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Planning Services
Merrion House
110 Merrion Centre Leeds LS2 8BB

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Brewer

Company Name

Address

Address line 1

Flat 2 Bank View

Address line 2

Address line 3

Town/City

Leeds

County

Country

Postcode

LS7 4EX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of ground floor retail unit to hot food takeaway and construction of an acupuncture clinic; associated hard and soft landscaping

Reference number

23/04049/FU

Date of decision (date must be pre-application submission)

08/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 3 and 6

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

08/01/2024

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3:

Full details of the proposed external extract ventilation system are provided on drawings CV23-1230.001; 921.104C plan and 107C elevations. The detailed technical design has been carried out by specialist sub-contractor Cyclone ventilation. The flue discharges above roof and window level with a high velocity vertical extract to fully disperse fumes.

Condition 6:

Vehicle parking and turning areas are shown on architects drawing 921.106C. 6 business spaces and 2 residential spaces are provided as approved. Surface finish and specification has taken note of planning report concerning local flooding which historically has flooded the approx 600mm deep ground floor undercoft. Therefore a fully permeable suds type gravel finish is proposed on geotextile on a hardcore sub-base. This should offer some protection and attenuation of onsite flooding conditions. Generic photo and spec attached.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Rob Bumby

Date

17/01/2024