboriculture report. Also TG1 trees would be removed to form the stepped access. A total loss of 16 semi-mature trees, but only 7 no. trees to be replanted. Is there scope for further tree planting or options to mitigate this?

17.5 The building would make an ideal location for green roof planting, sedum matting increased net gain bio-diversity etc. Former site of police station classed as brown field site but had been a temporary garden since demolition in 2015.

17.6 Could any additional proposal for sustainable tree planting pits/suds to reduce surface water run-off be included in the scheme?

17.7 The planting plan identifies plants which are an appropriate nature/scale and would provide an attractive setting and reduce potential habitat for vermin. Fantastic landscape sectional elevation drawings which really give you a feel for the space and how it would integrate with both the new and existing buildings.

17.8 Proposals for other external lighting, maybe the steps/ramp may benefit low level LED though the area is generally well lit.

17.9 Consultation with regards to important views appears to have been considered through community involvement. The development falls within the urban core of the City therefore landscape character areas are unaffected. The J.B Priestley monument retains its view of the clock tower. The height of the proposed building is similar or thereabouts to the Alhambra Theatre, it sits below the ridge line of vast majority of City Hall, the area around the clock tower will be overshadowed slightly.

17.10 External levels appear to work well in accordance with part M building regulation. The only other comment I would make is handrails are fixed centrally on steps then appear fixed either side where steps narrow at the front of the building, might be well work continuing with handrail on both sides all the way up.

## **18 Summary of Main Issues**

Principle of development  
Highways Implications  
Design & Appearance  
Heritage Implications  
Biodiversity  
Air Quality  
Community Safety

## **19 Appraisal**

### **19.1 Principle of development**

19.2 The application site is previously developed land and the principle of redevelopment of the site for offices has previously been approved, ref. 14/03886/MAO.

19.3 The site is allocated in the development plan, the CCAAP, as site B/1.2, 1 City Park, for B1 Office, with supporting retail and leisure at ground floor. The proposed development would provide the uses identified in the CCAAP.

19.4 The provision of grade 'A' office accommodation within the City Centre is supported. This would further economic growth, employment and investment in Bradford. The introduction of several hundred jobs within the City Centre would assist in supporting and improving the vitality and viability of Bradford City Centre, in accordance with Core Strategy policies BD1, EC1, EC2 and EC5.

19.5 As a consequence of this proposal, an area of public realm approved on an interim basis would be lost. However, the intention was always to create a temporary garden, for public use, prior to the subsequent redevelopment of the former Police station site. This being on the basis that the site was considered of strategic importance in regenerating the City Centre. Notwithstanding the removal of the garden, the redevelopment of the site would include public realm works, integrating with City Park, in terms of paving, seating and landscaping, associated with the proposed office development.

## **20 Highways & Transport Implications**

20.1 The CCAAP states that the existing access from Princes Way should be closed and the access taken from the ramp that serves the Magistrates Court undercroft car park. Following the demolition of the former police station, site of the current proposal, the links between the former police station and the Magistrates Court have been backfilled and therefore it is not practicable to have a vehicular access to the application site via the ramp off Channing Way. Additionally, it is not expected that the Ministry of Justice would give its consent to third parties entering its property, on security grounds. On this basis the CCAAP proposal to access the development site via the ramp is discounted. The sole means of access/egress would therefore, be taken from Princes Way.

20.2 The original proposal included a right-turn access on Princes Way to the car park serving the offices. Due to the impact on the existing highway network and public transport movements, this facility raised a number of highways concerns. However, the right-turn has now been removed from the proposal and access to a much reduced car park, 10 spaces including disabled, would be via the previous left-turn arrangement. Similarly, when leaving the site, vehicles would do so via a left-turn only.

20.3 In order for deliveries/refuse collection to be carried out, as this cannot be achieved within the confines of the proposed scheme, it is proposed to provide a lay-by between the proposed building and Princes Way, on the southbound carriageway of Prince's Way. The proposed layby arrangement has been informed through pre-application discussion with the Council to ensure that it has been considered against a highway alignment for the Transforming Cities Fund scheme. This provides sufficient comfort that both schemes are compatible and deliverable.

20.4 Bradford Council, in partnership with the West Yorkshire Combined Authority, is bringing forward a flagship programme of transport schemes, alongside major public space enhancements, that will help shape and drive forward Bradford's future regeneration in the City Centre and beyond.

20.5 Providing an accessible, attractive and cleaner alternative to car journeys is at the heart of the Transforming Cities Fund (TCF) - a major new programme of transport infrastructure investment secured as part of the West Yorkshire devolution deal.

