

SHEFFIELD CITY COUNCIL

List Of Planning Applications Decisions From Planning And Highways Committee

Date Of Meeting: 09/05/2017

Case Number	16/04488/LBC (Formerly PP-05663544)
Application Type	Listed Building Consent Application
Proposal	Erection of a 10/16 storey building to provide 241 student bed spaces comprising of 29 Cluster Flats and 13 Studio Units, with ancillary accommodation and installation of screening to roof mounted plant to Former Head Post Office Building
Location	Former Head Post Office (Phase 3), 17 Fitzalan Square, Sheffield, S1 2LD
Date Received	30/11/2016
Team	City Centre and East
Applicant/Agent	Axis Architecture
Decision	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Approved/Refused Plan(s)

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

26483-3(01)01 Revision B - Site Plan

26483-3(02)100 Revision D - Level L0 GA Plans
26483-3(02)101 Revision C - Level L1 GA Plans
26483-3(02)102 Revision D - Levels L2 - L4 GA Plans
26483-3(02)103 Revision C - Levels L5 - L9 GA Plans
26483-3(02)104 Revision D - Level 10 GA Plans
26483-3(02)105 Revision B - Levels 11 - L15 GA Plans
26483-3(02)106 Revision B - Level 16 Roof Plan
26483-3(02)107 - Future Adaptation (Typical Level)

26483-3(04)100 Revision C - Proposed Elevation - East
26483-3(04)101 Revision C - Proposed Elevation - South & North
26483-3(04)102 Revision C - Proposed Elevation - West
26483-3(04)1003 Revision C - Proposed Elevations - Substation and

Refuse
Store

26483-3(04)201 - Typical Cluster Bedroom Facade (Brickwork)

26483-3(31)03 Revision A - External Envelope - Typical Detail
Sections
26483-3(31)04 Revision A - External Envelope - Typical Detail
Sections

26483-3(04)103 Revision C - Context Elevations - Flat Street
26483-3(04)103 Revision B - Context Elevations - Pond Street

Mark Up Drawings - Plant Screening Building A

Reason: In order to define the permission.

Pre-Commencement Condition(s)

3. Large scale details, including materials and finishes, at a minimum 1:10 scale, of the items listed below shall be submitted to and approved in writing before that part of the development commences:
 - The junction between the Grade II Listed Building and the new student accommodation tower building; and
 - Large scale typical section detail of the zinc plant screen and aluminium louvres.

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

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

Pre-Occupancy and Other Stage of Development Condition(s)

4. Details of the proposed zinc and aluminium materials to be used for the plant screen on the roof of the Grade II Listed Building shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

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

5. The brick material submitted and referenced BEA Caxton Quartz Grey (Product Code: 4180025, BEA Clay Solutions) shall be used as the facing material for all parts of the building that are identified on the approved plans as being constructed from "dark grey facing brickwork".

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

Other Compliance Conditions

6. The roof top and southern façade plant screens shall be installed by 1st September 2017 in accordance with the approved details.

Reason: In the interests of visual amenity and the character / appearance of the Grade II Listed Building.

Case Number	16/04487/FUL (Formerly PP-05663544)
Application Type	Full Planning Application
Proposal	Erection of a 10/16 storey building to provide 241 student bed spaces comprising of 29 Cluster Flats and 13 Studio Units, with ancillary accommodation and installation of screening to roof mounted plant to Former Head Post Office Building
Location	Former Post Office (Phase 3), 17 Fitzalan Square, Sheffield, S1 2LD
Date Received	30/11/2016
Team	City Centre and East
Applicant/Agent	Axis Architecture
Decision	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

26483-3(01)01 Revision B - Site Plan

26483-3(02)100 Revision D - Level L0 GA Plans

26483-3(02)101 Revision C - Level L1 GA Plans

26483-3(02)102 Revision D - Levels L2 - L4 GA Plans

26483-3(02)103 Revision C - Levels L5 - L9 GA Plans

26483-3(02)104 Revision D - Level 10 GA Plans

26483-3(02)105 Revision B - Levels 11 - L15 GA Plans

26483-3(02)106 Revision B - Level 16 Roof Plan

26483-3(02)107 - Future Adaptation (Typical Level)

26483-3(04)100 Revision C - Proposed Elevation - East
26483-3(04)101 Revision C - Proposed Elevation - South & North
26483-3(04)102 Revision C - Proposed Elevation - West
26483-3(04)1003 Revision C - Proposed Elevations - Substation and Refuse Store

26483-3(04)201 - Typical Cluster Bedroom Facade (Brickwork)

26483-3(31)03 Revision A - External Envelope - Typical Detail Sections
26483-3(31)04 Revision A - External Envelope - Typical Detail Sections

26483-3(04)103 Revision C - Context Elevations - Flat Street
26483-3(04)103 Revision B - Context Elevations - Pond Street

Mark Up Drawings - Plant Screening Building A

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. No development of the student accommodation building, 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 has 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.

