

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number** **17/03725/FUL**
- Address** **2 Beeley Wood Lane**

Additional Submissions

The applicant has submitted an updated noise assessment report taking into account additional noise monitoring undertaken on the 11th/12th December 2017.

Assessment

The additional noise monitoring was undertaken on public land alongside no. 40 Northwood Drive between Middlewood Road and the house. The measured background noise levels were 53 mean LA90dB during the daytime and 37 mean LA90dB during the night-time.

It is considered that due to the location of this monitoring position being between the house and the road in this instance a 3dB reduction is considered necessary. Based on the latest noise monitoring, the proposal would still be below existing background sound level during the daytime at all the receptors, and during the night-time would be at or below the existing background sound level at all the receptors.

It is considered that the updated noise report provides a sufficient basis to be confident that noise from the proposed anaerobic digester process and plant under ordinary and emergency conditions will not typically exceed current prevailing background noise levels in the day or night-time provided the noise levels emitted by the process do not exceed those predicted in the re-issued noise report.

To secure this it is recommended that conditions 16 and 17 be replaced with the following single condition:

Condition 16:

The development shall not be used for the purposes hereby permitted unless a Noise Management Plan (NMP) has first been submitted to, and approved in writing by, the Local Planning Authority. The NMP shall include (but not be restricted to) details of the following;

- (i) Appropriate detail of all noisy plant, equipment, vehicles and processes, and consistent with those considered in the agreed Noise Modelling Assessment featured in Ion Acoustics Report A1180 R02A (19/12/2017);

- (ii) Appropriate detail of any noise attenuation equipment, measures or procedures;
- (iii) Restrictions governing the use of audible warning systems, including reversing warning systems for vehicles, mobile machinery or other equipment. Use of broadband reversing warning systems, visual warning systems or other alternatives shall be employed wherever necessary and/or practicable;
- (iv) A noise compliance and monitoring strategy to determine compliance with Noise Rating Level limits, to be determined by an approved Noise Impact Assessment (NIA) report. The strategy shall;

- determine suitable reference target noise level(s) at accessible position(s) within the site boundary, for the purpose of routine, periodic noise monitoring compliance checks;
- establish an agreed procedure for routine noise compliance checks, to be undertaken by the operator on a scheduled basis;
- establish an agreed procedure for detailed noise compliance checks, to be undertaken by a suitably qualified independent professional on behalf of the operator, in the event that substantiated noise nuisance complaints are received by the Local Authority.

In the event of noise complaints being received by the Local Authority, details of the outcome of recent scheduled noise testing undertaken by the operator shall, upon request, be made available to the Local Authority within a period of 5 working days. In the event that any detailed noise compliance checks indicate Noise Rating Level limits to have been typically exceeded and the cause of justified noise nuisance complaints, the operator shall, within a timeframe to be agreed with the Local Planning Authority, be required to further enhance and refine the NMP and/or operations, equipment or abatement techniques, so as to achieve compliance with the agreed Noise Rating Level limits.

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

It is considered, that subject to the replacement condition, the impact of the proposed development would not be so adverse that they would cause significant harm to the living conditions of occupants in the locality.

An additional condition to prevent mud on the road during construction works is also recommended.

Recommendation

Replace conditions 16 and 17 with above condition and add additional condition.

No demolition and/or construction works 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 highway safety.

2. Application Number 17/03486/REM

Address Park Hill Phase 2

Amendment to condition 7

This has been amended to:

Prior to the occupation of each commercial unit, details of the internal subdivision of that commercial unit, including the location and specification of subdividing walls, shall be submitted to and approved in writing by the Local Planning Authority.

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

This gives the developer greater flexibility in responding to the requirements of prospective commercial tenants.

3. Application Number 17/03711/FUL

Address Stannington Park, Stannington Road, Sheffield S6 6BX

Representations

1 additional letter of representation has been received in objection to the scheme. The issues raised are summarised as follows:

The public have not been informed or consulted on the proposal to extend the original planning consent for a further 5 years. As such the application should be deferred from the planning committee until details with regard to the planning consent are clarified.

Response

The description of development identifies that the proposal is for the retention of the existing café building. A 5 year time period has been specified due to the temporary nature of the building.

4. Application Number 17/04081/RG3

Address Fitzalan Square And Esperanto Place Sheffield S1 2AY

Amendment to Condition 1

Replace 'UED/PC05066/500 - Fitzalan Square Design' with 'UED/PC05066/500 Rev. A - Fitzalan Square Design'.

This revised plan shows all 14 replacement trees proposed, as discussed in the Committee Report.

Additional Objections

Since the publication of the Committee Report it is confirmed that 3 additional objections have been received. These objections all discuss the removal of the trees and the detrimental impact that this will have on the appearance of Fitzalan Square, the quality of the city centre and local air quality.

These follow the same theme of other objections already discussed and responded to in the Committee Report.

Additional Petition Signatures

The creator of the petition – Mr Graham Wroe (Member of the Green Party) – sends his apologies and cannot attend today's meeting. He does, however, indicate that since the publication of the Committee Report the number of signatures on the online petition "Save the Fitzalan Square Plane Trees" has grown to 2,562. This is an ongoing petition.

