

PLANNING AND HIGHWAYS COMMITTEE

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

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| 1. | Application Number | 16/01169/OUT |
| | Address | Oughtibridge Mill, |

INTRODUCTION

Following the preparation of the report, additional submissions have been received from the applicant, South Yorkshire Archaeological Services (SYAS) Highways DC and NHS (Local).

Revisions to the report are also made in respect of land quality and noise issues, and in respect to Heads of Terms following inaccuracies/omissions at the time of publication of the committee report.

ADDITIONAL SUBMISSIONS

The applicant has submitted a response to the conditions that have been attached to the agenda. The applicant has suggested several changes to the wording of some of the conditions to correct factual errors and duplications. Officers have checked the suggested conditions and consider them to be satisfactory and do not change the substance of the conditions.

PLANNING ASSESSMENT

(iii) Land Quality Issues

Under Section (iii) Land Quality Issues (page 290), the full text was added to the report in error. This Section should now read as follows:-

The application was accompanied by a Geoenvironmental Appraisal Report (Ref: C6485A, Final Rev A, dated March 2016, Volumes 1 to 3 – (Sirius))

The report is a combined Phase 1 desktop study and Phase 2 intrusive site investigation. It also provides a summary review of and incorporates some of the findings of previous site investigations by both Sirius other consultancy firms.

Environmental Protection Services (EPS) has reviewed the above report and considers the Phase 1 desktop study element of the report to be satisfactory. It would, therefore, not be necessary to apply a condition requiring a Phase 1 desktop study to any favourable planning consent. However, the Phase 2 intrusive investigation element is not yet complete as there is outstanding gas monitoring (as detailed in the report). EPS therefore considers that the following points require further consideration, investigation and/or risk assessment:

- Access constraints are reported that prevented intrusive investigation in some areas of the site. An area in the north-west was fenced off, which should be investigated. The area beneath decommissioned above ground storage tanks (ASTs) should be investigated post removal.
- Whilst 2 no. electricity substations are reported as being present on site, recommendations for post removal intrusive investigation beneath the substation are made only in respect of one.
- An underground water pipe is reported as being scheduled for decommissioning, but the current status is unknown. Given what the pipe is reported to have conveyed, and the limited sampling and analysis in the vicinity, the EPS has concerns over potential impacts and would wish this to be addressed through supplementary intrusive investigation and risk assessment.
- It is noted that further rounds of gas monitoring are scheduled. The EPS would wish to highlight concern over reported flooded response zones, and how this may have impacted on results to date, and may impact on future monitoring rounds. It should be demonstrated that this issue has been given due consideration, and that appropriate proposals/contingencies are in place where required.
- Hydrocarbon impacted groundwaters are reported at 4 no. locations (SWS07, SWS08A, SWS21 and SBH11). Remediation measures are proposed at SBH11. The EPS does not consider that the risks at the remaining 3 no. locations have been satisfactorily investigated and/or risk assessed. Only one set of TPH analysis results are presented for SWS07, despite the initial result being well above the guideline value. At SWS08A, the large disparity between initial and second round results warrants further consideration. Both SWS07 and SWS08A are situated beneath the mill building, with no reported point sources in the near vicinity, and very little additional TPH analysis (for groundwater) beneath these buildings. This gives cause for concern over the source and extent (both lateral and horizontal) of the TPH contamination. In respect of SWS21, second round analysis results still greatly exceed the guideline value, and a slight sheen is reported on the log, giving cause for concern. For both the mill area (SWS07 and SWS08A) and former landfill (SWS21) the preliminary conceptual site models (PCSMs) under Appendix A assess the risk for this contaminant as low/moderate; the moderate element of the rating suggesting that this risk should be considered further. It is recommended that a condition be imposed to secure these matters.

(xiv) Noise Issues

Under Section (xiv) Noise Issues (page 306), the full text was added to the report in error. This Section should now read as follows:-

The applicant has submitted a Noise Assessment (ref. 15/0651/R1-3; 22 March 2016). This details initial environmental noise monitoring undertaken at three positions on the site. The general outcome is that the site is suitable for development of the types proposed and that, with appropriate mitigation measures, the internal and external noise criteria advised by the LPAs can be achieved. The mitigation measures will require further refinement when design and layout details become finalised. At this stage the requirement is generally for a 2 tier schedule of enhanced glazing and passive (trickle) ventilation for properties directly facing and those close to the main road. A third tier in areas removed

from the road are recommended for standard glazing and ventilation. It is also recommended that roof construction is enhanced for those properties most exposed to traffic noise, and that gardens closest to the main road are screened by way of orientation and housing position. Environmental Protection Services has advised that can recommend this report for LPA approval, but would highlight that a more detailed scheme of sound insulation works should be submitted for LPA approval at a later stage.

The report submitted does not consider the potential for noise from the demolition and construction phase affecting existing noise sensitive receptors. Development of this scale has significant potential to adversely affect local amenity. It is recommended that a construction phase environmental management plan be submitted for approval, which should provide a framework for mitigating noise, dust and other environmental impacts. In the absence of such a plan, it is recommended that a condition be attached that secures this.

(xxvii) Archaeology Issues

South Yorkshire Archaeological Services (SYAS) has advised that condition be imposed that requires a Written Scheme of Investigation (WSI) to be undertaken to secure appropriate archaeological investigation. This is to ensure any remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. See below.

RECOMMENDATION

The recommendation remains to approve the application subject to the conditions in the report as amended and as below outlined below.

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority have confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

Highways DC has suggested that a further condition be attached to the grant of planning permission on account of the abutment of the stone mill buildings to Langsett Road South and potential damage to the road in the course of their demolition. It is therefore recommended that the following condition be attached:-

Prior to any demolition commencing, a conditions survey of the retaining structure supporting Langsett Road Sough shall have been submitted to and approved in writing by the Local Planning Authority. Any remediation measures suggested within the conditions survey required to maintain the structural integrity of the retaining structure will have been carried out to the satisfaction of the LPA in conjunction with the demolition works.

Reason: In the interests of highway safety.

In response to the impact on the local surgery, NHS Sheffield Clinical Commissioning Group CCG has confirmed that the practice is aware of the development and believes it will be able to absorb the additional demand on this occasion.

2. Application Number 16/02347/FUL

Address Holt House Farm, Long Line, Sheffield

Additional Reason for Refusal

The recommendation remains to refuse the application but a further reason for refusal should be added:

Reason 4.

The Local Planning Authority considers that the proposal would not be located in a sustainable location within the main urban area of Sheffield or on previously developed land or policy defined greenfield site. The proposal is not considered to be consistent with policies relating to the Green Belt and countryside areas and fails to maximise the use of Previously Developed Land for new housing. The application is therefore considered contrary to Policies CS23 and CS24 of the Sheffield Core Strategy.