20.6 One of the schemes is the Bradford City Centre Cycling and Walking Improvements proposal which would reshape the civic heart of Bradford City Centre by creating a hugely improved setting with the introduction of new public and green spaces, whilst transforming travel into and around the City Centre by improving public transport, cycling and walking infrastructure. The aims being to transform Bradford's civic centre; provide a more vibrant City Centre; improve access to the City Centre via walking, cycling and public transport; reduce carbon emissions.

20.7 The applicant regularly meets with the Council's Highways and TCF project teams. At these meetings, the Council and TCF team have advised that a preferred option has been chosen for Jacobs Well and Princes Way. At this point, the proposals submitted by the applicant have been co-ordinated with consented development in the area, and once the TCF proposals are finalised the applicant will work with the TCF team in delivering a compatible scheme.

## **21 Design & Appearance**

21.1 The application site is one of the key sites in the City Centre, being located on the edge of City Park, with a number of landmark buildings associated with Bradford – City Hall; Alhambra theatre and the National Science Media & Museum, surrounding the

application site. It is vital therefore, that the redevelopment of this site is adjudged in this context and its strategic importance within the City Centre.

21.2 The City Centre Area Action Plan sets out a number of objectives for the site:

21.2.1 the proposed office development, within the No.1 City Park, should be of high-quality contextual design, that responds sensitively to its setting adjacent to the Grade I listed City Hall and its location within the City Centre Conservation Area. The height of any buildings should not compromise the predominance of the City Hall buildings or harm key views and vistas of this building.

21.2.2 the building should respond to the setting of City Park in terms of scale and appearance, and should interact at ground floor level, with active uses eg. restaurants and cafes.

21.2.3 the layout should create positive vistas into and out of the Park and it should provide for clear, convenient and safe pedestrian routes between the park and the National Science and Media Museum and the proposed public service hub.

21.2.4 the public realm should be designed as an extension of City Park with the building set within the landscape.

21.3 The applicant submitted a pre-application enquiry in mid-2020 and there have been detailed discussions since, on the proposal. Prior to the submission of the planning application, the applicant presented the proposal to external Design Review, May 2021.

The proposed building is of a contemporary design, with curved frontages to reflect the curve of the Mirror Pool. The proposed facade is constructed in curtain walling with floor to ceiling glazing and back-painted glazed panels to provide solid elements. A combination of vertical and horizontal fins is overlaid to provide depth, scale and articulation to the elevations. The building would be constructed primarily in glazing and stone. The stone being designed as vertical fins to respond to the context of the surrounding heritage buildings. Along with the stepped nature of the building, it is considered that the building is of high-quality contextual design. In addition, the height of the proposed building, 5-storeys, has been designed to ensure that the building would not compromise the predominance of City Hall, nor adversely impact upon the key views and vistas of City Hall.

21.4 As part of the design process, the relationship between City Park and the proposed development, have been a key consideration. The proposed buildings scale and appearance having been assessed against the setting of City Park. In terms of scale, the scale would not be overdominant in relation to City Park, creating a sense of enclosure around the public realm of City Park.

21.5 The scale would also appropriately respond to the sites location, adjacent to Princes Way, and be seen in conjunction with the National Science & Media Museum and Alhambra Theatre. The appearance of the proposed building would echo the design of other buildings including the Magistrates Courts and the Aldermanbury building, where the City Library and Nandos are located.

21.6 In developing the scheme, the visual impact and massing of the proposed building have been examined, to ensure that there is no adverse impact on views to and from key heritage assets, including City Hall. Additionally, studies have revealed new views, as a deliberate consequence of the form and massing of the building.

21.7 The development aims to maximise connections to existing pedestrian routes and to promote movement around the site; as well as providing direct routes between the

application site and existing pedestrian crossings i.e. at Prince's Way/Godwin Street. The proposals have also sought to protect walking routes to City Centre attractions and public transport facilities, where they pass near to or front the application site.

21.8 The proposed buildings principal entrance faces City Park, where the public realm enhancements would complement and frame the Mirror Pool, providing an accessible (step-free) route between the application site and the circulatory route around the Pool.

21.9 The part of the application site south of the proposed building would provide an area of public realm with informal stepped seating, incorporated into the proposed public realm, to create an active frontage and natural surveillance for passers-by, maintaining the attractiveness of nearby walking and cycling routes. This additional public space would complement and enhance the public realm associated with City Park.

