

Planning Statement

Kingsgate Centre, Cross Church Street,
Huddersfield

June 2016

Turley

Contents

1.	Introduction	3
2.	Site and Surroundings	5
3.	Relevant Planning History	6
4.	Planning Policy	7
5.	Key Planning Issues	11
6.	Conclusion	17
Appendix 1: Site Location Plan		18

Vicki Freestone
vicki.freestone@turley.co.uk

Client

WD Kingsgate

Our reference

WDKH3001

June 2016

1. Introduction

- 1.1 This Planning Statement has been prepared by Turley in support of a full planning application and listed building consent application is submitted by Covell Matthews Architects on behalf of WD Kingsgate.
- 1.2 The proposed development is a major retail and leisure extension to the Kingsgate Shopping Centre within Huddersfield Town Centre. It comprises:
 - A new nine-screen cinema
 - New restaurant units at street (mall) and first floor levels ranging between 150 and 500 sq m (2,200 sq m in total)
 - A basement leisure unit of c. 710 sq m
 - An extension to Next of c. 1,850 sq m
 - Improvements to the public realm on Cross Church Street
 - New servicing for premises on Cross Church Street
- 1.3 The proposal responds to a significant demand from cinema and restaurant operators who have struggled to secure appropriately sized sites or units within Huddersfield Town Centre. Physically extending the Kingsgate Shopping Centre and its use into the evening has the additional benefit of enhancing the vitality and viability of the Town Centre, enabling it to maintain its place in the retail hierarchy.
- 1.4 The site is highly accessible by non-car modes of transport. The development will utilise the existing customer car and cycle parking within the Kingsgate Shopping Centre, which has capacity in the evening hours when the leisure uses will have peak demand, whilst providing new cycle parking for staff.
- 1.5 The development represents c. £14.4 million investment and would generate in the region of 520 FTE jobs.
- 1.6 The proposal follows a previous application in 2015 for a leisure scheme. Following the validation of this new scheme, the application referenced 2015/93584/W will be withdrawn. This revised proposal retains the grade II listed buildings on Cross Church Street, forming an important new entrance into Kingsgate within these properties.
- 1.7 The proposed development seeks full planning permission and listed building consent. The National Planning Policy Framework (NPPF) emphasises the importance of heritage assets in the planning process and requires the impact upon the significance of designated heritage assets to be assessed. Paragraph 134 of the NPPF sets out that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

1.8 This Statement provides an analysis of the relevant planning considerations relating to the proposed development. It:

- Describes the application site
- Reviews the relevant planning history of the site
- Reviews local and national planning policy
- Assesses the key issues for the application.

1.9 The applications are accompanied by a Design and Access Statement and drawings prepared by Covell Matthews Architects and a Heritage Statement and Economic Statement prepared by Turley. These documents inform this Planning Statement and support the conclusion that the proposed development represents sustainable development.

2. Site and Surroundings

- 2.1 The application site comprises the grade II listed 20 and 22 Cross Church Street and an area of surface car parking, accessed from Venn Street, to the east of Cross Church Street and to the north of the existing Kingsgate Shopping Centre. A Site Location Plan is attached at **Appendix 1**. A full contextual analysis is provided within the Design and Access Statement.
- 2.2 The site is located in the east of Huddersfield Town Centre, surrounded by commercial uses. The proposed development will connect the existing Kingsgate Shopping Centre to the south of the site into Cross Church Street to the west, linking the retail core to existing leisure uses and increasing pedestrian permeability.
- 2.3 The Heritage Statement submitted in support of the applications describes how the boundary of the site falls outside, but within the setting of, the Huddersfield Town Centre Conservation Area. In addition to the grade II listed 20 and 22 Cross Church Street, which would be retained but altered by the proposals, there are a number of listed buildings close to the site, including the Parish Church of St Peter (grade II* listed).
- 2.4 Huddersfield is the Principal Town Centre at the top of the retail hierarchy. The Cross Church Street frontage of the application site is located within main shopping area as shown on the UDP Proposals Map.