4. No development of the student accommodation building shall take place, including any works of demolition, until details are submitted for written approval by the Local Planning Authority specifying measures to monitor and control the emission of dust during demolition and construction works.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

5. Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development of the student accommodation building being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with.

6. Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development of the student accommodation building being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

7. No development of the student accommodation building shall commence until details of the means of ingress and egress for vehicles engaged in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the arrangements for restricting the vehicles to the approved ingress and egress points. Ingress and egress for such vehicles shall be obtained only at the approved points.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

8. No demolition and / or construction works relating to the student accommodation building shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

Reason: In the interests of the safety of road users.

9. Large scale details, including materials and finishes, at a minimum 1:10 scale, of the items listed below shall be submitted to and approved in writing before that part of the development commences:

- The proposed junction between the Grade II Listed Building and the new student accommodation tower building;
- The proposed junction / transition between the brick and cladding between Floors 10 and 11;
- The lighting proposals and additional illumination of the building; and
- Large scale typical section detail of the zinc plant screen and aluminium louvres.

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

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

10. Details of all proposed external materials and finishes (excluding the brick referenced in Condition 34), including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

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

11. Before the development is commenced, a sample panel of the proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding of 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 the building works and shall be retained for verification purposes until the completion of such works.

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

12. Notwithstanding the details on the approved plans, before the development is commenced, or within an alternative timeframe to be agreed by the Local Planning Authority, full details of suitable inclusive access and facilities for disabled people within the development shall be submitted to and approved by the Local Planning Authority. Specifically, the details shall include:

- Full details of suitable inclusive access and facilities for disabled people to enter the building(s) and within the curtilage of the site; and
- Full large scale details (scale 1:20) of the layout of the accessible studios that shall be included within the development upon occupation of the building.
- Full large scale details (scale 1:20) of the layout of the fully accessible rooms that shall be provided within the development when requested by a future occupier.
- A management statement detailing the provision, conversion and operation proposals for all accessible units.

That part of the development shall not be used unless such 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).

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

13. Unless shown not to be feasible and viable, no development of the student accommodation building shall commence until a report has been submitted to and approved 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.

If a Combined Heat and Power System is proposed then the following details shall be submitted:

- Details of the proposed equipment and system;
- Details of the proposed fuel; and
- Details of the emissions and air quality implications generated by the development, including any subsequent mitigation measures.

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 of the student accommodation building. 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. The student accommodation building hereby approved shall be constructed to achieve a minimum rating of BREEAM 'very good' and before the development is occupied (or within an alternative timescale to be agreed) the relevant certification, demonstrating that BREEAM 'very good' has been achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

15. The proposed green/brown roof (vegetated roof system) shall be provided on the roof(s) in accordance with locations shown on the approved plans. Details of the specification and maintenance regime shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works of the student accommodation building commencing on site. The green/brown roof(s) shall be provided prior to the use of the building commencing. The plants 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.

16. No development of the student accommodation building shall commence until full details of the proposed surface water drainage design (including calculations, appropriate model results, balancing works and off-site works) have been submitted to and approved by the Local Planning Authority. This should include the arrangements and details for surface water infrastructure management for the life time of the development. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. The scheme should be achieved by sustainable drainage methods whereby the management of water quantity and quality are provided. Should the design not include sustainable methods evidence must be provided to show why these methods are not feasible for this site. The surface

water drainage scheme and its management shall be implemented in accordance with the approved details. No part of a phase shall be brought into use until the drainage works approved for that part have been completed.

Reason: In the interests of sustainable development and given that drainage works are 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 in order to ensure that the proposed drainage system will be fit for purpose.

17. The surface water discharge from this brownfield site shall be reduced by at least 30% compared to the existing peak flow. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 5 litres per second per hectare should be demonstrated.

Reason: To comply with Policy CS67 and the National Planning Policy Framework.

18. Before the development of the student accommodation building is commenced, the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below shall have either;
 - a) been carried out; or
 - b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the development is brought into use.