21.10 The existing pedestrian route between the underpass (at Jacobs Well Roundabout) and City Park, running along the western elevation of the Magistrates Court, will be retained as a step-free/accessible route and enhanced with public realm and landscape improvements.

21.11 Following the Design Review, the Review report is attached as Appendix 2.

21.12 In summary, the Design Review panel considered the OCP proposal to be a positive step in supporting Bradford post-pandemic.

21.13 A number of points were raised and the outstanding issues have been addressed by the applicant, in italics below:

21.14 Testing how the roof and plant store reads is encouraged, especially from higher ground.

*The main concern of the Design Review Panel was that the proposed building would affect the view of the City Hall clock tower from Morley Street. However, this was reviewed after the meeting and the resultant visual (included in the D&A) shows the clock tower is still clearly visible and framed by the new building. With regards to views from further afield, nearly all views from the south and east will be blocked by higher buildings in the locality.*

21.15 The Panel feel positive about the architectural design response of the building.

21.16 The transparency of the building is questioned next to its "solid neighbours" and as such, green walls are suggested. *One of the design intentions is that the use of projecting fins on glass would create what appears to be a solid facade when viewed obliquely, but transparent when viewed head on. This approach offers a solid appearance, whilst still providing a large area of glazing, that provides daylighting and views out of the office space. We have considered green walls on the proposal. These would not be suitable for the upper floors which are to be predominantly glazed to meet office occupier requirements. Whilst green walls could be achievable at ground floor level, this would result in the loss of some active frontages and a consistent design approach to the ground floor elevations.*

21.17 A green roof is suggested.

*The roof plant has been set further back since the Design Review. The plant screen would not be louvred but is mostly solid with a series of vertical fins to create a depth and texture to the facade. These vertical fins ensure the roof design relates to the vertical fins on the office storeys. We do not consider that full access to the roof would be suitable, as a perimeter boundary would be required, effectively increasing the overall building height and massing.*

21.18 The Spanish steps and approach to seating is encouraged.

21.19 The applicant has responded to the matters raised by the Design Officer below:

#### 21.20 Roof plant

The roof plant cannot be relocated elsewhere, ie. separate from the building. Alternative locations would have an adverse impact on design and there are technical and legal ownership/servicing issues, if outside the building envelope. The proposed roof plant has been set further back following the Design Review report. The plant screen is not louvred but is mostly solid with a series of vertical fins to create a depth and texture. These vertical fins ensure the roof plant design relates to the vertical fins on the lower storeys. The design philosophy to the plant area aids in breaking up the form of the building, as the alternative of extending the façade up another storey to accommodate the plant would increase the massing and bulk of the building which, when considering pre-application comments from the Council and consultees, have been avoided. The building has a fourth-floor terrace with views over City Park, adding another terrace at roof level would mean increasing the overall building height and massing whilst also impacting on the plant strategy/operation of the building. Making a roof level terrace publicly accessible would have a significant impact on the planning, feasibility and viability of the scheme. Such a terrace would also require a perimeter to the edge of the roof, again impacting on height and massing.

#### 21.21 Green walls

One of the design intentions is that through the use of projecting fins on glass, this creates what appears to be a solid facade when viewed obliquely and a transparent façade when viewed straight on. This approach offers a solid facade appearance, whilst still giving the large amount of glazing that provides daylight and views out of the office space. We did consider green walls initially but these would not be suitable for the upper floors which are to be predominantly glazed to meet occupier requirements and institutional standards. At ground floor level we are maximising glazing to provide active frontages and consistency across the building. Where we have included louvres, these are needed for extract and ventilation. We believe focusing planting into the soft landscape around the building and in the public realm, rather than green walls would reap benefits from a sustainability, biodiversity and appearance point of view, providing planting where it can be best appreciated by the public.

#### 21.22 Access arrangements

The requirement for access to be provided from Prince's Way is understood and supported by the Council's Highways department who have also confirmed that access from Hall Ings would not be feasible.

21.23 We agree that maintaining the footway treatment across the access is beneficial and will review this with the Council's Highways team when we progress discussions on a Section 278 Agreement if planning permission is granted.

21.24 In discussions with the Council's Highways team and also the Transforming Cities Fund (TCF) designers, we are reviewing the materials and design of the lay-by. However, from our discussions, we understand that the Highways team require the lay-by to be more akin to part of the highway, thereby protecting pedestrians on the footway.