3. Relevant Planning History

- 3.1 Kingsgate Shopping Centre opened in 2002 and represented the first major investment in the Town Centre for 30 years, providing for higher order comparison goods. The centre is integral to the Town Centre and plays a key role by accommodating the larger national comparison retailers including House of Fraser, Next, H&M, Sports Direct, TK Maxx and New Look.
- 3.2 Since opening, the key planning history relevant to this application is outlined below.

Reference	Proposal	Status
2007/92060/W1	Outline application for extension to existing shopping centre to provide additional floorspace (Class A1 and A3), basement car parking, servicing and associated development (partly within a Conservation Area)	Appeal allowed 1 December 2008 A three year extension to the consent was obtained in November 2011, which lapsed in March 2015.
2015/93584/W	Erection of extension to existing Kingsgate Shopping Centre to form new Leisure Development including new cinema and restaurants, and demolition of existing buildings on the site including 20-24 Cross Church Street (partly within a Conservation Area)	Pending – to be withdrawn on validation of this new planning application
2015/93949/W	Listed Building Consent for erection of extension to existing Kingsgate Shopping Centre to form new Leisure Development including new cinema and restaurants, and demolition of existing buildings on the site including 20-24 Cross Church Street (partly within a Conservation Area)	Pending – to be withdrawn on validation of this new listed building application

4. Planning Policy

The Development Plan

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that regard is to be had to the Development Plan for the purpose of any determination [of planning applications] to be made under the Planning Acts, the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for Kirklees comprises the Unitary Development Plan (UDP) (1999) Saved Policies. The Plan sets out the Council's policies and proposals for the use and development of land and buildings. The UDP is considered to be out of date. In this circumstance due weight should be given to its policies where they are in conformity with the NPPF. Where the UDP policies conflict with policies within the NPPF, the NPPF will take precedence in determining planning applications.
- 4.3 The draft Local Plan is at an early stage, and has not been through extensive consultation or examination. Therefore, it can only be afforded limited weight.
- 4.4 The relevant national and local (NPPF and UDP) heritage policies are appended to the Heritage Statement.

National Planning Policy Framework

- 4.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, with the presumption in favour of sustainable development (paragraph 14).
- 4.6 The NPPF requires local authorities to plan positively and 'not to act as an impediment' to sustainable economic growth or development. Securing economic growth through the planning system should be given significant weight (paragraph 19).
- 4.7 The NPPF includes 12 core planning principles the most pertinent in the consideration of which are summarised as follows:
- **Core Principle 3:** Proactively drive and support sustainable economic development to deliver thriving local places that the country needs, responding positively to wider opportunities for growth.
 - **Core principle 4:** Always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
 - **Core principle 9:** Promote mixed use developments.
 - **Core principle 10:** Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

- **Core principle 11:** Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

4.8 National policy applying to proposals involving main Town Centre uses is set out at paragraphs 23 to 27 of the NPPF. Local Planning Authorities should require applications for main town centre uses (such as those proposed by this application) to be located, first of all, within Town Centres.

Kirklees Unitary Development Plan

4.9 Overarching Saved Policy G1 sets out that regeneration of the District will be secured through developments which:

- (i) Strengthen and broaden the economic base and increase employment opportunities;
- (ii) Improve infrastructure and secure the reuse of land and buildings and the improvement of their surroundings;
- (iii) Benefit the economically deprived parts of the District; and
- (iv) Improve the District's image.

4.10 Chapter 13 of the UDP relates to Shopping and Service Uses. Policy S1 defines the hierarchy of centres. Huddersfield is defined as the Principal Town Centre at the top of the retail hierarchy. The policy confirms that Town centres should be the focus of shopping, commercial, cultural and social activity and a priority location for environmental improvement. The front of the application site is located with main shopping area as shown on the UDP Proposals Map. The remainder of the site is located within the town centre boundary.

4.11 Chapter 15 specifically relates to Huddersfield Town Centre and Saved Policy TC1 seeks to regenerate it by promoting improvements to existing facilities and enabling new development including shopping and leisure facilities. The environment of the Town Centre affects all those who use it; therefore high quality is sought in all schemes.

