

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **16/02551/FUL**
- Address** **Roscoe Road, Sheffield**

Since the committee report was published negotiation has been on going to improve the appearance and prominence of the entrance points to the building, off the two roads the development fronts. This has now been satisfactorily addressed through treatment to the balconies above the entrances. This has provided a vertical focal point to make the scheme more legible. These revisions satisfy the policies detailed within the report.

The revisions have led to the need to alter the list of plan numbers in condition 2 and also create a new condition, controlling the appearance, materials and finish of the balcony cladding and the railings.

Amend conditions

Condition 2 to read

90 001 Rev A
90 003 Rev B
07 001 Rev B
07 002 Rev B
08 001 Rev A
08 002 Rev A
08 003 Rev A
08 004 Rev A version received 17.11.16
08 006 Rev A
08 005 Rev A

Condition 22

Insert “Meadow Street” before “Permit Parking Zone”

Add new condition;

Details of the appearance, materials and finish of the proposed balconies, railings and surrounds, 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.

2. Application Number 16/03503/FUL

Address Site of Former Car Park, Rockingham Street, Sheffield

Amended Conditions

Condition 2 – Approved Plans list

Condition to be amended - replace 2077_01 Rev B - Landscape Drawings, with amended Landscape Drawing ref: 2077_01 Rev C as follows:

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

Plan reference numbers:

16/01 P03 Rev B - Level 0 plan
16/01 P04 Rev C - Mezz level plan
16/01 P05 Rev C - Level 1 plan
16/01 P06 Rev C - Level 2 plan
16/01 P07 Rev C - Level 3 plan
16/01 P08 Rev C - Level 4 plan
16/01 P09 Rev C - Level 5 plan
16/01 P010 Rev C - Level 6 plan
16/01 P011 Rev D - Level 7 plan
16/01 P012 Rev C - level 8 plan
16/01 P013 Rev B - roof plan
16/01 P014 Rev A - Contextual street elevations
16/01 P015 Rev B - Rockingham Street elevation
16/01 P016 Rev C - Newcastle street elevation
16/01 P017 Rev C - Courtyard section/elevation A-A, B-B
16/01 P018 Rev B - Courtyard section/elevation C-C, D-D
16/01 P019 Rev B - Courtyard section/elevation E-E, F-F
16/01 P020 Rev B - Courtyard section/Elevation G-G
16/01 P021 - Courtyard section/elevation F-F
2077_01 Rev C - Landscape Drawings -

Reason: In order to define the permission.

Condition 3 – Archaeology

Following further discussions between the applicant and SYAS a Written Scheme of Investigation for an Archaeological Strip, Map and Recording Watching Brief has been produced by the applicant's archaeological consultants. The report is considered satisfactory and subject to the development being carried out in accordance with the recommendations of the report no further archaeological site

investigations are required to take place prior to the commencement of development. The approved watching brief will ensure that an archaeologist is on site during ground preparation and piling works to monitor excavations and report any archaeology findings. As such condition 3 should be deleted moved to the **'Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)'** section of the notice and be replaced with the following condition:

(Please note that the other conditions will need to be re-numbered as a result of this change.)

The development, including any demolition and ground works, shall be carried out in full accordance with the approved Written Scheme of Investigation for an Archaeological Strip, Map and Recording Watching Brief' report ref No: ST15483/003 dated November 2016 prepared by Wardell Armstrong (received via email on the 22nd November 2016). No demolition or ground works shall take place on any other part of the site unless the applicant, their agent or successor in title has secured the maintenance of an onsite archaeological watching brief in accordance with that approved Written Scheme of Investigation for an Archaeological Strip, Map and Recording Watching Brief which sets out:

- The programme and method of site investigation and recording.
- 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 Written Scheme of Investigation for an Archaeological Strip, Map and Recording Watching Brief, or any subsequent update to the project design found to be necessary, and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that these requirements 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.

Condition 4 - Highways improvements

This conditions is not a true conditions precedent in this case and the condition should be moved to the **'Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)'** section of the decision notice.

Condition 33 – Opening Hours

Amended to allow later hours of opening on Sundays and bank holidays until 2300 hours, as follows:

No customer shall be permitted to be on any part of the premises to be used in accordance with use classes A3/A4/A5/D1 outside the following times: 0800 to 0030 the following day on Monday to Saturday and 0900 to 2300 on Sundays and Public Holidays.

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

3. Application Number 16/03328/RG3

Address Land at Junction of Pinstone Street, Wellington Street and Charter Square, Sheffield

Conservation Advisory Group

As highlighted in the officer report the scheme was referred back to the Group on 18th October. However, the group made no further comments at the meeting.