Highway Improvements:

- (i) New cycle route on Pond Street adjacent to the development connecting with existing cycle routes on Pond Street and Broad Street West;
- (ii) New on-street parking layout on Pond Street and Pond Hill;
- (iii) Provision of a service bay on Flat Street and drop off bay on Pond Street;
- (iv) Footway improvements to the highway in Fitzalan Square and Flat Street adjacent to the listed building in Urban Design Compendium Primary Palette;
- (v) Footway improvements to the highway on Pond Street and the remaining part of Flat Street to Urban Design Compendium secondary palette;
- (vi) New street lighting to Bakers' Hill and Steps and associated minor footway works required for safety reasons;
- (vii) Changes to the area of footway and steps at the junction of Pond Hill, Pond Street and Flat Street to improve intervisibility, access and

reduce conflict where the cycle route and the pedestrian desire lines cross;

(viii) Relocation of the pedestrian crossing on Flat Street to a position to be approved by the Local Planning Authority.

Reason: To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.

19. Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the locality.

20. The student accommodation building shall not be used unless the cycle parking accommodation as shown on the approved plans has been provided in accordance with those plans and, thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

21. Prior to the commencement of the development of the student accommodation building, or an alternative timeframe to be agreed by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

1. Clear and unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
2. A package of measures to encourage and facilitate less car dependent living; and,
3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of the building, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of delivering sustainable forms of transport, in accordance with the Transport Policies in the adopted Unitary Development Plan for Sheffield (and/or Core Strategy).

22. The residential units shall not be occupied until details of a scheme have been submitted to and approved by the Local Planning Authority to ensure that future occupiers of the residential units will not be eligible for resident parking permits within the designated Permit Parking Zone. The future occupation of the residential units shall then occur in accordance with the approved details.

Reason: In the interests of highway safety and the amenities of the locality.

23. Before the student accommodation building is brought into use, full details of a management plan to control student arrivals/departures associated with moving in to/out of the accommodation shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter such management plan shall be adhered to.

Reason: In the interests of highway safety.

24. Before the student accommodation building is brought into use, full details of the proposed refuse and recycling storage facilities to be provided to serve the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include a method statement indicating how the facilities will be managed and serviced and how occupiers of the proposed development will be encouraged to maximise the use of the proposed recycling facilities to reduce general waste arising. Prior to the occupation of any phase of the proposed development the approved facilities shall have been implemented for that phase in conjunction with the approved method statement and shall thereafter be retained.

Reason: In order to ensure that proper provision for refuse is made and to encourage the maximum use of recycling in the interests of protecting the environment.

25. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. 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.

Reason: In order to ensure that any contamination of the land is properly dealt with.

26. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Validation Report shall be submitted to the Local Planning Authority. The building or any part thereof shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gap protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

27. Before the development of the student accommodation building is commenced full details of the public art proposals that are identified in principle on the approved elevation plans shall have been submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved details.

Reason: In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

28. The student residential accommodation hereby permitted shall not be occupied unless the approved scheme of sound attenuation works has been installed and thereafter retained. Such scheme of works shall:

a) Be based on the findings of ARUP Acoustic Assessment (Ref: AAC/217919-00/RO1, Dated: 20/02/13);

b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35 dB (0700 to 2300 hours);

Other Habitable Rooms: LAeq (16 hour) - 40dB (0700 to 2300 hours);

Bedrooms: LAFmax - 45dB (2300 to 0700 hours).

c) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupiers of the building.

29. Before the student accommodation building is commenced, full details (including a method statement for implementation) of proposed new street trees, including species, planting specification and tree grilles, to Pond Street and Flat Street shall have been submitted to and approved by the Local Planning Authority. The method statement shall detail how and when it is intended to install the proposed street trees on the site. Thereafter the street trees shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any failures within that five year period shall be replaced unless otherwise approved by the Local Planning Authority.

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

30. Before any part of the student accommodation building is brought into use a Validation Test of the sound attenuation works to that part of the development for the relevant proposed use shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Test shall:

- a) Be carried out in accordance with an approved method statement,
- b) Demonstrate that the specified noise levels for the proposed use have been achieved. In the event that the specified noise levels have not been achieved, then notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works capable of achieving the specified noise levels and recommended by an acoustic consultant shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the use is commenced and shall thereafter be retained.

Reason: In order to protect the health and safety of future occupiers and users of the site.