4.12 Chapter 8 refers to Transport. Saved Policy T1 sets out the priority of reducing the need to travel by private car and promoting sustainable transport modes.

Kirklees Draft Local Plan Strategy and Policies

4.13 Consultation was held on the Draft Local Plan in November 2015. A key strategic objective in the Plan is to strengthen the role of Town Centres, particularly Huddersfield, to support their vitality and viability.

4.14 Draft Policies DLP2 and DLP13 confirm that Town Centres should be the focus for new retail, and leisure facilities.

4.15 Draft Policy DLP16 relates to food and drink uses and the evening economy. Proposals for food and drink will be supported, provided they are located within a defined centre and meet criteria including (amongst others) any impacts of noise, general disturbance,

fumes, smells, litter and late night activity; the availability of public transport, parking and servicing; highway safety; the provision of refuse storage and collection; the appearance of any associated extensions, flues and installations.

- 4.16 Draft Policy DLP17 specifically relates to Huddersfield Town Centre which will be the principal focus for high quality comparison retail goods within the District, supported by other main town centres uses. Proposals for new development within the town centre will be supported where they preserve and enhance the town's heritage; provide a safe welcoming inclusive destination for people of all ages of the district to visit throughout the day from morning into the evening; provide opportunities for larger scale individual retail floor plates; provide, sustainable modes of transport, such as pedestrian routes and cycle parking; create opportunities for economic development; retain, redevelop and regenerate key historic features of the Town Centre.
- 4.17 Draft Policy DLP20 sets out to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car.
- 4.18 Draft Policy DLP25 requires good design. Draft Policy DLP36 sets out that proposals should normally retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved.

Kirklees Leisure Needs Assessment

- 4.19 The Needs Assessment was produced by WYG in 2014 and looks at the needs of the District up to 2028. The Assessment calculates that there are 26 cinema schemes within the Study Area (with only the Odeon in Huddersfield). There is an estimated capacity for 37 screens at 2014 rising to 40 at 2028, effectively meaning there is a shortfall in screens.

Kirklees Retail Capacity Study

- 4.20 The Study was also produced by WYG in 2014. The Study confirms that Huddersfield town centre performs well in relation to the key health check indicators. The centre accommodates a large number of units and is well represented in terms of national and local traders, as well as a mix of indoor shopping centres (Including Kingsgate) and a market providing a choice in the retail offer. The Study recognises that the centre has a higher than average vacancy levels but that the permitted extensions to the Kingsgate and Queensgate Centres will regenerate key parts of the centre.

Conclusions

- 4.21 The key policy considerations for this application are:
- The principle of development
 - Any impacts arising from the leisure uses
 - Compliance with design policy
 - Compliance with heritage policy.

4.22 These policy considerations are assessed in the next Section.

5. Key Planning Issues

Principle of development

- 5.1 The Proposed Development is located on brownfield land in a sustainable location, which is supported by UDP and NPPF policy.
- 5.2 Huddersfield is a Principal Town where the UDP, emerging Local Plan and NPPF promote leisure and retail uses. The existing Kingsgate Shopping Centre is a successful retail destination within the main shopping area of the town centre. The Proposed Development provides the opportunity to further enhance the town centre's retail and leisure offer, providing environmental, economic and social benefits.
- 5.3 The Kirklees Leisure (2014), which comprises part of the evidence base to the emerging Local Plan, supports additional cinema screens in Huddersfield. In particular, the Leisure Study advises that there is a latent shortfall in cinema screens within the Borough and potential for an additional 11 screens by 2014, increasing to 14 by 2026. The proposal seeks to provide an additional 9 screens in the town centre, therefore clearly supported by the Leisure Study.
- 5.4 In retail terms, the Retail Study recognises that the Kingsgate Centre is a major strength for the centre with a high footfall and strong national retailer representation, and has potential to increase the town centres market share further. The Study also recognises that the permitted extension to the centre would regenerate a key are of the town centre, bringing significant benefits. The proposed development will also bring regeneration benefits to this area of the town centre in physical, economic and social terms.
- 5.5 The principle of a leisure and retail development within the Town Centre is in line with national and local planning policy. Specifically, the proposal is in a sustainable location, will provide large scale floorplates and additional cinema screens within Huddersfield Town Centre. As set out above, the Local Plan evidence base and information from prospective tenants further supports these uses and formats.
- 5.6 The Proposal therefore complies with Saved Policies G1, S1 and TC1 of the UDP, Draft Policies DLP12, DLP13, DLP 16 of the emerging local plan and paragraphs 17 and 23 of the NPPF.

