

# **APPENDIX D**

Highway Agency TR110

Our ref: SE333325  
Your ref: 21/008/03/OT

Toni Rios  
Network Operations Directorate,  
Yorkshire & Humber  
3 SOUTH  
Lateral  
8 City Walk  
Leeds LS11 9AT

Leeds City Council  
Planning Services  
Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

Direct Line: 0113 283 4710  
19 December 2008

For the attention of Tony Clegg

Dear Tony

**21/008/03/OT- OUTLINE APPLICATION TO ERECT OFFICE, INDUSTRIAL,  
WAREHOUSE DEVELOPMENT ON LAND AT THORNES FARM, PONTEFRACT  
LANE, LEEDS**

Please find attached the Highways Agency's formal response to the above mentioned planning application. This revised TR110 supersedes any previously issued and directs a number of conditions which should be attached to any consent which is granted. I would be grateful if you could forward a copy of the decision notice once this has been issued.

Yours sincerely



Toni Rios  
Network Operations Yorkshire and the Humber  
Email: [toni.rios@highways.gsi.gov.uk](mailto:toni.rios@highways.gsi.gov.uk)

TR110 (May 2007)

An Executive Agency of  
The Department for Transport

**Developments Affecting Trunk Roads and Special Roads  
Highways Agency Response to an Application for Planning Permission**

From: Divisional Director, Network Operations Directorate, Yorkshire & North East, Highways Agency.

To: Tony Clegg, Leeds City Council Planning Services

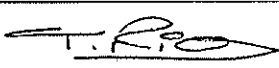
Council's Reference: 21/008/03/OT

Referring to the above mentioned planning application, your reference 21/008/03/OT - Outline application to erect office, industrial and warehouse development on Land at Thornes Farm, Pontefract Lane, Leeds, notice is hereby given under the Town and Country Planning (General Development Procedure) Order 1995 that the Secretary of State for Transport:-

- a) ~~offers no objection;~~
- b) ~~recommends that planning permission should either be refused, or granted only subject to conditions~~
- c) directs conditions to be attached to any planning permission which may be granted;
- d) ~~directs that planning permission is not granted for an indefinite period of time;~~
- e) ~~directs that planning permission not be granted for a specified period (see Annex A).~~

*(delete as appropriate)*

**Signed by authority of the Secretary of State for Transport**

Date: 19/12/08	Signature: 
Name: Toni Rios	Position: Network Planning Manager
The Highways Agency: 3 SOUTH Lateral 8 City Walk Leeds LS11 9AT	

Annex A

Condition(s) to be attached to any grant of planning permission:

1. The development hereby approved shall not exceed the total amounts of gross floor area / scale of development set out below:

26,600 sq m of Class B1/ B2 / B8 employment use of which no more than 18,900 sq m shall be Class B1(a) office use plus  
Car parking serving the B1 / B2 / B8 development not to exceed 692 spaces

(The Use Classes are those set out in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Explanation / Reason:-** To ensure that the level of development can be accommodated ensuring the safe operation of the highway network.

2. The Class B1 / B2 / B8 development hereby approved shall be carried out in a minimum of three phases, the amount in each phase not to exceed the following areas:

Phase 1: not to exceed 60% of the gross floor area approved under Condition 1.

Phase 2: not to exceed 80% of the total gross floor area approved under Condition 1 on a cumulative basis taking into account the gross floor area approved for Phase 1.

Phase 3: the remainder of the total gross floor area approved under Condition 1.

Notwithstanding the forgoing, sub-phases of the development may be carried out subject to the limits specified for each phase both individually and cumulatively not being exceeded.

**Explanation / Reason:-** To ensure that the level of development can be accommodated within the safe operation of the highway network.

