

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 17/01443/FUL

Address: Manor Boot Site at Manor Top, Prince of Wales Road, Sheffield, S2 1EU

Amended Condition No.2

The condition listed needs to be replaced with the following condition:

The development must be carried out in complete accordance with the following approved documents:

Dwg. No. 15058_00 - Site Location Plan
Dwg.No. 15058_01 Rev. T - Proposed Site Layout (Black & White)
Dwg. No. 15058_02 Rev. R - Illustrative Site Layout (Colour)
Dwg. No. 15058_03 Rev. C - Inclusive Design Layout
Dwg. No. 15058_04 Rev. C - Storey Heights Layout
Dwg. No. 15058_05 Rev. C - Boundary Treatment Details
Dwg. No. 15058_06 Rev. C - Boundary Treatment Layout
Dwg. No. 15058_07 Rev. C - Materials Layout
Dwg. No. 15058_08 Rev. B - Phasing Plan - Showing Phase 1 and 2

House Type:

Dwg. No. 15058 HT01 - Type 942 - Floor Plans & Elevations
Dwg. No. 15058 HT02.1 Rev. A - Type 1011 - Floor Plans
Dwg. No. 15058 HT02.2 Rev. A - Type 1011 - Elevations
Dwg. No. 15058 HT03 - Type 1028 - Floor Plans & Elevations
Dwg. No. 15058 HT04 - Type 1031 - Floor Plans & Elevations
Dwg. No. 15058 HT05 Rev. A - Type 1046 - Floor Plans & Elevations
Dwg. No. 15058 HT06.1 Rev. A - Type 1264 - Floor Plans
Dwg. No. 15058 HT06.2 Rev. A - Type 1264 - Elevations
Dwg. No. 15058 HT07 - Type 1294 - Floor Plans & Elevations
Dwg. No. 15058 HT08 Rev. A - Type 1046 - Floor Plans & Elevations
Dwg. No. 15058 HT09.1 Rev. A - Type 1233 - Floor Plans
Dwg. No. 15058 HT09.2 Rev. A - Type 1233 - Elevations
Dwg. No. 15058 HT10 Rev. A - Type 1298 - Floor Plans & Elevations
Dwg. No. 15058 HT11 - Type 1336 - Floor Plans & Elevations

Landscape Works

Dwg No. c-1365-10 Revision C - Swale Planting Proposals
Dwg No. c-1365-11 Revision B - Detailed Planting Proposals Sheet 1 of 6
Dwg No. c-1365-14 Revision A - Detailed Planting Proposals Sheet 4 of 6
Dwg No. c-1365-15 Revision A - Detailed Planting Proposals Sheet 5 of 6
Dwg No. c-1365-16 Revision A - Detailed Planting Proposals Sheet 5 of 6
Dwg No. c-1365-17 Revision C - Swale Planting Proposals
Dwg No. c-1365-18 Revision C - Swale Planting Proposals

Ecology

Dwg. No. HSh/10432/FX - Hedgehog Highway Plan (August 2017)

- Phase 2 Geotechnical and Geo-environmental Site investigation Report - Manor Boot Site, Queen Mary Road, Sheffield, ref: 38838-003, Issue 4, dated 20/7/17 (Eastwood and Partners).

- Implementation Plan - Manor Boot Site, Queen Mary Road, Sheffield, ref: 38838-008, Issue 3, dated 20/7/17 (Eastwood and Partners).

Reason: In order to define the permission

Additional Condition

The applicant has requested that the development's finished floor and plot levels be covered by condition to allow the flexibility for final site levels to be amended. Indicative levels have been supplied, which show acceptable relationships between existing and proposed land uses, but the applicant is aware that further works may have to be undertaken by their engineers during the course of the development preparation, which may subsequently result in further slight changes to the proposed levels. It is confirmed that your officers will ensure that the final proposed relationships remain acceptable.

Therefore, the following condition is recommended:

Notwithstanding the details on the approved drawings, before the casting of the foundations of the first dwelling or first retaining walls on site, final details of the proposed building levels (including plot and floor levels and site sections) and highways levels shall have been submitted to and approved by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the development.

Additional Directive

The applicant is advised that Yorkshire Water has no objection in principle to:

- 1) The proposed sewer diversion (subject to the requirements of Section 185 Water Industry Act 1991).
- 2) The proposed building stand-off from 300 mm public sewer centre-line.
- 3) The proposed building position over/near to the other 225mm public sewers subject to control under Part H4 Building Regulations 2000.
- 4) The proposed separate systems of drainage on site and off site.
- 5) The proposed amount of domestic foul water to be discharged to the public combined sewer.
- 6) The proposed points of discharge of foul water to public sewer shown on the details submitted.

