

**PLANNING AND  
HIGHWAYS COMMITTEE**

**SUPPLEMENTARY INFORMATION**

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

1.     **Application Number**         **19/02820/FUL**
- Address**                     **Athelstan Primary School**

**Additional Information**

The applicant has provided further details of the car park construction and surface finish. The construction will comprise of a geotextile drainage sheet, 100mm depth of recycled stone topped by 100m of tarmac plainings. The Lead Local Flood Authority is satisfied that this will allow for infiltration of surface water into the ground. The car park surface should however be sloped away from the access at a gradient of 1:60 as a backup to ensure any run-off is directed towards the playing fields.

The tarmac plaining surface has a similar appearance to a tarmac surface which is considered to be satisfactory.

Therefore it is recommended that the conditions are amended as follows:

Condition 2 – Approved plans

Add – Car park construction Cross Section

Condition 3 – Replace with

The car park surface shall be designed to ensure it falls away from the vehicular entrance for the full width of the car park in a westerly direction towards the playing field at a gradient of 1 in 60 with a 2m wide flat grass verge level with the car park surface to be provided along the low side edge of the car park.

Reason: In the interests adequately controlling surface water run-off from the site and mitigating the risk of flooding.

Condition 4 – Remove

Additional informative

1. The applicant should ensure that the road plainings do not have coal tar content.

*The Coal Authority has advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are*

*seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.*

*It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.*

*Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or a similar service provider. If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)*

**2. Application Number 19/02337/FUL**

**Address 34 Blackbrook Road, S10 4LQ**

If planning permission is to be granted it is recommended that the following condition be added to the consent:

*No development (including demolition or other enabling, engineering or preparatory works) shall take place until a phasing plan for all works associated with the development has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing plan. Reason: In order to define the permission and to assist with the identification of each chargeable development (being the Phase) and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy*

This is because new regulations are now in force and it is recognised that there has been a problem with demolition triggering the CIL payment and causing financing problems for new developments. This can be rectified with the approval of a phasing plan which then allows for phased payments of the CIL.

The developer has agreed in principle to the imposition of such a condition.

**3. Application Number 17/03187/FUL**

**Address Little Intake Farm, Woodhead Road, Grenoside, Sheffield, S35 8RS**

Report correction - page 54 of the agenda.

In the Relevant Planning History section of the report Planning application ref: 14/03837/LU1 is incorrectly indicated to have been granted. The application, which relates to an adjoining parcel of land outside of the application site, was in fact refused.