Heritage

- 5.7 The key issue for the application is therefore considered to be the level of harm to the designated heritage assets and weighing this harm against the public benefits of the proposal, including securing its optimum viable use.
- 5.8 The Heritage Statement identifies the following designated heritage assets with potential for their significance to be affected as a result of the proposed development:
- 20 Cross Church Street (grade II listed)
 - 22 Cross Church Street (grade II listed)

- Parish Church of St Peter (grade II* listed) and gateway arch (grade II listed)
- The Fleece Public House (grade II listed)
- St Paul's Hall (grade II listed)
- The Cross Church Street Group of grade II listed buildings¹
- Huddersfield Town Centre Conservation Area

5.9 The significance of these assets is assessed in the Statement. The Statement concludes that nos. 20 and 22 Cross Church Street (within the application site) form part of a wider group of listed buildings which frame vistas of St Peter's church and St Paul's Hall.

20 and 22 Cross Church Street

5.10 The proposed development will retain those parts of the nos. 20 and 22 Cross Church Street which most contribute to their special architectural and historic interest. It will enhance the Cross Church Street façade which will better reveal its group value with other early- to mid- 19th century properties along Cross Church Street.

5.11 Whilst there will be some loss of historic fabric, this is primarily limited to the less significant parts of the building. The modest scale of the properties will remain legible and the key areas of architectural detail on the upper floors and Cross Church Street elevation will be retained. It is therefore concluded that there will be 'less than substantial harm' to nos. 20 and 22 Cross Church Street.

Parish Church of St Peter

5.12 The significance of St Peter's Church principally lies in the high quality interior. It is considered there will be 'less than substantial harm' to the significance of St Peter's Church resulting from the proposed development due to the changes to the vista along Cross Church Street arising from the new entrance feature. The level of harm will be at the lower end of the 'less than substantial harm' scale.

5.13 In line with paragraph 134 of the NPPF, less than substantial harm should be weighed against the public benefits of the proposal bearing in mind the statutory duties of s16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their settings.

Public benefits

5.14 The proposed development will deliver a wide range of long lasting benefits to Huddersfield Town Centre and its wider catchment area.

5.15 National Planning Practice Guidance (NPPG) defines 'public benefits' by stating that:

¹ 24 Cross Church Street, 18 Cross Church Street, 16 Cross Church Street, 14 Cross Church Street, 11 Cross Church Street, 9 Cross Church Street, 7 Cross Church Street, 19 Cross Church Street, 23 Cross Church Street, 25 Cross Church Street, 27 Cross Church Street, 29 Cross Church Street, 31 Cross Church Street, Rear Part of the Burns Tavern, Burns Tavern

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Economic benefits

- 5.16 The Economic Statement prepared in support of this planning application sets out the local context in which the application is being made and quantifies the economic benefits that the development would deliver.
- 5.17 The proposed development will contribute significantly towards the creation of much needed jobs in both Huddersfield and its wider catchment. In addition to providing jobs during construction and operation, the scheme will boost productivity, generate additional business rates revenue, increase visitor expenditure and indirectly create economic benefits which are associated with investment in the public realm.
- 5.18 The Proposed development also offers the potential to support a number of important policy objectives, including the sustainable development aspirations of the NPPF and national policy, the economic growth and employment objectives of the Leeds City Region LEP, as well as wider town centre investment and regeneration priorities for Huddersfield Town Centre established through the Kirklees Draft Local Plan and Economic Strategy.
- 5.19 The economic benefits can be quantified as follows.