21.25 In terms of TCF, the applicant regularly meets with Council's Highways and TCF project teams. At these meetings, the Council and TCF team have advised that a preferred option is being drawn up for Jacobs Well and Prince's Way. The applicant has confirmed to the Council and TCF team that the right-turn lane into OCP leading from the

Jacobs Well roundabout has been omitted. As such, the TCF team has instructed SWECO to review the road layout and draw up a design option on an alternative access/egress to OCP from Princes Way. Regular discussions will continue and layouts coordinated where possible. At this point, the proposals submitted by the applicant have been designed with consented development in the area and once the TCF proposals these will be co-ordinated with the proposals, where possible.

## **22.5 Heritage Implications**

22.6 The proposal has the potential to enhance this key site within City Centre Conservation Area and as such they are much welcomed. Recognition of the particular qualities of the location including heritage assets has helped in developing a scheme that by its nature should be of high-quality design

22.7 The topography of the site and the subsequent demolition of the former Police Station building has opened up key views in which the Town Hall and its campanile tower can be appreciated. The design and scale of the building has avoided competition with the primacy of the Town Hall, without being disruptive or damaging. Closer views are framed by the Alhambra Theatre and the gardens of the grade II listed War and Victoria Memorials. The enhancement of this key open space is another important project within regeneration of the City Centre.

22.8 In conclusion, the proposed development is considered to appropriately respond to, and cause no harm to heritage assets, in terms of listed buildings and the City Centre Conservation Area.

22.9 The proposed development accords with policy EN3 of the core strategy, section 16 of the NPPF and fulfils the duties of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **22.6 Biodiversity**

22.7 The recommendations in the Biodiversity comments were to incorporate green design and biodiversity enhancements into both the building itself and its immediate surroundings. These comments being based upon the Ecological Assessment carried out by West Yorkshire Ecology to inform the City Centre Area Action Plan. This makes some recommendations for the wider area around the site. These include the use of annual meadows on brownfield sites, the creation of green roofs and living walls, the integration of nest boxes and bat tubes, installation of ponds, use of storm water planters, use of permeable paving.

22.8 The applicant has stated that several of these are not suitable at the site - the sowing of an annual meadow in the lawn area would prevent the use of the lawn for informal seating, and in the opinion of the applicant would look untidy as people moved across it.

22.9 The applicant is now proposing to capture some run-off from the paving in the planters, in accordance with the comment on the capture of surface water. As per the above, it does not consider that green walls would be appropriate for the building.

22.10 The Preliminary Ecological Appraisal (PEA) found none of the trees on site have features suitable for bat roosts, and that the site didn't provide optimal foraging habitat and they have not therefore provided any measures for bats in the public realm/landscape.

22.11 In conclusion, whilst accepting that green/living walls and a meadow grassland may not be suitable for the proposed development, the provision of bat/bird boxes is considered appropriate and this enhancement would be delivered through condition.

## **23 Air Quality**

23.1 An air quality impact assessment accompanies the application. The AADT traffic flows and percentage HGV changes provided in the document indicate that it is a medium development for the purposes of assessment against the Bradford and West Yorkshire Low Emission Strategy planning guidance.

23.2 The air quality assessment indicates that there will be no exceedances of current air quality objectives as a direct result of this proposal and changes in pollutant concentrations within the surrounding area will be negligible. The Council's Environmental Health team accept the findings of the air quality impact assessment.

## **24 Community Safety**

24.1 Core Strategy Policy DS5 requires that developments should make a positive contribution

to people's lives through high quality, inclusive design, which should be designed to ensure a safe and secure environment and reduce the opportunities for crime.

24.2 Paragraph 92 of the NPPF states that decisions should promote a 'safe and accessible environment where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

24.3 West Yorkshire Police have advised regarding a number of measures to improve the general security of the development and to minimise opportunities for crime and anti-social behaviour.

24.4 These include CCTV – CCTV monitoring facilities will be provided at reception desks and within the Security Room located on the ground floor of the building. The CCTV system shall have 24 hour a day, 7 day a week recording capability on a hard drive which stores the last 7 days (as a minimum) CCTV footage from all cameras.

24.5 Mail delivery - the building has been designed to allow post to be delivered to reception during business hours. It might be that when an occupier is identified that they require a post room to be provided or they may require post to be "delivered directly to desks" which is increasingly being seen on other similar schemes. An external mailbox is not proposed.

24.6 Intruder alarm - An intruder alarm system would be provided to cover ground floor perimeter doors and glazing. The intruder alarm would be monitored at reception desks and within the Security Room located on the ground floor of the building as well as being remotely monitored by a security company out of normal office business hours (the fire alarm and lifts would also be remotely monitored).

