

**SUPPLEMENTARY INFORMATION**

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY  
INFORMATION**

**1. Application Number 18/03869/FUL**

**Address Land at Rear of 13 and 42 Coppice Close**

Further to the report being written, residents of two neighbouring properties have made further comment on the proposal relating to drainage and highway issues, facing materials and encroachment of gardens into the open space areas. These are summarised below:-

- In terms of drainage, Yorkshire Water has stated in their response that the attenuation tank release is too high and should be reduced from 5l/s to 3.5l/s.
- The issue of encroachment of gardens into the adjoining open space has been discussed within the planning report.
- In terms of highway issues, the officer report expresses that there were no concerns regarding the volume of traffic on Coppice Close, and that a traffic survey was carried out on the 19th Feb (16:45-17:45) and 20th Feb (08:00-09:00) The survey noted the traffic for this period, but highlighted that there was little pedestrian activity and even less/no children being taken to school. However, the traffic survey was carried out in the school holidays and is not a true representation of the actual traffic flow on Coppice Close. Coppice Close has a high number of family households. Had the survey been recorded during school term time, it is considered that the numbers would be vastly different.
- The planning report details that the new access road would have the same dimensions of the existing highway incorporating a central highway with a footpath constructed on either side leading down to a turning head at its southern end. Switching from a tarmac road to a block paved road would introduce a physical barrier between 2 parts of 'the same road', but also look aesthetically out of character for the area.
- Section 4.7 of the Design and Access Statement lists the materials used as red brick. The use of red brick is entirely out of context with the rest of Coppice Close, which is entirely buff coloured textured brick.

**Corrections**

The application has been amended and now proposes the erection of 26 dwellings. All references in the description and report to 27 dwellings should be changed to 26

Page 111 – 3<sup>rd</sup> paragraph.

Sentence reading "...a group of four pairs of semi-detached houses bookended by two detached dwellinghouses..." should now read "...a group of three pairs of semi-detached houses interspersed with three detached dwellinghouses..."

Page 111 – 4<sup>th</sup> paragraph.

Plot nos. should read "Nos, 1-6 and 12-19"

Page 112 – Landscaping Issues. 1<sup>st</sup> paragraph

The Plot Nos. should read 20-26

### **Additional Information**

The provision of the affordable housing is to be via affordable rent

The applicants have confirmed that the drainage system is to be adopted by Yorkshire Water and so will be maintained for the life of the development.

Members are informed that confirmation has been received from the applicant's agent advising that a lower discharge rate in line with YW's advice is acceptable and is agreeable to a condition to cover the discharge rate.

It has also been confirmed that it is the intention to ensure the maintenance in perpetuity of the landscape areas and buffer zone by means of a management company. The applicants have confirmed that they will accept a condition to this effect.

Officers would agree that red facing brickwork would not be inappropriate given the site context. The applicant is aware of this, and conditions have been attached seeking details of facing materials, including sample panel to be submitted for approval.

### **Additional Condition**

The landscape planting buffer and landscape engineered embankment as indicated on Drawing No. 0624 P102 Revision N prepared by Edward Architecture shall be implemented prior to the development being brought into use, details of which shall be submitted to and approved in writing by the Local Planning Authority. Arrangements to secure the long term management and maintenance of the planting buffer and landscape engineered embankment shall be entered into prior to work commencing on site, details of which shall first be agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and protection of neighbouring properties.

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|------------------------------|---|
| <b>2. Application Number</b> | <b>18/03977/FUL</b>                                       |
| <b>Address</b>               | <b>Sytner Sheffield Ltd., Hollis Croft and Broad Lane</b> |

## **Corrections – Mix of Units**

It is confirmed that the development contains 444 apartments, including 20 co-living cluster apartments. All references report to other unit numbers in the report should be changed to 444.