During the construction phase

- Investment in construction expenditure of approximately £14.4 million
- 132 person-years of construction employment generated over the construction period, equating to 66 full time equivalent (FTE) temporary construction jobs on average per annum, based on the estimated 2 year programme
- 61 direct net additional FTE jobs per annum at the wider economy scale, of which 49 direct net FTE jobs would be local to Kirklees
- A further 31 FTE indirect / induced jobs generated across the West Yorkshire economy annually, of which 12 FTE jobs could be generated at the local scale
- £5.4 million productivity (GVA) contribution to the wider economy through construction, of which some £3.8 million could be local to Kirklees.

During the operational phase

- 271 direct gross FTE jobs on-site when the Proposed Development is complete and occupied

- Taking additionality factors into account, circa 378 net additional FTE jobs (direct, indirect and induced) could be created within the wider area of West Yorkshire, of which 152 FTE jobs could be local to Kirklees
- Of these jobs 126 FTE jobs could be generated and supported via indirect and induced effects, including contracts within the supply chain, salaries and onward expenditure across West Yorkshire, of which 38 FTE jobs would be local to Kirklees
- £15.8 million annual contribution to productivity (GVA) within the wider West Yorkshire economy once fully operational; inclusive of ££7.7 million across Kirklees
- Circa £573,000 in additional business rate revenue per annum, of which at least 50% or £258,000 could be retained by Kirklees Council until 2020, after which 100% (£573,000) could be retained
- Increase in Huddersfield's catchment area by 100,000 people and visitor expenditure by £11.6m per year, which will increase Kingsgate's market potential by 17.2% to £135.9 million per year
- The proposed cinema will also benefit the Kingsgate centre and wider Huddersfield economy with 60% of cinema visitors also spending money on retail and 37% also spending money on catering facilities
- Improved visitor perception of Cross Church Street and potentially increase footfall, visitor expenditure and business revenue through investment in the public realm.

Public realm/ connectivity benefits

5.20 The Design and Access Statement identifies the following benefits:

- The opportunity to provide pedestrian linkages between the leisure complex and the existing Kingsgate Centre
- Increased wider Town Centre permeability and pedestrian links
- The opportunity to remove servicing vehicles from Cross Church Street and create a more pedestrian friendly and visually appealing environment
- The revitalisation of Cross Church Street whilst retaining its mixed use character and activity
- The opportunity to refurbish and convert existing listed buildings to form an important new public entrance from Cross Church Street, whilst maintaining the essential characteristics of the 3 storey townhouse pattern of development
- The improved view and appearance of the Kingsgate Centre when viewed from Lord Street.

Heritage benefits

- 5.21 The Heritage Statement summarises the heritage benefits as:
- Enhancements to the Cross Church Street elevations of nos. 20 and 22 Cross Church Street including the reinstatement of sash windows, removal of modern shopfronts and signage and rationalisation of rainwater goods
 - Public realm improvements along Cross Church Street which will reduce street clutter, enhancing the historic character of this part of the conservation area
 - The opportunity to remove servicing vehicles from Cross Church Street to reduce the number of vehicles along Cross Church Street; improving the quality of the historic environment and ability to appreciate the vistas along the street.
- 5.22 In summary, the Proposed Development will provide a range of substantial environmental, economic, heritage and public benefits that outweigh any planning harm.
- 5.23 The Proposed Development is therefore considered to be in compliance with local and national planning policy.

Design

- 5.24 The Design and Access Statement demonstrates the key design principles, which include:
- The consolidation of the retail and leisure offer within Huddersfield Town Centre;
 - Reinvigoration of Cross Church Street;
 - Improvement to the architectural and commercial vitality of Cross Church Street and neighbouring streets;
 - Integration of Kingsgate Centre into the town street pattern, with improved pedestrian permeability;
 - Maintaining key views and vistas in and around Cross Church Street;
 - Improvement to the quality of the townscape and reinforcing the conservation area status; and
 - Improvement to the clarity and separation of pedestrian and vehicular accesses on Cross Church Street.
- 5.25 The Proposed Development is therefore considered to be of high quality and conforms with national and local planning policy.