Amended Conditions

Further discussion with the applicant/agent has resulted in a number of minor changes to the following conditions. Changes are highlighted in bold text:

Condition 2

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

PRC-LDA-ZZ-ZZ-DR-A-08001 Proposed Location Plan;
PRC-LDA-ZZ-ZZ-DR-A-08002 Proposed Site Plan;
PRC-LDA-ZZ-ZZ-DR-A-08003 Proposed Site Context Plan;
PRC-LDA-ZZ-B1-DR-A-08010 Rev **P1** Level B1 GA Plan;
PRC-LDA-ZZ-GF-DR-A-08011 Rev **P1** Level 00 GA Plan;
PRC-LDA-ZZ-01-DR-A-08012 Rev **P1** Level 10 GA Plan;
PRC-LDA-ZZ-02-DR-A-08013 Level 20 GA Plan;
PRC-LDA-ZZ-03-DR-A-08014 Level 30 GA Plan;
PRC-LDA-ZZ-04-DR-A-08015 Level 40 GA Plan;
PRC-LDA-ZZ-05-DR-A-08016 Level 50 GA Plan;
PRC-LDA-ZZ-06-DR-A-08017 Level 60 Roof Plan;
PRC-LDA-ZZ-ZZ-DR-A-08030 Section A-A and Section B-B;
PRC-LDA-ZZ-ZZ-DR-A-08031 Section C-C & Section D-D;
PRC-LDA-ZZ-ZZ-DR-A-08040 Main Building - Elevations Sheet 1 of 2;
PRC-LDA-ZZ-ZZ-DR-A-08041 Main Building - Elevations Sheet 2 of 2;
PRC-LDA-ZZ-ZZ-DR-A-08042 Proposed Elevations Units 7 & 8;
PRC-LDA-ZZ-ZZ-DR-A-08050 Proposed Elevations Typical Bay - Fine Character;

PRC-LDA-ZZ-ZZ-DR-A-08051 Proposed Elevations Typical Bay - Monumental Character;
PRC-LDA-P1-ZZ-DR-A-08 070 P2 Furnival Gate Elevation Phase 1 Finishes Setting Out;
PRC-LDA-P1-ZZ-DR-A-08 071 P1 Pinstone St and Cambridge St Phase 1 Finishes Setting Out;
PRC-LDA-P2-ZZ-DR-A-08 072 P1 Cambridge St Phase 2 Finishes Setting Out;
PRC-LDA-ZZ-ZZ-DR-A-08 073 P1 Wellington St Phase 2 & 3 Finishes Setting Out;
PRC-LDA-P3-ZZ-DR-A-08 074 P1 Wellington St (SCC Corner) and Charter Sq Elevation Phase 2 & 3 Finishes Setting Out;
PRC-LDA-P3-ZZ-DR-A-08 060 P1 Section A - A Charter Square Elevation Details;
PRC-LDA-P1-ZZ-DR-A-08 061 P1 Section B - B Furnival Gate Elevation Details;
PRC-LDA-P2-ZZ-DR-A-08 062 P1 Section C - C Cambridge Street Elevation Details;
PRC-LDA-P2-ZZ-DR-A-08 063 P1 Section D - D Cambridge Street Elevation Details;
PRC-LDA-ZZ-ZZ-DR-A-08 064 P1 Section G - G Wellington Street Elevation Details;
PRC-LDA-P2-ZZ-DR-A-08 065 P1 Section E - E Wellington Street Elevation Details;
PRC-LDA-ZZ-60-DR-A-08 201 P1 Plant Screen Plan;
PRC-LDA-ZZ-60-DR-A-08 202 P1 Plant Screen Elevations - Façade;
PRC-LDA-ZZ-60-DR-A-08 203 P1 Plant Screen Elevations;
PRC-LDA-ZZ-60-DR-A-08 204 P1 Plant Screen Details - Plans;
PRC-LDA-ZZ-60-DR-A-08 205 P1 Plant Screen Details - Sections;
PRC-LDA-ZZ-60-DR-A-08 206 P1 Plant Screen Details - Elevations;
PRC-LDA-ZZ-60-DR-A-08 207 P1 Plant Screen - Views;
PRC-LDA-P5-GF-DR-A-08 100 P1 Proposed Kiosk Plan - Level 00 - Phase 5;
PRC-LDA-P5-01-DR-A-08 101 P1 Proposed Kiosk Plan - Level 10 - Phase 5;
PRC-LDA-P5-RF-DR-A-08 102 P1 Proposed Kiosk Plan - Level 20 - Phase 5; PRC-LDA-DR-A-08 103 P1 Proposed Kiosk Elevations; and
PRC-ARP-ZZ-10-DR-D-1600 Rev P06 Access Junction General Arrangement (Service Yard)

Reason: In order to define the permission.