24.7 Bollards - Bollards will be provided to PAS68/IWA standards. A substation is located on the northern elevation of the building. Access requirements of the utility company are 24 hours a day, 365 days a year unimpeded access. If a substation fails then the electrical utility companies have to rectify the issue within hours and to do this they insist on unimpeded access for vehicles. As a result, it would not be possible to provide the additional bollards requested.

## **25 Options**

The Committee can approve the application as recommended or refuse the application. If the application is refused, reasons for refusal would have to be provided.

## **26 Not for publication documents**

None

## **27 Reason for Granting Planning Permission:**

The proposed development of this site is considered acceptable for the reasons detailed above and subject to the conditions listed below. Subject to compliance with the listed conditions, the proposal is not considered harmful to the planning matters discussed above and would comply with the requirements of the Replacement Unitary Development Plan, Core Strategy Development Plan Document, and the National Planning Policy Framework.

## **28 Community Infrastructure Levy**

N/a

## **29 Conditions of Approval:**

1. 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 surface water drainage scheme shall be designed in accordance with the principles outlined in the Drainage Statement, Doc. Ref. OCP-ARP-XX-XX-RP-CD-1001-P02, dated 28 June 2021. The maximum surface water discharge rate, off-site, shall not exceed 10.0 (ten) litres per second. The scheme so approved shall thereafter be implemented in accordance with the approved details. Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document. Reason for pre-commencement condition: It is necessary to secure agreement of effective drainage measures before commencement, in the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

2. The development shall not begin until a Maintenance Plan for the surface water drainage scheme has been submitted to and approved in writing by the Lead Local Flood Authority. Once built, the drainage scheme shall be maintained thereafter, in accordance with the approved Plan. Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document. Reason for pre-commencement condition: It is necessary to secure agreement of the maintenance provisions for the drainage system, before commencement, in the interests of the amenity of future occupiers, pollution prevention and the effective NB. This does not include conditions/footnotes which are automatically imposed on the decision notice. management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

3. From the date of first occupation a minimum of 2 car parking spaces shall be equipped with fully operational purpose built EV charging point(s) capable of providing a continuous supply of at least 16A (7.5kW) via a mode 3 type 2 connection. The EV charging point(s) shall be clearly marked with their purpose and information about how to use them. The location of the charging points shall be clearly signposted and their existence highlighted in staff induction packs and customer information. Details of the types of charging points to be provided and planned maintenance schedule shall be provided to City of Bradford MDC for their approval prior to the opening date of the development. Reason: To facilitate the uptake and use of low emission vehicles by future occupants and reduce the emission impact of traffic arising from the development in line with the council's Low Emission Strategy, policy EN8 of the Bradford Local Plan and National Planning Policy Framework (NPPF).

4. Prior to commencement of the development a site specific construction dust management plan (to minimise emissions to air during the site preparation, construction and demolition phases) shall be submitted to the Local Planning Authority for approval. The dust management plan must be prepared with due regard to the guidance set out in the IAQM Guidance on the Assessment of Dust and Emissions from Construction and Demolition and the recommended mitigation measures set out in chapter 6.1 of the air quality impact assessment provided (document reference OCP-ARUP-XX-XX-RP-YE-0001). All works on site shall be undertaken in accordance with the approved dust management plan.

Reason: To protect amenity and health of surrounding residents in line with the Council's Low Emission Strategy and policy EN8 of the Bradford Local Plan Core Strategy.

5. If the Phase 2 Site Investigation and Risk Assessment reveal unacceptable risks of harm from contamination to the environment and/or future users of the site, a detailed Remediation Strategy, which removes unacceptable risks from contamination to all identified receptors, shall be submitted to, and approved in writing by the Local Planning Authority. This Remediation Strategy shall be submitted prior to the commencement of development other than works of demolition site clearance and site investigation and prior to the implementation of any remediation works on the site. The remediation strategy must include proposals for the verification of remedial works. Where the proposed development is to be implemented in phases, remediation proposals for clearly identified phases of the development shall be detailed in the remediation strategy, along with details of arrangements for verification of remediation relevant to those phases. The Remediation Strategy shall be implemented in accordance with the approved details.

Reason for the condition: To ensure that the land is suitable for its proposed future use and to avoid the effects of contamination on health, the living conditions of future users of the site and the natural environment in accordance with Policies DS5, EN8 of the Bradford Local Plan Core Strategy Development Plan Document. Reason for pre-commencement condition: To avoid development that would cause harmful effects to health, the living conditions of future users of the site and the natural environment it is essential that the developer confirms that the risks from contamination can be fully avoided or mitigated before development begins.

