

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

2. **Application Number** **18/03845/FUL**
- Address** **Byron Wood Primary School**
 Earldom Road
 Sheffield
 S4 7EJ

Condition 18

The applicants have submitted an amended Construction Environmental Management Plan (CEMP) which is considered acceptable. As such the wording of condition 18 is amended to include reference to the updated report, as follows;

The development shall be constructed in accordance with the approved Construction Environmental Management Plan (CEMP) ref: Interserve Project Management Plan Byron Wood PMP received via email 10th December 2018.

Reason: In the interests of the amenities of adjoining residents.

Additional drainage condition.

Yorkshire Water has requested that an additional condition is imposed to ensure that surface water discharge from the site is passed through an appropriate interceptor. The following (Other Pre-Commencement, Pre-Occupancy and other Stage of Development) condition is recommended:

Surface water run-off from hardstanding (equal to or greater than 800 square metres) and/or communal car parking area(s) of more than 49 spaces must pass through oil, petrol and grit interceptor/separator of adequate design that has been submitted to and approved by the Local Planning Authority. The interceptor/separator shall be provided prior to any discharge to an existing or prospectively adoptable sewer.

Reason: To prevent pollution of the aquatic environment and protect the public sewer network

3. **Application Number** **18/02830/FUL**
- Address** **Land Between Fox Hill Crescent And Fox Hill Avenue**
 Fox Hill Crescent
 Sheffield
 S6 1GD

The applicants have requested that the wording of conditions 12, 13 and 14 are amended so they are no longer pre commencement (true conditions precedents) and the requirement to submit the information detailed in the condition would be triggered before any above ground works commence. The request by the applicants is considered to be reasonable in this context and the conditions can be reworded as follows:

12. Before any above ground works a Landscape and Ecological Management and Maintenance Plan, including short, medium and long term aims and objectives, management responsibilities and maintenance schedules for all distinct landscaped and public open space areas including a strategy for future maintenance of all gabion retaining structures has been submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management and Maintenance Plan shall thereafter be implemented as approved and maintenance shall be undertaken in accordance with the approved details upon occupation of the development, and for the lifetime of the development.

Reason: In the interests of the amenities of the locality, long term maintenance of the site and to protect the biodiversity of the site.

13. Before any above ground works a report shall have been submitted to and approved in writing by the Local Planning Authority, identifying how a minimum of 10% of the predicted energy needs of the completed development will be obtained from decentralised and renewable or low carbon energy, or an alternative fabric first approach to offset an equivalent amount of energy. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources, or agreed measures to achieve the alternative fabric first approach, shall have been installed/incorporated before any part of the development is occupied, and a report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed/incorporated prior to occupation. Thereafter the agreed equipment, connection or measures shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change and given that such works could be one of the first elements of site infrastructure that must be installed it is essential that this condition is complied with before the development commences.

14. Before any above ground works a detailed Employment and Training Strategy, which is designed to maximise local opportunities for employment from the construction phase of development, has been submitted to and approved by the Local Planning Authority.

The Strategy shall include a detailed implementation plan, with arrangements to review and report back on progress achieved to the Local Planning Authority. Thereafter the Strategy shall be implemented in accordance with the approved details.

Reason: In the interests of maximising the economic and social benefits for local communities from the proposed development.

4. Application Number 18/03177/FUL

**Address Nambury Engineering Ltd
56 Penistone Road
Sheffield
S6 3AE**

Historic England Response received 13.12.18

Following receipt of the amended plans Historic England have confirmed that whilst they have no objection to the principle of redevelopment of the site they remain concerned that the height of the proposed tower would not accord with the general character and appearance of the Kelham Island Conservation Area and that it would impact on the prominence of the principle elevation of Globe Works in views from the west. They agree that the amendments to the scheme have reduced the level of harm to the neighbouring designated heritage assets but consider that the remaining less than substantial harm should have a clear and convincing justification and be weighed against the public benefits of the scheme in accordance with paragraphs 194 and 196 of the NPPF. They recommend that should the council be minded to approve the application that conditions are imposed to ensure the highest quality of detail and materials are employed in any eventual construction.

