

SUPPLEMENTARY INFORMATION

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

- 1. Application Number 14/00624/FUL**
- Address Site Of 102 Arundel Street And Site Of Gatecrasher,
112 Arundel Street
Sheffield
S1 3BA**

The site plan shown on the committee agenda has been drawn incorrectly as it does not include entire application site (including the former gatecrasher site). An amended site plan is included in the digital presentation.

Condition 43 to be omitted from the decision notice as it has been included in error.

Amended wording to condition 5 to allow for development to commence before approval of the sample panel

A sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of the all masonry and mortar finish to be used. The sample panel shall be approved in writing by the Local Planning Authority prior to the commencement of any works to construct the external façades of the development and shall be retained for verification purposes until completion of such works.

Reason

To ensure and appropriate quality of development.

- 2. Application Number 14/00543/OUT**
- Address 3 Ryecroft Glen Road
Sheffield
S17 3NG**

Additional Representation

Following the notification of neighbours on the final submitted set of plans on 26/06/2014, one further representation has been made from a local resident repeating their previous objection that the apartments would be out of keeping with the neighbourhood.

Amended Condition

Condition 11 to be reworded to:

“The apartments shall not be used unless the car parking accommodation for 20 vehicles as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended”.

The reference to ‘24’ as opposed to ‘20’ car parking spaces in the original wording has been done in error.

- 3. Application Number 14/01548/RG3**
- Address Site Of Don Valley Stadium**

Yorkshire Water Response

Yorkshire Water have provided a formal response accepting the revised drainage proposals. No conditions have been requested.

Environment Agency/Amended Condition

Following continued discussions between the EA and the applicant, it has been agreed that the EA condition can be amended in order to adjust the flow rate of surface water. As a result Condition 36 should now read:

‘The development shall be carried out in accordance with the following mitigation measures detailed within the Flood Risk Assessment and supporting documentation:

1. No development within 8 horizontal metres of the Kirkbridge Dike culvert. This excludes car parking and minor drainage works.
2. Ground levels to be contoured to shed surface water flows away from the school building.
3. The surface water management scheme for the development should limit drainage rates to a maximum of 82 litres/second/hectare and also provide surface water storage for the 1:100yr climate change event on site.

The mitigation measures shall be implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Coal Authority/Amended Condition

Following further intrusive investigation, the applicant has produced a more detailed note in relation to the Coal Mining Legacy on the site. The Coal Authority have inspected this new information and are satisfied with the proposed mitigation. They have therefore amended the original planning condition. Condition 38 should now read:

'The development shall be carried out in accordance with the remediation/mitigation proposals detailed in the additional note from ARUP entitled 'Response to Comment from The Coal Authority' (Ref: 235021-00) received on 7 July 2014.'

Ground Contamination

Updated intrusive ground contamination reports and remediation proposals have been submitted and assessed by Environmental Protection Services, who have confirmed that they are satisfactory. As a result Conditions 22, 23 & 24 can be removed. In addition, Condition 25 is amended as follows:

'All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy titled 'Geo-environmental Report including Contamination Risk Assessment and Remediation Strategy' (Ref: DVH-ARP-XX-XX-RP-CG-00001-Rev2) dated 09 July 2014. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (Tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

- 4. Application Number** **13/03889/FUL**
- Address** **20-30 Broadfield Road,**

Error in Report

The report at p285 incorrectly identifies the site as falling within a Housing Area, as identified by the UDP. The site is in fact in a Fringe Industry and Business Area. The remainder of the report text clearly assesses the proposal against this designation.

Additional Information

Environment Agency

The Environment Agency has now withdrawn its objection but requires the following conditions to be attached to any permission

Additional Conditions

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by Eastwood and Partners, and dated June 2014 and the following mitigation measures detailed within the FRA:

1. Finished floor levels for both residential and commercial are to be set no lower than 68.85 metres above Ordnance Datum (mAOD).
2. Flood resilience measures are to be incorporated into the construction of the buildings up to 600mm above the floor level for residential and 300mm for commercial.
3. No ground raising above existing levels is to take place in the car park area located in Flood Zone 3.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:

1. To reduce the risk and damages of flooding to the proposed development and future occupants.

Further the Environment Agency have requested that a directive be added to any permission:

The applicant/occupants should phone Floodline on 0845 988 1188 to register for Floodline Warnings Direct. It is a free service that provides flood warnings direct by telephone, mobile, fax or pager. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

Amended Condition

Condition 37

A typographical error has resulted in an incorrect reason being added for this condition.

The reason should read:

In order to ensure an appropriate quality of development.