31. No externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted to any building unless full details thereof have first been submitted to and approved in writing by the Local Planning Authority, and once installed such plant or equipment should not be altered.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

32. Prior to the commencement of the development of the student accommodation building, a detailed Employment and Training Strategy,

designed to maximise local opportunities for employment from the construction (and occupation) of the development shall have been submitted to and approved in writing 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.

Other Compliance Conditions

33. The roof top and southern façade plant screens shall be installed by 1st September 2017 in accordance with the approved details.

Reason: In the interests of visual amenity and the character / appearance of the Grade II Listed Building.

34. The brick material submitted and referenced BEA Caxton Quartz Grey (Product Code: 4180025, BEA Clay Solutions) shall be used as the facing material for all parts of the student accommodation building that are identified on the approved plans as being constructed from "dark grey facing brickwork".

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

35. The development shall be carried out in accordance with the approved typical section details shown on Drawing Nos. 26483-3(31)03 Revision A and 26483-3(31)04 Revision A, which are hereby approved.

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

36. No windows shall be blocked up, filmed over or otherwise made non transparent without the prior written approval of the Local Planning Authority.

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

37. There shall be no gates or barriers erected at the means of access to the site unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure access is available at all times.

38. No loudspeakers shall be fixed or used outside the building at any time.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

39. No deliveries to the buildings within the site of the development shall be carried out between 21:00 hours and 08:00 hours Monday to Saturday and between 20:00 hours and 09:00 hours Sundays and Public Holidays.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

40. No movement, sorting or removal of waste bottles, materials or other articles, nor movement of skips or bins shall be carried on outside the building within the site of the development between 22:00 hours and 08:00 hours Monday to Saturday and between 21:00 hours and 09:00 hours on Sundays and Public Holidays.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

1. You are advised that this development is liable for the Community Infrastructure Levy (CIL) charge. A liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process, or a draft Liability Notice will be sent if the liable parties have not been assumed using Form 1: Assumption of Liability.
2. The Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.
3. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980, and dealt with by:

Development Services
Howden House
1 Union Street
Sheffield
S1 2SH

For access crossing approval you should contact the Highway Development Control Section of Sheffield City Council on Sheffield (0114) 2736136, quoting your planning permission reference number.

4. You are required, as part of this development, to carry out works within the public highway. You must not start any of this work until you have received a signed consent under the Highways Act 1980. An administration/inspection fee will be payable and a Bond required as part of the consent.

You should apply for a consent to: -

Highways Adoption Group
Development Services
Sheffield City Council
Howden House,
1 Union Street
Sheffield
S1 2SH

For the attention of Mr S Turner
Tel: (0114) 27 34383

5. You are required as part of this development, to carry out works within the public highway: As part of the requirements of the New Roads and Street Works Act 1991 (Section 54), 3rd edition of the Code of Practice 2007, you must give at least three months written notice to the Council, informing us of the date and extent of works you propose to undertake.

The notice should be sent to:-

Sheffield City Council
2-10 Carbrook Hall Road
Sheffield
S9 2DB

For the attention of Mr P Vickers

Please note failure to give the appropriate notice may lead to a fixed penalty notice being issued and any works on the highway being suspended.

6. You are required as part of this development to implement the introduction of a Traffic Regulation Order to amend the legal use of the highway adjacent to the site under the provisions of the Road Traffic Regulation Act 1984.

To progress this TRO you should contact:-

Sheffield City Council

Traffic Regulation Team
2 to 10 Carbrook Hall Road
Carbrook
Sheffield
S9 2DB

For the attention of Mr Brian Hey.

7. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0730 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from SCC Environmental Protection Service, 2-10 Carbrook Hall Road, Sheffield, S9 2DB: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
8. You are advised that any external lighting to the site should be installed so as to meet the guidance provided by the Institution of Lighting Professionals in their document "Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011)". This is to prevent obtrusive light causing disamenity to neighbours. The Guidance Notes are available for download from the Institution of Lighting Professionals' website, or telephone (01788) 576492.
9. The applicant is advised that responsibility for the safe development and occupancy of the site rests with the developer. The Local Planning Authority has evaluated the risk assessment and remediation scheme on the basis of the information available to it, but there may be contamination within the land, which has not been discovered by the survey/assessment.
10. The developer is advised that in the event that any un-natural ground or unexpected contamination is encountered at any stage of the development process, the Local Planning Authority should be notified immediately. This will enable consultation with the Environmental Protection Service to ensure that the site is developed appropriately for its intended use. Any necessary remedial measures will need to be identified and subsequently agreed in writing by the Local Planning Authority.
11. Plant and equipment shall be designed to ensure that the total LAeq plant noise rating level (including any character correction for tonality or impulsive noise) does not exceed the LA90 background noise level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.