One additional Objection has been received on 16.12.18

How is the renewable/low carbon energy policy to be met?

What is being done to improve public transport?

Is the cycle parking internal and how many spaces are to be provided?

What additional amenity space is being provided within the Kelham Island area for residents of the flats?

Why should city centre residents accept reduced privacy distances and what is to stop future developments adopting similar standards as this scheme?

What will happen if the noise criteria cannot be achieved?

Why has the advice of the Conservation Advisory Group been ignored?

How can the harm to the conservation area raised by Historic England be justified?

Officers acknowledge that the introduction of a tall building in this location which draws the eye will impact on the prominence of Globe Works. However the form of the tower has been redesigned to create better proportions, now utilising a limited yet high quality contextual materials palette. The building steps down to respect the Listed Building and its contemporary design contrasts rather than competes with Globe Works. The development will not obscure the views of the main façade of Globe Works from Penistone Road.

The bookend tower is located on the periphery of the Kelham Island Conservation Area, along the main Penistone Road frontage. The City 3D model has been used to interrogate views and it is considered that the development will not have a significant impact on views from within the Conservation Area.

The limited harm caused by the development to the heritage assets is considered to be outweighed by the following public benefits of the scheme.

- The removal of buildings, which do not contribute positively to the character of the Conservation Area, and replacement with a high quality development with well-proportioned buildings using a limited palette of distinct yet high quality materials.
- The regeneration of prominent site.
- A design which responds to its context including the need for increased scale due to its Ring Road frontage and the wide open space opposite the site: its proximity to the Shalesmoor gateway and as by creating an end stop to the vista down St Philips Road.
- The significant contribution it makes towards Sheffield's shortfall in a 5 year supply of housing in a sustainable location and maximises the use of this brownfield site.

It is concluded that there is a clear and convincing justification for the tower and the public benefits of the scheme outweigh the limited harm to the heritage assets.

The renewable low carbon energy policy can be met by either renewable equipment such as solar panels or improving the energy efficiency of the building to off-set 10% renewable or low carbon energy. As this is a highly accessible location that is close to city centre facilities and well served by public transport it is not necessary to provide additional public transport facilities, however a travel plan is required by condition. Cycle parking will be within the basement and whilst the detailed layout has not been developed the space is considered to be sufficient to meet the needs of the development. A condition requires the noise attenuation works to be validated before the flats are occupied and a further scheme of works undertaken if necessary. The other issues raised are addressed in the reports.

Additional Condition

The proposed green roof(s) (vegetated roof system) shall cover a minimum area of 80% of the roof and shall be provided prior to the use of the building commencing. Full details of the green roof construction and specification, together with a maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site. Unless an alternative specification is approved the green roof shall include a substrate based growing medium of 80mm minimum depth and incorporating 15 - 25% compost or other organic material and the vegetation type shall be herbaceous plants. The plant sward shall be maintained for a period of 5 years from the date of implementation and any failures within that period shall be replaced.

Reason: In the interests of biodiversity

Condition 31 be amended as follows

The Local Planning Authority shall be notified in writing when the green roof and landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the maintenance periods specified in associated conditions have commenced.

Condition 25 to be amended as follows

Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows and doors

Windows reveals (to achieve a minimum reveal of 115mm for all external elevations unless otherwise specified)

Balconies including soffits

Juliette balconies

Feature brickwork detail

Fixings for metal clad areas

External services including ventilation and louvres

External lighting

Signage

Basement car park wall facing SE boundary with Globe Works

Thereafter, the works shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

5. Application Number 18/03405/OUT

Address Hillsborough Arcade and site of former Old Blue Bell

Representations

One additional representation has been received. This requests that the plaque commemorating the 1864 Sheffield Flood, formerly on the PH, a photograph and a note of its history, be incorporated into the new development

This has been raised with the developer who intends to incorporate the marker within the public art provision. This is covered by a condition.

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