3. a) No development shall commence on any part of Phase 2 of the site (as defined by Condition 2 above) unless the sum of the following calculation is less than or equal to 264 vehicle trips for the mixed B1 / B2 / B8 use class development;
  - i. The preceding 3 month average of the recorded weekday morning peak period arrivals between 08.00 and 09.00 (as measured and provided to the local planning authority in accordance with Conditions 4 and 5), plus
  - ii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area (GFA) which already has reserved matters approval but is not yet occupied using the vehicle trip ratio of 1.38 entry trips per 100 sq m GFA for B1 plus 0.9 entry trips per 100 sq m GFA for B2 plus 0.3 entry trips per 100 sq m GFA for B8, plus

- iii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which is being applied for as part of Phase 2 using the vehicle trip ratio of 1.38 entry trips per 100 sq m GFA for B1 plus 0.9 entry trips per 100 sq m GFA for B2 plus 0.3 entry trips per 100 sq m GFA for B8.

b) No development shall commence on any part of Phase 3 of the site (as defined by Condition 2 above) unless the sum of the following calculation is less than or equal to 330 vehicle trips for the mixed B1 / B2 / B8 use class development;

- i. The preceding 3 month average of the recorded weekday morning peak period arrivals between 08.00 and 09.00 (as measured and provided to the local planning authority in accordance with Conditions 4 and 5), plus
- ii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which already has reserved matters approval but is not yet occupied using the vehicle trip ratio of 1.38 entry trips per 100 sq m GFA for B1 plus 0.9 entry trips per 100 sq m GFA for B2 plus 0.3 entry trips per 100 sq m GFA for B8, plus
- iii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which is being applied for as part of Phase 3 using the vehicle trip ratio of 1.38 entry trips per 100 sq m GFA for B1 plus 0.9 entry trips per 100 sq m GFA for B2 plus 0.3 entry trips per 100 sq m GFA for B8.

Where

B1 is the gross floor area in square metres of any Class B1 development

B2 is the gross floor area in square metres of any Class B2 development

B8 is the gross floor area in square metres of any Class B8 development

**Explanation / Reason:-** in the interests of safety and the free flow of traffic on the M1 motorway – to ensure that the motorway network or its junctions are not overloaded in peak periods.

4. Prior to commencement of the development a system for automatic vehicle detection of the arrival and departure of vehicular trips to and from the development hereby approved shall be submitted to and approved in writing by the local planning authority. The system so approved shall be installed and commissioned to the written satisfaction of the local planning authority. It will then be maintained on a basis to be agreed in writing with the local planning authority and operated to the satisfaction of the local planning authority on that basis.

**Explanation / Reason:-** to enable monitoring of traffic movements to and from the development to accord with condition 2 and 3.

5. The information obtained from the approved system of automatic vehicle detection detailed in condition 4 above shall be submitted to the local planning authority in such form and at such time intervals as agreed in writing with the local planning authority when the system is approved.

**Explanation / Reason:-** to enable the local planning authority and Highways Agency to monitor the traffic impact of the development on the local highway and trunk road networks.

6. No part of the development hereby approved shall be occupied and brought into use until the proposed East Leeds Link Road connecting M1 Junction 45 with Leeds Inner Relief Road Stages 6 / 7 at Cross Green, Leeds is open to use by public traffic.

**Explanation / Reason:-** To ensure a satisfactory means of access to the development.

7. The car parking spaces to be provided for employees and visitors to the development hereby approved shall be confined to those areas within the development specifically designated for such purpose and shall not exceed:

Phase 1 as defined in condition 2 – 415 spaces

Phase 2 as defined in condition 2 – 554 spaces inclusive of the provision of parking spaces in Phase 1

Phase 3 as defined in condition 2 – 692 spaces inclusive of the provision of parking spaces in Phase 1 and Phase 2

**Explanation / Reason:-** To ensure a satisfactory form of development and to ensure that the number of morning peak arrivals does not exceed the level necessary to ensure the safe operation of the highway network..

8. A car parking area management scheme shall be submitted to and approved in writing by the local planning authority before the occupation of any of the development hereby approved. Such scheme shall include for the layout, control and management of the designated parking areas together with measures for controlling the parking of vehicles on any other parts of the site (other than any publicly adopted highway), which are not shown for vehicular parking in the approved plans. The development shall thereafter be operated in accordance with the approved scheme.

**Explanation / Reason:-** To ensure a satisfactory form of development and to ensure that the number of morning peak arrivals does not exceed the level necessary to ensure the safe operation of the highway network.

9. Prior to the commencement of occupation of any phase of the development hereby approved details for the implementation, monitoring and review of a Sustainable Travel Plan for the employees and visitors to the development shall be submitted to and agreed with the Local Planning Authority. Such details shall include proposals for the appointment of a Travel Co-ordinator, provision of information on sustainable travel, targets for mode share, availability of public transport services, provision for cycling and walking to and from the development site, timescales for implementation, monitoring, reporting on and review of the Plan.