South Yorkshire Police Comment

A consultation comment has been received from South Yorkshire Police's Architectural Liaison Officer (ALO).

Review of the recent crime figures indicates that since the beginning of April 2017, there have been 113 crimes of theft, anti-social behaviour, public order and violence offences in Fitzalan Square, Esperanto Place and Flat Street.

In light of the above, the ALO has stated that the proposed redevelopment would definitely benefit from being designed to Secured by Design principles.

With regard to the proposed re-development, it is confirmed that open spaces with footpaths to allow greater freedom of movement and surveillance as well as the use of public realm lighting.

In this instance, as the design will follow the same general principles as that of the re-design of the Sheffield Peace Gardens, Tudor Square and Sheaf Square, the ALO indicates that there is no issue with the principle of the redevelopment.

Finally, it states that if the Council was so minded to apply for it, the ALO believes that this development would quite easily achieve the Secured Environments award and therefore add additional value to the scheme, enhance the quality of life, and benefit the community overall.

5. Application Number 17/03675/FUL

Address Stepney Street Sheffield S2 5TD

Minor Amendments to Conditions

The applicant has reviewed the conditions and requested a number of amendments that better suit the phasing of the development. These do not change the nature of the conditions. It is simply to give greater flexibility.

Amendment to Condition 8

This has been amended to:

No above ground works shall commence until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below 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 (see directive) which will secure that such improvement works will be carried out before the building is brought into use unless an alternative timescale is agreed in writing with the Local Planning Authority.

Highway Improvements:

a) Resurfacing Stepney Street as needed to provide a shared surface from its broad Street junction.

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.

Triggering this with above ground works would enable the developer to move forward positively in terms of site delivery. Reference to resurfacing only is preferred by the applicant to avoid ambiguity.

Amendment to Condition 11

A comprehensive and detailed hard and soft landscape scheme for the site, including treatment of the retaining walls, 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. Thereafter the approved landscape scheme shall be implemented before first occupation and thereafter maintained.

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

The applicant considers that it would give certainty if the timescale could be 6 months from commencement of the development.

Amendment to Condition 15

This has been amended to:

Within 6 months of the commencement of development, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of proposals for the inclusion of the public art entrance canopy 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.

The applicant considers that it would give certainty if the timescale could be 6 months from commencement of the development.

Amendment to Condition 16

This has been amended to:

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

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

The applicant suggested that the wording 'prior to installation is used' to avoid ambiguity in the phrasing.

Amendment to Condition 17

This has been amended to:

Large scale details, including materials and finishes, at a minimum of 1:10 of the items listed below shall be approved in writing by the Local Planning Authority before installation:

*Window and door openings including reveals
Parapets
Retaining structures and boundary treatments*

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

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

The applicant suggested that the wording 'prior to installation' is used to avoid ambiguity in the phrasing.

Amendment to Condition 25

This has been amended to:

The development hereby approved shall be constructed in accordance with the scheme of works/recommendations set out in the approved Sustainability Statement (document ref 17-E004-005) prepared by Ensphere Group Ltd unless an alternative but equivalent scheme is otherwise agreed in writing by the Local Planning Authority. Thereafter the scheme of works 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, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

The applicant requested the phrasing 'unless otherwise agreed in writing' to be added in the event that the scheme changes at detailed design stage through mutual agreement with the Local Planning Authority.

Amendment to Condition 26

This has been amended to:

The development hereby approved shall incorporate a Combined Heat and Power (CHP) system in accordance with the the approved Energy Statement (document ref 17-E004-004) prepared by Ensphere Group Ltd, unless an alternative but equivalent scheme is otherwise agreed in writing by the Local Planning Authority. Thereafter the agreed system 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, in accordance with Sheffield Development Framework Core Strategy Policy CS65.

The applicant requested the phrasing 'unless otherwise agreed in writing' to be added in the event that the scheme changes at detailed design stage through mutual agreement with the Local Planning Authority.

Amendment to Condition 28

This has been amended to:

Prior to occupation full details of the bin storage enclosure shall have been submitted to and approved in writing by the Local Planning Authority and such bin storage facilities have been provided in accordance with the approved plans and thereafter retained.

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

The applicant requested an alternative timescale as it would be reasonable for bin stores to be provided prior to installation.

Amendment to Condition 29

This has been amended to:

The development hereby approved shall be constructed in accordance with the recommendations and enhancement measures, including the provision of brown roofs as shown on the approved plans and bird and bat boxes, set out in Section 5 of the approved Ecological Appraisal (document ref BOW17.767) prepared by Bowland Ecology, unless an alternative but equivalent scheme is otherwise agreed in writing by the Local Planning Authority. Thereafter the enhancement measures shall be retained and maintained for the lifetime of the development.

Reason: In order to ensure the development has an acceptable impact on local biodiversity

The applicant requested the phrasing 'unless otherwise agreed in writing' to be added in the event that the scheme changes at detailed design stage through mutual agreement with the Local Planning Authority.