Condition 6

No construction of buildings or other structures shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the local planning authority. The CEMP shall assist in ensuring that construction activities are planned and managed so as to prevent nuisance to occupiers and/or users of nearby sensitive uses and will document the Contractor's plans to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust, air quality and pollution control measures. The CEMP shall include strategies to mitigate any residual effects from construction phase noise and vibration that cannot be managed to comply with acceptable levels at source. The CEMP shall also include details relating to the permitted working hours on site, and include a fugitive dust management plan.

Working hours shall be based on the principal that all construction and associated activities audible at or beyond the site boundary shall be confined to 0730 to **1830** hours on Mondays to Fridays, 0800 to **1700** hours on Saturdays, with no working on Sundays or Public Holidays. Any extraordinary arrangements shall be subject to agreement in writing by the local planning authority. The CEMP shall detail suitable community communications procedures to ensure that occupiers of dwellings and other sensitive uses are informed in advance of any disruptive or extraordinary working arrangements likely to cause significant amenity impacts.

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

Condition 17

Large scale details at a minimum scale of 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

- Capping detail to the terracotta facade
- External doors
- Stall risers
- Glazed curtain walling, **including cap profiles and reveal details**
- External lighting

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

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

Condition 19

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 **within 6 months of the commencement of development**, 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.

Condition 24

Within 3 months of the commencement of development a study shall be submitted to the local planning authority, the scope of which shall first be agreed in writing, which shall assess the provision for and movement of cyclists, **pedestrians and motorised traffic along Pinstone Street and Union Street, and on streets linking these, between and including its junctions with Charles Street and Furnival Gate**, with the aim of identifying interventions which will provide safe cycling routes **to mitigate for development works on Wellington Street and Charles Street.**

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

Condition 30

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

The **retail floorspace** hereby approved shall be constructed to achieve a minimum rating of BREEAM 'very good' and before the retail 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.

Condition 31

Signs will be erected in accordance with the signage zones identified **on the following drawings:**

PRC-LDA-P1-ZZ-DR-A-08 070 P2 Furnival Gate Elevation Phase 1 Finishes Setting Out;

PRC-LDA-P1-ZZ-DR-A-08 071 P1 Pinstone St and Cambridge St Phase 1 Finishes Setting Out;

PRC-LDA-P2-ZZ-DR-A-08 072 P1 Cambridge St Phase 2 Finishes Setting Out;

PRC-LDA-ZZ-ZZ-DR-A-08 073 P1 Wellington St Phase 2 & 3 Finishes Setting Out; and

PRC-LDA-P3-ZZ-DR-A-08 074 P1 Wellington St (SCC Corner) and Charter Sq Elevation Phase 2 & 3 Finishes Setting Out.

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

Additional Conditions

Condition 36

The **A3 and A4 units** shall only be used between 0700 hours and 0030 hours the following day on any day.

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

Highway Closures

The applicant/developer has already made an application to the Department for Transport for the required highway closures. No objections were raised by the City

Council subject to the public realm being available for public use 24 hours a day, 7 days a week. The following condition is therefore proposed:

Condition 37

Prior to the development being brought into use, or within an alternative timescale to be approved by the Local Planning Authority, details shall have been submitted to and approved in writing by the Local Planning Authority of the arrangements to be entered into to secure the status of the stopped-up area of highway being transformed into public realm as available for public use at all times except in exceptional pre-advertised circumstances. Such arrangements will also provide a strategy for ongoing maintenance of the public realm such that it remains suitable for public use at all times.

Reason: In the interests of highway safety and the amenities of the locality and to ensure access is available at all times.

4. Application Number:- 16/00530/FUL

Address:- Land at the rear of 183 to 273 Greystones Road, Sheffield, S11.

Additional Representations Received:-

Since the report was written a further 8 neighbour representations have been received. All of the representations raise objections to the proposal and whilst the main areas of concern are replicated i.e. traffic safety, loss of trees and impact on wildlife, a new issue has also now been raised with regard to the rainwater harvesting proposals. Neighbours are concerned that the developer has stipulated that the rainwater harvesting proposals are works that will only be carried out subject to "implementation cost" and that these works may end up not being carried out. The developer should be made to carry out appropriate rainwater harvesting on the site.

Officer Response:

Condition 19 requires details of surface water discharge to be agreed and sets a maximum flow rate. Rainwater harvesting is one of several potential methods of securing this and provided the flow rate is met, in accordance with the condition, this will satisfy the objective, with or without rainwater harvesting.

Additional Condition:-

The development shall be carried out in line with the impacts and recommendations section of the skyline Ecology Phase 1 Habitat Survey (dated 24th May 2016).

Reason:- In order to safeguard and mitigate against harm to local wildlife.

5. Application Number:- 16/02751/FUL

Address: Site of TTS Car Sales Ltd, Archer Road

Amended Description

The recommendation erroneously refers to Secretary of State referral and should instead read 'Grant Conditionally Subject to Legal Agreement'

Amendments to Conditions

Conditions 12 and 13 should be deleted, and the remaining conditions renumbered accordingly.

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