The submitted drawing shows surface water proposed to be drained to watercourse.

The submitted drawing omits the existing minor public sewers serving the previous site layout. However, these sewers can be formally abandoned in accordance with Section 116 Water Industry Act 1991 and no condition is necessary.

Additional Landscape Comment

Tree Removal

For the avoidance of doubt, it is confirmed that some of the existing trees on the site are proposed to be removed in order to allow the development to proceed. These trees are scattered around the site and were retained following demolition of the previous residential development. They comprise a variety of common species including cherry, sycamore, silver birch, ash, alder, apple and whitebeam.

The Tree Survey identifies that the majority of the trees to be removed are either moderate, low or poor quality with just one being regarded a high quality specimen. The Ecology Survey also identifies that the trees are early-mature with several showing signs of damage or disease.

Whilst the removal of trees is always unfortunate, in this instance it is considered that they should not be retained nor dictate the layout of this substantial development. This opinion is based on the significant regeneration benefits of the proposal, the provision of much needed new housing and the significant landscape enhancements proposed as part of it, which includes a substantial tree planting programme.

2. Application Number 16/04807/FUL

Address 127 Ecclesall Road, Sheffield, S11 8HY

Altered Condition/Drawings

The applicant has submitted amended drawings. The changes relate to the position of the internal columns and the red line boundary on the site plan. The plans do not alter the overall height and massing of the building. As the changes are very small, they do not therefore affect the planning assessment outlined in the Officer's recommendation. Further neighbour consultation has not been carried out as a result of the changes being so minor. For clarity, condition 2, that outlines the drawings recommended for approval, should be amended to:

The development must be carried out in complete accordance with the following approved documents:

26877 (00)00 Rev G
26877 (00)20 Rev X

26877 (02)30 Rev F
26877 (02)31 Rev F
26877 (02)32 Rev G
26877 (02)33 Rev F

26877 (02)34 Rev F
26877 (02)35 Rev F
26877 (02)36 Rev F
26877 (02)37 Rev F
26877 (02)38 Rev F
26877 (02)39 Rev J
26877 (02)40 Rev G
26877 (02)41 Rev J
26877 (02)42 Rev H
26877 (02)43 Rev G
26877 (02)44 Rev D
26877 (02)45 Rev A
26877 (03)20 Rev C

26877 (04)11 Rev H
26877 (04)12 Rev K
26877 (04)13 Rev G
26877 (04)14 Rev G
26877 (04)15 Rev F
26877 (04)16 Rev D
26877 (04)17 Rev B
26877 (04)18 Rev B

26877 (31)02 Rev A
26877 (31)03 Rev A
26877 (31)04 Rev A

Reason: In order to define the permission.

Additional Representations

Two additional representations have been received in connection with this application. They object to the proposal and raise the following concerns:

- There is no demand for further student housing;
- The scale of the proposal is totally out of scale and is too much for such as small area.

These issues were covered in the Officer's report.

Further to the above issues, the comments also raise concerns with dust, noise and safety concerns regarding the public footpath to the old Waitrose car park, which is located directly behind this subject site. These issues are to be investigated separately to ensure the development to the rear of the site is being carried out in accordance with the approved plans. Issues of dust, noise and general disturbance relating to this proposal, are outlined in the Officer's report.

Updated Environment Agency Comments and Condition

The Environment Agency has submitted a further representation regarding the proposal. They maintain that they have no objections to the scheme, however, they seek to alter the wording of condition 30 to reflect the finished floor levels across the

entire site. The Environment Agency seek to alter the wording of condition 30 to:

The development permitted by this planning permission shall be carried out in accordance with the revised Flood Risk Assessment (FRA) prepared by EWE Associates Ltd document reference 26877 (02)30 Revision D Updated Plan 30.04.2017 and the following mitigation measures detailed within that FRA:

- The building within the south east corner of the site will have a finished floor level no lower than 73.70mAOD.
The building within the south east corner of the site will have a finished floor level no lower than 73.70mAOD.
- The building in the north west corner of the site will have a finished floor level no lower than 74.40mAOD.
- The proposed development will have less vulnerable uses on the ground floor only as stated in the FRA and shown in Drawing 26877(00) 20 October 2016.
- Flood Resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.
- There will be no development within 8m of the Porter Brook Culvert.

The mitigation measures shall be fully implemented prior to occupation and maintained for the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants

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