Impacts arising from the leisure uses

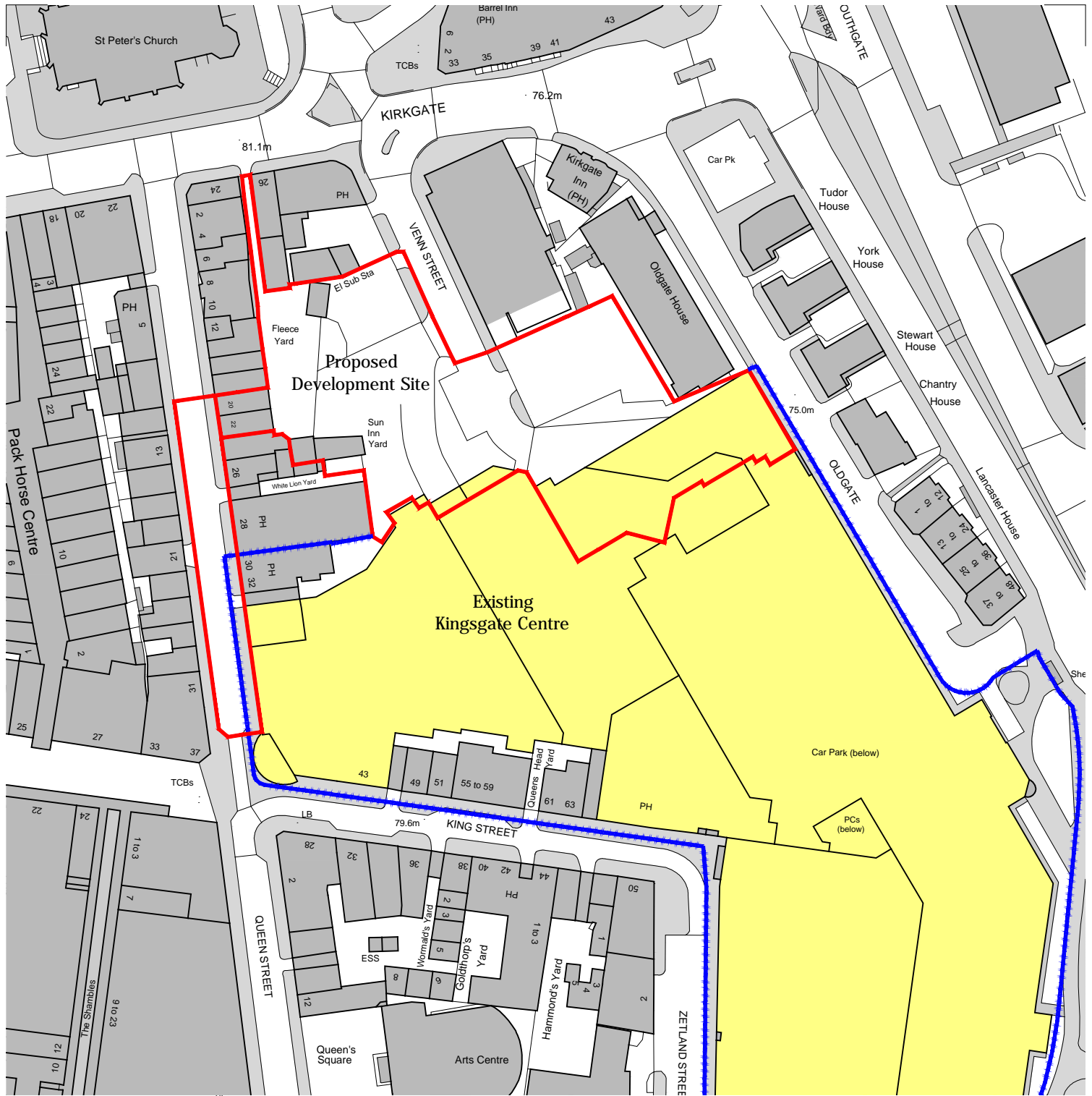
- 5.26 The additional retail and leisure uses have the potential to result in additional noise, odour and litter as well as traffic.