6. 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.

7. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority. Reason for the condition: To ensure that the land is suitable for its proposed future use and to avoid the effects of contamination on health, the living conditions of future users of the site and the natural environment in accordance with Policies DS5, EN8 of the Bradford Local Plan Core Strategy Development Plan Document.

8. A methodology for the quality control of any material brought to the site for use in filling, level raising, landscaping and garden soils shall be submitted to, and approved in writing

by the Local Planning Authority prior to any materials being brought to site for those purposes. If required by the Local Planning Authority, a verification report prepared in accordance with the approved quality control methodology shall be submitted to, and approved in writing by the Local Planning Authority on completion of the development. Reason for the condition: To ensure that the land is suitable for its proposed future use and to avoid the effects of contamination on health, the living conditions of future users of the site and the natural environment in accordance with Policies DS5, EN8 of the Bradford Local Plan Core Strategy Development Plan Document.

9. Development above damp proof course level of any buildings on the site shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the following details: NB. This does not include conditions/footnotes which are automatically imposed on the decision notice. i) Position of all trees to be retained on the site, including any trees planted subject to requirements of previous consents to fell; ii) Details of proposed new trees and details of new shrub and grass areas - including the extent of such areas and the numbers of trees and shrubs in each position with size of stock, species and variety; iii) The extent, types and heights of the means of enclosure to all curtilages. iv) Details of types of hard surfaces within the development other than those within the domestic curtilages. v) Details of any re-graded contours and details of changes in level required for purposes of landscaping within the site. The landscaping scheme so approved shall be implemented during the first available planting season following the completion of the development hereby approved and in accordance with the approved details. Any trees or plants comprising the approved landscaping that become diseased or die, or which are removed or damaged within the first 5 years after the completion of planting shall be removed and a replacement landscape planting using the same or similar species/specifications shall be planted in the same position no later than the end of the first available planting season following the demise of the original landscape planting. Reason: In the interests of visual amenity and to accord Policies EN5, DS2 and DS3 of the Core Strategy Development Plan Document.

10. Prior to the occupation of any part of the development, a schedule of landscape maintenance for all amenity and recreation open space areas within the site and covering a minimum period of 25 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include a plan to define all communal hard and soft landscaped areas to be maintained under the maintenance regime, an outline of maintenance works to be undertaken and the frequency of those works, together with details of responsibilities for implementing the maintenance regime by a Management Company or other agency. It shall provide email, postal address and telephone contact details of such a company or agency. Landscape maintenance of the identified areas shall subsequently be carried out in accordance with the approved schedule for the period agreed. Reason: To ensure effective future maintenance of the landscaped areas in the interests of visual amenity and to accord with Policies DS2, DS3 and DS 5 of the Core Strategy Development Plan Document.

11. Prior to the occupation of the development, a remediation verification report providing evidence that risks from contamination have been effectively remediated in accordance with the approved Remediation Strategy, including (where necessary) evidence of quality control of imported soil materials and clean cover systems, shall be submitted to and approved in writing by the Local Planning Authority. In circumstances where the development is carried out in phases, such verification shall be relevant to the phases of the development identified and agreed under the Remediation Strategy. Reason: To ensure that the land is suitable for its proposed future use and to avoid the effects of contamination on health, the living conditions of future users of the site and the

natural environment in accordance with Policies DS5, EN8 of the Bradford Local Plan Core Strategy Development Plan Document.

12. The development hereby approved shall only be carried out in accordance with the amended plans 6224-ARP-XX-XX-DR-C-28600 P03; 6224/SRA-ZZ-00-DR-A00800 P04; 6244-SRA-ZZ-00-DR-A-00802 P04; 6244 SRA ZZ 00 DR A 00803 P04; 6224-SRA-XX-00-DR-A-20810 P04; 6224-SRA-ZZ-XX-DR-A-20821 P03; 6224/SRAZZ-XX-DR-A-20822 P03; 6224/SRA-ZZ-XX-DR-A-20823 P05; 6224-SRA-ZZ-XX-DRA-20824 P04; 6224-SRA-ZZ-XX-DR-A-20831 P03; 6224-SRA-ZZ-XX-DR-A-20833 P03; 6244 SRA ZZ XX DR A 20851P03; and received by the Council on 30 September 2021. Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted since amended plans have been received.