12. With regard to Condition 12, it is advised that the fully accessible units shall include details of a hoist, level access shower, shower seat, grab rails, and clear space beneath the sink and hob.
13. It has been advised by Yorkshire Water that there are small lengths of existing water supply pipes recorded within the red line site boundary. These pipes will need to be capped off from the network and it will be expected that the developer meets this cost.

Case Number	16/04446/FUL (Formerly PP-05636070)
Application Type	Full Planning Application
Proposal	Erection of 67x apartments in 1x 8-storey building with ancillary parking at ground floor level and associated access and landscaping works
Location	Waitrose Supermarket Recycling Point, Ecclesall Road, Sheffield, S11 8HY
Date Received	25/11/2016
Team	South
Applicant/Agent	SLA Design
Decision	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

The drawings numbered:

001
002A
003A
004A
005A
006A
007A
008A
009A
010A

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. The development shall not commence until a verification report demonstrating the completion of the defect repairs and sealing of leaking sections of culvert referred to in the Structural Condition Report prepared by Eastwood and Partners dated April 2017, document reference 40442 has been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce any future deterioration of the culvert and in the interests of reducing flood risk as outlined in Core Strategy policy CS67.

4. No development shall take place until a detailed scheme for foundation design and all new groundworks has been approved in writing by the Local Planning Authority and that scheme shall be implemented in accordance with the approved details.
The approved scheme shall include a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation, subject to any engineering restrictions imposed by the approved foundation design and commencement of any groundworks agreed by the Local Planning Authority .

The WSI should 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 foundation design, groundworks details, and WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that the design of foundations and groundworks do not adversely impact upon the adjacent culverted watercourse, and any

archaeological remains present 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.

5. No development shall commence until a report has 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. Any agreed renewable or low carbon energy equipment, connection to decentralised or low carbon energy sources shall have been installed before any part of the development is occupied and a post-installation report shall have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the agreed measures have been installed. 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.

6. Any measures outlined in the Geo-Environmental Site Investigation dated 31 October 2016 shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

7. Prior to the commencement of the development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, a detailed Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority.
The Travel Plan shall include:
 1. Clear & unambiguous objectives to influence a lifestyle that will be less dependent upon the private car;
 2. A package of measures to encourage and facilitate less car dependent living; and,

3. A time bound programme of implementation and monitoring in accordance with the City Councils Monitoring Schedule.
4. Provision for the results and findings of the monitoring to be independently validated to the satisfaction of the Local Planning Authority.
5. Provisions that the validated results and findings of the monitoring shall be used to further define targets and inform actions proposed to achieve the approved objectives and modal split targets.

Prior to the occupation of any dwelling, evidence that all the measures included within the approved Travel Plan have been implemented or are committed shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield (and/or Core Strategy) Policies CS53

8. No development shall commence until details of the means of ingress and egress for vehicles engaged in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the arrangements for restricting the vehicles to the approved ingress and egress points. Ingress and egress for such vehicles shall be obtained only at the approved points.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway it is essential that this condition is complied with before any works on site commence.

9. Before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient cycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the residential accommodation shall not be used unless such cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport, in accordance with Unitary Development Plan for Sheffield (and/or Core Strategy) Policies T22

10. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

11. Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of public art within the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall then be implemented prior to the occupation of the development.

Reason: In order to satisfy the requirements of Policy BE12 of the Unitary Development Plan and to ensure that the quality of the built environment is enhanced.

12. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

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

13. Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to the development being commenced. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with.

14. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

15. The surface water discharge from the site shall be reduced by at least 30% compared to the existing peak flow and detailed proposals for surface water disposal, including calculations to demonstrate the reduction, must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development, or an alternative timeframe to be approved in writing by the Local Planning Authority. In the event that the existing discharge arrangements are not known, or if the site currently discharges to a different outlet, then a discharge rate of 4 litres/hectare should be

demonstrated. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to mitigate against the risk of flooding.

16. The building shall not be used unless the car parking accommodation for 44 car parking spaces 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.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality.

Other Compliance Conditions

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

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

18. Access to the culvert must be maintained on the site for the life time of the development.

Reason: Access to the culvert for repair/maintenance/replacement is required to ensure that there is no increases in flood risk to the development and surrounding area in accordance with policy CS67.

19. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. 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.

Reason: In order to ensure that any contamination of the land is properly dealt with.

20. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 40442 Issue 2 dated April 2017 prepared by Eastwood &

Partners Consulting Engineers and the following mitigation measures detailed within the FRA:

The ground floor shall be retained for the purposes of car parking with no habitable accommodation as stated in the FRA and shown in Drawing 16/037
002 Revision A

The ground floor level of the entrance lobby and plant room will be set no lower than 74.20 mAOD.

Overland flow routes will be maintained through the development site. The mitigation measures shall be fully implemented prior to occupation and retained for the lifetime of the development.

Reason: To reduce the risks of flooding to the proposed development and future occupants and to comply with policy CS67 of the Core Strategy.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. Formal consent regarding works affecting the water course must be obtained from the Council's Development Services, Land Drainage, Howden House, 1 Union Street, Sheffield, S1 2SH (Telephone Sheffield 2735847) before work on site commence.
3. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.
4. This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of the Porter Brook, designated 'main river'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is

separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

5. Formal consent regarding trade effluent discharge must be obtained from Yorkshire Water Services Ltd before work on site is commenced.

Case Number	16/03776/FUL (Formerly PP-05533008)
Application Type	Full Planning Application
Proposal	Demolition of existing dwelling and erection of 2 detached dwellinghouses (amended plans and description)
Location	40 Walkley Crescent Road, Sheffield, S6 5BB
Date Received	05/10/2016
Team	West and North
Applicant/Agent	7 Hills Architectural Design Ltd
Decision	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

Approved/Refused Plan(s)

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

- (a) Proposed site plan Dwg No: 02
- (b) Proposed Plans and Elevations Dwg No: 01 rev A

Reason: In order to define the permission.

Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)

3. Prior to the commencement of development details of the finished plot and site levels shall be submitted to and approved in writing 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 neighbouring properties.

Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)

4. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

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

5. Should demolition not take place before April 2018 a further bat survey/breeding bird survey shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following:
 - A). An up to date bat and nesting/breeding bird survey of the building to confirm the presence of and location of bat roosts and bird nests (internal and external inspections of buildings required);
 - B). Details of mitigation and avoidance measures during demolition/clearance works and as part of the construction.
 - C) Time scales for the demolition and clearance of the relevant buildings.

The development shall be carried out and completed in strict accordance with the approved bat/breeding/nesting bird survey, mitigation and avoidance measures and demolition timescales.

If the building is not demolished in the timescales agreed under part C) of this condition a further breeding/nesting bird surveys will be required in accordance with parts A) , B) and C) of this condition.

Reason: To ensure that bats and breeding/nesting birds, are not adversely affected by the development.

6. The demolition of the building shall be carried out in accordance with section F.2.1 (Method Statement for contractors Building 1) of the Bat Survey report (project ref: 1268 rev A dated April 2017) prepared by access Ecology or any subsequent method statement for demolition associated with the requirements of the above condition.

Reason: To ensure that bats and breeding/nesting birds, are not adversely affected by the development.

7. Should demolition take place within the bird nesting season (March to August inclusive) prior to the commencement of any demolition works a pre demolition check shall be carried out by a suitably qualified ecologist to establish the presence of nesting birds. If active bird nests are present in the building, demolition works can only proceed once all chicks have fledged.

Reason: In order to ensure that nesting birds are not adversely affected by the development.

8. Within three months of the development commencing details of 3 bird and 3 bat boxes (suitable for crevice dwellings bats), including the type and location of the boxes to be integrated into the building shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of biodiversity.

Other Compliance Conditions

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) the front elevation of the garage shall not be built up or infilled at any time and shall be available for the parking of a vehicle at all times.

Reason: In the interests of highway safety and securing appropriate provision of car parking.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0800 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from the Environmental Protection Service, 2 -10 Carbrook Hall Road, Sheffield, S9 2DB: tel. 0114 2734651.

3. The applicant is advised that noise and vibration from demolition and construction sites can be controlled by Sheffield City Council under Section 60 of the Control of Pollution Act 1974. As a general rule, where residential occupiers are likely to be affected, it is expected that noisy works of demolition and construction will be carried out during normal working hours, i.e. 0730 to 1800 hours Monday to Friday, and 0800 to 1300 hours on Saturdays with no working on Sundays or Public Holidays. Further advice, including a copy of the Council's Code of Practice for Minimising Nuisance from Construction and Demolition Sites is available from Environmental Protection Service, Howden House, 1 Union Sstreet, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

4. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines and application forms on the Council website. For further help and advice please ring 0114 2736127 or email snn@sheffield.gov.uk. Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