In this case 220 of the units would be studio units (49.5%), 29 would be 1 bedroom units (6.5%), 175 would be 2 bedroom units (39.4%) and 20 would be 5/6 bedroomed cluster units (4.5%), which will be provided as co-living accommodation.

## **Amended Conditions**

### **Condition 2:**

The following plans listed:

Drawing No. 404 Revision F - Site B - Proposed Elevations (Sheet 3 of 4)

Drawing No. 405 Revision F - Site B - Proposed Elevations (Sheet 4 of 4)

To be replaced with:

Drawing No. 404 Revision E - Site B - Proposed Elevations (Sheet 3 of 4)

Drawing No. 405 Revision E - Site B - Proposed Elevations (Sheet 4 of 4)

### **Condition 19:**

It is proposed that Condition 19 be replaced with the following:

Prior to the commencement of any above ground construction works within the relevant phase of development , or within an alternative timeframe to be agreed by the Local Planning Authority, full details of suitable inclusive access and facilities for disabled people shall have been submitted to and approved by the Local Planning Authority. The details shall include:

- The final design details for disabled people to enter the buildings within the curtilage of that phase - including the design details of ramps / treads / tactile paving / handrails etc. and final details of gradients; and
- The final design of the 5/6 bedroomed cluster units and any other mobility units.

That part of the development shall not be used unless the agreed inclusive access and facilities have been provided in accordance with the approved details. Thereafter such inclusive access and facilities shall be retained. (Reference should also be made to the Code of Practice BS8300 2).

Reason: To ensure ease of access and facilities for disabled persons at all times.

### **Additional Directives:**

#### **Additional Directive 1:**

The applicant is advised that it has been identified that that Cadent and/or National Grid apparatus are present in proximity to the specified area. Therefore, the contractor should Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

### **Additional Directive 2:**

South Yorkshire Police's 'Designing Out Crime Officer' has requested that the applicant maintains contact in order to discuss and help to address any emerging issues in and around this location:

**Dene Tinker**  
**Designing Out Crime Officer**  
South Yorkshire Police  
Snig Hill Police Station  
Sheffield S3 8LY  
Tel: 011142964929  
Email: [Dene.tinker@southyorks.pnn.police.uk](mailto:Dene.tinker@southyorks.pnn.police.uk)

It is recommended that the development is designed and built to Secured by Design standards ([www.securedbydesign.com](http://www.securedbydesign.com)).

If Secured by Design standards are not adopted, attention and consideration should be given to the following areas:-

- Access control to the development should be carefully considered to prevent pedestrian tailgating and unlawful entry.
- All egresses on the ground floor, where possible, should be flush with the building line and designed to avoid the creation of any recesses.
- All external and individual apartments' doors and windows should meet one of the following: PAS 24:2016, LPS 1175 SR 2, STS 201 or STS 202 BR2.
- CCTV should be installed to cover all entry and exit points, stairwells doors to each individual landings, lifts and cycle store. Such systems shall comply with the requirements of BS EN 62676: 2014.
- Any internal door that gives access to the residential floors must have an access control system.
- Lighting design should be co-ordinated with a CCTV installation and the landscape design to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system. Vulnerable light fittings should be protected to prevent vandalism.
- Bin stores must be lockable to prevent attempted arson or thefts.
- Cycle stores should preferably be roofed or to ceiling, height with individual stands for securing the bikes. The structure of the cycle store should be open to surveillance and covered by CCTV, therefore constructed of welded mesh, grilles or other secure composites.
- Boundary treatment should meet Secured by Design standards.

**3. Application Number      18/04599/FUL**

**Address**

**On The Brink Co-housing Community Ltd, Brincliffe  
House, 90 Osborne Road**

**Report Correction**

On page 41 in the Housing Density section, the report incorrectly states that there are 13 existing dwellings on the site, when in fact there are 12 (as stated earlier in the report). The density of 29 dwellings per hectare is the correct calculation however (13 dwellings would have given a density of 30.9).

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