- 5.27 Draft Policy DLP16 and Paragraph 123 of the NPPF relate to the impacts arising from developments such as noise, odour and litter.
- 5.28 Saved Policy T1 sets out the priority of reducing the need to travel by private car and promoting sustainable transport modes. Draft Policy DLP20 sets out to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car.
- 5.29 This is an extension to an existing established retail and leisure destination in a town centre and therefore no sensitive land uses adjacent to or in the vicinity of the site.
- 5.30 The town centre provides a range of commercial uses and is expected by planning policy to be a focus for the types of uses proposed. Furthermore, standard planning conditions can be used to control potential odour/emissions from any restaurant uses
- 5.31 The Proposed Development seeks to improve the retail and leisure offer within the town centre, thereby maximising the opportunity for linked trips with the town centre and reducing any potential increase in traffic.
- 5.32 The Transport Statement confirms that the town centre and application site, have excellent public transport connections including regular train and bus links.
- 5.33 Furthermore, there is ample parking provision within the Kingsgate Centre and wider town centre to accommodate the additional visitors who travel by car.
- 5.34 Importantly, due to the commercial context of the site, the Proposed Development is not expected to result in any significant effects by way of noise, odour, litter or traffic. Any potential impacts, particularly in relation to odour and noise could be dealt with via planning conditions in line with national planning policy guidance.
- 5.35 The Proposed Development complies with Saved Policies TC1 and T1, Draft Policies DLP 20, 25 and paragraphs 30, 32, and 123 of the NPPF.

6. Conclusion

- 6.1 There are three dimensions to sustainable development: economic, social and environmental.
- 6.2 This Planning Statement describes how the proposed extension to the Kingsgate Centre will perform an important:
- Economic role – contributing to building a strong, responsive and competitive local economy;
 - Social role –by creating a high quality built environment that reflect the community's needs and support its social and cultural well-being; and
 - Environmental role – contributing to protecting and enhancing Huddersfield's built and historic environment.
- 6.3 Supported by the Economic Statement and Heritage Statement prepared by Turley, it has been demonstrated that the development:
- Is acceptable in principle; the site is positioned within the Town Centre where leisure and retail development is supported by local and national planning policy;
 - Supports the need for leisure uses within Huddersfield Town Centre;
 - Has been designed to improve pedestrian links and access within Cross Church Street and Town Centre, whilst integrating Kingsgate Shopping Centre into the street pattern;
 - Maintains views and vistas of the townscape;
 - Has less than substantial harm to No. 20 and No. 22 Church Street, and the Parish Church of St Peter and associated arched gateway, whilst the significance of wider heritage assets within the vicinity retain their significance;
 - Provides economic, public realm and heritage benefits which are direct and indirect results of construction, project completion and occupation; and
 - Is in compliance with local and national planning policy.
- 6.4 In summary, and in particular referring to the overall public benefits of the scheme, it is considered that the proposals constitute sustainable development which should be considered positively in accordance with the provisions of the NPPF. Taken with the adopted and emerging development plans presumption in favour of sustainable development, this is considered to constitute compelling reasons to approve this application.

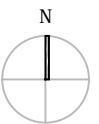
Appendix 1: Site Location Plan



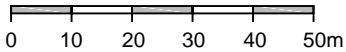
Ordnance Survey, (c) Crown Copyright 2015. All rights reserved. Licence number 100022432

KEY

- Proposed Development Site
- Neighbouring land under control of the applicant.



1:1250



Notes

Rev | Description

Date

By

This drawing is copyright. All dimensions and details are to be verified on site. Any discrepancies are to be notified to the Architect prior to work commencing. Do not scale from drawings.

Content **LOCATION PLAN**
 Client **WD HUDDERSFIELD LTD**
 Project **KINGSGATE LEISURE**

covellmatthews
 ARCHITECTS

6 Manor Place, Edinburgh, EH3 7DD
 edinburgh@covellmatthews.co.uk
 www.covellmatthews.co.uk
 t:0131 226 3366

Date **may 2016** Drawing Scale **1:1250@ A4**
 Paper size **A1** Drawn by **HB** Checked **-**

Project Code **756C** Drawing No. **PL-00** Revision

PLANNING

Turley Office
2 Bond Court
Leeds
LS1 2JZ

T 0113 386 3800

Turley